

This Instrument Was Prepared By:

Daisy Vega

REO Closing Coordinator

LAW OFFICES OF DAVID J. STERN, P.A.

900 S. Pine Island Road , Suite 400

Plantation, FL 33324

File No.: 09-C31100

Tax Folio No.: R 34881-577-084

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 15th day of December, 2009 between GMAC MORTGAGE. LLC, whose post-office mailing address is 100 Virginia Drive, Fort Washington, PA 19034, hereinafter called the Grantor, and MICHAEL P. PROSTAKOV, a single man, and PAUL M. PRESTON, a married man, as joint tenants with rights of survivorship, whose post-office mailing address is 10811 Front Beach Road #1107, Panama City Beach, FL 32407, hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include the parties to this instrument and their heirs, legal representatives and assignees of individuals, and assigns of corporations)

WITNESSETH: the Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS and other good and valuable consideration, receipt whereof is hereby acknowledged by these presents, does grant, bargain and sell, alien, remise, release, convey and confirm unto the Grantee all that certain land, situate in Bay County Florida, viz:

Condominium Unit: 1107 MAJESTIC BEACH TOWER II, a Condominium, all as set forth in the Declaration of Condominium and the Exhibits attached thereto and forming a part thereof, as recorded in Official Records Book 2743, Page 949, of the Public Records of Bay County, Florida, and as may be amended from time to time, together with all of its appurtenances according to the Declaration of Condominium. Subject, however to all of the provisions of the Declaration of Condominium.

Subject to: Restrictions, limitations, conditions, reservations, covenants and easements of record, if any; all applicable zoning ordinances; and taxes for the current year and all prior and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor.

Wherever the text in this Special Warranty Deed so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer(s) thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in our presence:

GMAC MORTGAGE. LLC

(CORPORATE SEAL)

Print Name: Justin S. Jung

Print Name: Tommy Hargraves

By:
I

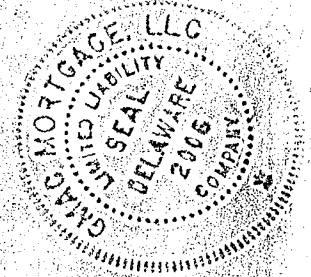
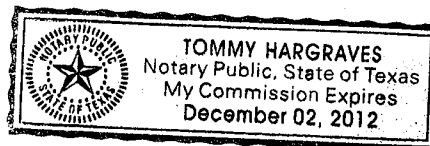
By: Charlotte Elliott
Name/Title: Charlotte Elliott
Pin AJO

STATE OF Texas
COUNTY OF Dallas

The foregoing instrument was acknowledged before me this 15 day of December, 2009 by/as Charlotte Elliott Pin AJO of GMAC MORTGAGE. LLC, who executed same on behalf of the said corporation and who did take an oath. He/She is personally known to me or has produced _____ as identification.

[Signature]
Notary Public, State of _____
County of: _____
Print Name: _____

My commission expires:



GMAC MORTGAGE, LLC
CERTIFICATE OF ASSISTANT SECRETARY

I, Carolyn B. Traczykiewicz, Assistant Secretary of GMAC Mortgage, LLC (the "Company"), hereby certify that the following is a true and correct copy of the resolution(s) adopted by the Board of Directors of the Company by the Unanimous Written Consent dated April 7, 2009, which resolution(s) I certify to be in full force and effect on the date hereof.

WHEREAS, the Company has entered into a Client Contract with The First American Corporation ("First American");

WHEREAS, management of the Company recommends that certain individuals within First American be delegated signature authority for the sole purpose of facilitating the sale of properties ("REO Properties") acquired by trustee's sale, foreclosure, deed-in-lieu of foreclosure or similar process and serviced by or on behalf of the Company;

THEREFORE, BE IT

RESOLVED, that the employees of First American listed below are solely authorized to execute the following documents on behalf of the Company:

- a. Purchase and sale contracts and other related documents necessary for the sale of REO Properties owned or serviced by or on behalf of the Company;
- b. Warranty deeds, special warranty deeds, quit claim deeds or the equivalent thereof, and other related closing documents necessary for the transfer of title to REO Properties owned or serviced by or on behalf of the Company;

RESOLVED, that the following named employees of First American are hereby designated as authorized signatories of the Company for the sole purpose of executing the documents referenced above, with the authorized signatory title set forth opposite their names:

Kristen Songrath	Processing Management Junior Officer
Mark Via	Processing Management Junior Officer
Marvin Henkes	Processing Management Assistance Junior Officer
Cecilia Ramirez'	Processing Management Assistance Junior Officer
Jamey Davis	Processing Management Assistance Junior Officer
Amanda Roberts	Processing Management Assistance Junior Officer
Charlotte Elliott	Processing Management Assistance Junior Officer
Mark Jones	Processing Management Assistance Junior Officer
Maria Carrillo	Processing Management Assistance Junior Officer

RESOLVED, that the foregoing resolutions replace any previous resolutions approved by the Board of Directors of the Company relating to the same subject matter.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed hereto the Company Seal
this 21st day of April, 20 09.

(Seal)

Carolyn B. Traczykiewicz
Carolyn B. Traczykiewicz, Assistant Secretary