

15887

RECORD/RETURN TO:
Cameron White, Esquire/aph
South Milhausen, P.A.
Gateway Center
1000 Legion Place, Suite 1200
Orlando, Florida 32801
Phone 407-539-1638
File # 6062-6

[Space Above This Line For Recording Data]

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this 6th day June, 2014, between **GOSHEN MORTGAGE LLC, as Separate Trustee for GDBTI Trust 2011-1, as Assignee of Wachovia Bank, National Association** (hereinafter referred to as the "Grantor"), whose address is c/o Fay Servicing, LLC, 939 W. North Avenue, Suite 680, Chicago, IL 60642 to **LOYD B. ROGERS, JR. and BRENDA L. ROGERS, husband and wife**, whose address is _____ (hereinafter referred to as the "Grantee").

WITNESSETH that the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of Bay, State of Florida, to-wit:

PARCEL IV:

Commence at a point 400 feet West of and 120 feet South of the Northeast corner of original U.S. Government Lot #5, Section 11, T4S, R15W, thence South 60 feet, thence East 141 feet, thence Northeasterly 67 feet to a point 154 feet East of Point of Beginning.

The Easterly 25 feet of North Avenue as abandoned by Resolution recorded in Deed Book 152, Page 375, of the Public Records of Bay County, Florida as same abuts the above described parcels.

All of which being also described as follows:

Commence at the Northeast corner of original Government Lot 5, Section 11, Township 4 South, Range 15 West, Bay County, Florida, thence West 443.5 feet, thence South 87 feet to the Point of Beginning; thence S89°50'45"W for 25.00 feet, thence S00°15'49"W for 247.50 feet to a point on the Northerly right of way line of Magnolia Beach Road.

THIS QUIT CLAIM IS BEING RECORDED TO TRANSFER BACK PROPERTY THAT WAS ERRONEOUSLY REFERENCED IN THAT CERTAIN CORRECTIVE CERTIFICATE OF TITLE RECORDED JANUARY 21, 2014 IN OFFICIAL RECORDS BOOK 3579, PAGE 1252, PURSUANT TO RENEWED NOTICE OF LIS PENDENS RECORDED JANUARY 31, 2014 IN OFFICIAL RECORDS BOOK 3581, PAGE 994, ALL BEING OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

TO HAVE and TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

SEE ATTACHED PAGE 2 FOR SIGNATURES

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
In our Presence:

GOSHEN MORTGAGE, LLC, as Separate Trustee
for GDBTI Trust 2011-1, as Assignee of Wachovia
Bank, National Association

[Signature]
Witness
Print Name: JAMES MAFFIELD JR.

By: [Signature]
Simone Castaneda, Manager of Loss Mitigation
of Fay Servicing, LLC, as Attorney in Fact

[Signature]
Witness
Print Name: ANNE COLEMAN

STATE OF Illinois

COUNTY OF Cook

The foregoing instrument was acknowledged before me this 0 day of April, 2014 by Simone Castaneda, Manager of Loss Mitigation of Fay Servicing, LLC, as Attorney in Fact for GOSHEN MORTGAGE LLC, as Separate Trustee for GDBTI Trust 2011-1, as Assignee of Wachovia Bank, National Association, who are personally known to me or who produced personally known as identification.

[Signature]
Notary Public Cullen Clamage
My Commission Expires: 10-22-16



This instrument prepared and return to:
Cameron White, Esquire/aph
SOUTH MILHAUSEN, P.A.
The Gateway Center
1000 Legion Place, Suite 1200
Orlando, Florida 32801
Phone 407-539-1638
File No. 6062-6

AFFIDAVIT OF

GOSHEN MORTGAGE LLC, a Delaware limited liability company

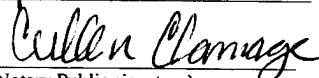
Before me, a notary public, appeared SIMONE CASTANEDA, who after first being duly sworn, deposes and states as follows:

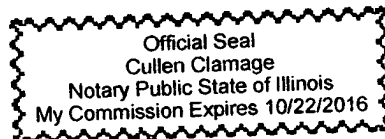
1. GOSHEN MORTGAGE LLC is a limited liability company organized under the laws of Delaware ("the Company"), effective February 16, 2010.
2. Pursuant to the Articles of Organization and the Operating Agreement, the Company is a manager managed company. Simone Castaneda as Manager of Loss Mitigation of Fay Servicing, LLC, as Attorney in Fact per Limited Power of Attorney recorded April 11, 2014 in Official Records Book 3599, Page 1261, Public Records of Bay County, Florida, has authority to sign deeds and other instruments on behalf of the Company.
3. The real property being transferred does not constitute all or substantially all of the assets of the Company.
5. Neither the Company nor any of its members are currently in bankruptcy and this conveyance is in the ordinary course of the business of the Company.
6. Affiant individually and on behalf of the limited liability company agrees to indemnify South Milhausen, PA and hold them harmless from any loss or damage resulting from its reliance on the matters set forth in this affidavit.


SIMONE CASTANEDA

STATE OF Illinois
COUNTY OF Cook

SWORN, SUBSCRIBED, and acknowledged before me this 17th of March, 2014, by SIMONE CASTANEDA, who is personally known to me, or produced the following identification personally known.


(Notary Public signature)
Cullen Clamage
Print Notary's Name
Commission Expires: 10-22-16



Limited Power of Attorney

This Limited Power of Attorney is executed as of September 30, 2013, by Goshen Mortgage LLC having an office at 411 West Putnam Avenue, Greenwich, Connecticut 06830 ("Owner"), appointing as attorney-in-fact Fay Servicing, LLC, having an office at 939 W. North Avenue, Suite 680, Chicago, IL 60642 ("Servicer").

RECITALS:

A. Owner and Servicer entered into a Servicing Agreement ("Servicing Agreement") effective as of September 11, 2012, pursuant to which Servicer will service certain mortgage loans and/or REO Properties as more particularly described on the schedule provided to Servicer by Owner (collectively, "Mortgage Loans") on behalf of Owner;

B. In connection with Servicer's performance of such functions, Servicer has requested that Owner authorize Servicer to execute certain documents on Owner's behalf as further described herein.

Servicer is authorized to act as attorney-in-fact in the following limited circumstances:

C. Owner hereby appoints Servicer as its attorney-in-fact, with full power of substitution, to exercise at any time all or any of the following powers: (i) to execute on behalf of Owner any documents or instruments necessary to collect payments against, to liquidate or cancel any mortgage subject to the Servicing Agreement in accordance with such Servicing Agreement, and to otherwise manage and service the Mortgage Loans and properties in accordance with the Servicing Agreement; (ii) to execute on behalf of Owner any assignments, documents or instruments necessary to assign, convey, or otherwise transfer its interest in the Mortgage Loans as per the Servicing Agreement; (iii) to execute documents on behalf of Owner in connection with any bankruptcy or receivership of a mortgagor whose Mortgage Loan is subject to the Servicing Agreement; (iv) to execute on behalf of Owner any documents necessary to carry out foreclosure of any mortgaged property securing a Mortgage Loan subject to the Servicing Agreement, (v) to execute on behalf of Owner any necessary documents to effectuate an eviction, unlawful detainer or similar dispossession proceeding, and (vi) to execute on behalf of Owner any documents necessary for the offer, listing, closing of sale and conveyance of real estate owned ("REO") property in accordance with the terms of the Servicing Agreement. This limited power of attorney is not intended to extend the powers granted to Servicer under the Servicing Agreement or to allow Servicer to take any action with respect to a Mortgage Loan not authorized by the Servicing Agreement.

D. Upon presentation of an original counterpart of this Limited Power of Attorney, any bank, Title Company, court, governmental agency, or other institution may rely on this Limited Power of Attorney as confirmation that Owner has not revoked this Limited Power of Attorney or the limited powers granted to Servicer hereunder. Any such person shall be entitled to rely on a writing signed by Servicer to establish conclusively the identity of a particular right, power, capacity, asset, liability, obligation, property, loan or commitment of Servicer for all purposes of this Limited Power of Attorney.

E. Nothing herein shall give any attorney-in-fact the rights or powers to negotiate or settle any suit, counterclaim or action against Owner, unless such suit, counterclaim or action arises from or is related to the Mortgage Loans, REO properties or any activities set forth in clause "C." hereof. If Servicer receives any notice of suit, litigation or proceeding in the name of Owner, then Servicer shall promptly forward a copy of same to Owner.

F. Servicer hereby agrees to indemnify and hold Owner, its Affiliates and each of their respective officers, directors, members, managers, employees, agents, representatives, successors and assigns (the "Owner Indemnified Parties") and hold them harmless against any and all claims, losses, damages, liabilities, penalties, fines, forfeitures, reasonable legal fees and related costs, judgments, and any other costs, fees and expenses

(collectively, "Expenses") incurred by or asserted against Owner Indemnified Parties in any way related to or resulting from exercise by Servicer of the powers granted to it hereunder; provided, that Servicer shall not be liable for any such Expenses if Servicer was exercising such powers in accordance with the written direction and instruction of Owner. The foregoing indemnity shall be in addition to and not in lieu of any indemnity or other right(s) Owner may have in the Servicing Agreement, at law or in equity, and survive the termination of this Limited Power of Attorney and the Agreement.

G. If any provisions of this Limited Power of Attorney shall be held invalid, illegal, or unenforceable, the validity, legality or enforceability of the other provisions hereof shall not be affected thereby. This Limited Power of Attorney is entered into and shall be governed by and construed by the laws of the State of New York without regard to conflicts of law principles of such state (except for Section 5-1401 of the New York General Obligations Law which shall govern).

H. This Limited Power of Attorney shall terminate upon earlier of (i) one (1) year past the date herein or (ii) upon written notice to Servicer by Owner that such Limited Power of Attorney has been revoked. In no event shall this Limited Power of Attorney apply to a Mortgage Loan that has been transferred into a security or otherwise conveyed to a third party by Owner.

I. In the event of any conflict between the terms of the Servicing Agreement and the terms hereof, the provisions of the Servicing Agreement shall control, and this Limited Power of Attorney does not constitute a waiver of any provisions of the Servicing Agreement

J. Capitalized terms used, but not defined, herein shall have the meanings assigned thereto in the Servicing Agreement.

[Signature page follows]

IN WITNESS WHEREOF, Goshen Mortgage LLC, as Owner, has caused this Limited Power of Attorney to be executed.

Goshen Mortgage LLC
as Owner

By: [Signature]
Name: John C. Sites, Jr.
Title: Vice President

By: [Signature]
Name: FRANK BAUCO
Title: _____

By: [Signature]
Name: Alex Palios
Title: _____

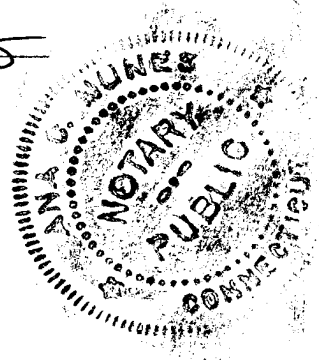
WITNESSES

STATE OF Connecticut
COUNTY OF Fairfield : ss.

On the 1st day of October, in the year 2013, before me, a Notary Public in and for said State, personally appeared John Sites a VP of Goshen Mortgage LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the preceding instrument, and acknowledged to me that he/she executed the same in his/her authorized capacity and that by his/her signature on the instrument, the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Notary Public **ANA C. NUNES**
NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 31, 2015



Fay Servicing, LLC
as Servicer

By: [Signature]
Name: Loren Morris
Title: EVP

WITNESSES
By: [Signature]
Name: Brendon Sanford
Title: Boarding Analyst

By: [Signature]
Name: Cameron Woods
Title: Operations Analyst

STATE OF Illinois
COUNTY OF Cook : ss.

On the 21 day of February, in the year 2014, before me, a Notary Public in and for said State, personally appeared Loren Morris a EVP of Fay Servicing, LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the preceding instrument, and acknowledged to me that he/she executed the same in his/her authorized capacity and that by his/her signature on the instrument, the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Notary Public
Tim Ridolphi
02-17-2016

