

~~After Recording Mail To:~~

Tyler R. Lowe
801 Joan Lane
Panama City, Florida 32404

This Instrument was Prepared By:

Todd Faber, Esq.
9041 South Pecos Road #3900
Henderson, Nevada 89074
Phone: 702-736-6400

Order No. 9254378

Reference No. 9248527

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

This warranty deed, made the 29 day of September, 2014, by **Ocwen Loan Servicing LLC**, whose mailing address is 1100 Virginia Drive, Fort Washington, PA 19034, hereinafter called the Grantor, to **Tyler R. Lowe**, whose mailing address is 801 Joan Lane Panama City, Florida 32404, hereinafter called the Grantee.

The Grantor, for and in consideration of the sum of FIFTY TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$52,500.00) and other good and valuable considerations to Grantor paid by Grantee, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, and conveys unto the Grantee all that certain land, situate in Bay County, State of Florida, viz:

LOT 3, BLOCK A, LANNIE ROWE ESTATES UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 102, PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

Assessor's Parcel Number: 07082-000-000

MORE commonly known as: 112 South Gay Avenue Panama City, Florida 32404

Prior Recorded Doc. Ref.: Deed: Recorded _____; Book: _____ Page: _____

Subject to any Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now of record, if any.

And the Grantor does hereby specially warrant the title to said land, and will defend the same against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

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



LOWE

49321007

FL

FIRST AMERICAN ELS
SPECIAL WARRANTY DEED



WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

In witness whereof, the said Grantor has signed and sealed these presents the day and year first above written.

When the context requires, singular nouns and pronouns include the plural.

Ocwen Loan Servicing LLC

By: Sean Flannery 9/29/14
 Print Name and Title: Sean Flannery Contract Management Coordinator

Signed, sealed and delivered in the presence of:

(CORPORATE SEAL)

Witness Signature: Derien Lewis 9/29/14

Witness Name (Print): Derien Lewis

Witness Signature: Kimberly Brown 9/29/14

Witness Name (Print): Kimberly Brown

STATE OF Pennsylvania)
 COUNTY OF Montgomery)

ss

The foregoing instrument was acknowledged before me this 29 day of September, 20 14, by Sean Flannery (name of officer or agent) as Contract Management Coordinator (title of officer or agent) of **Ocwen Loan Servicing LLC** (name of corporation acknowledging), a Pennsylvania (state or place of incorporation) corporation, on behalf of the corporation. He She is personally known to me or has produced N/A (type of identification) as identification.

NOTARY STAMP/SEAL

COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 CHRISTINE MORALES, Notary Public
 Abington Twp., Montgomery County
 My Commission Expires January 28, 2015

Christine Morales
 NOTARY PUBLIC

Christine Morales
 PRINTED NAME OF NOTARY PUBLIC
 My Commission Expires 1-28-15