

This Instrument Prepared by and Return to:

Aldridge Pite LLP  
Jason Knyper  
1615 South Congress Avenue, Suite 200  
Delray Beach, FL 33445

Parcel ID #: R 12530-010-000

SPACE ABOVE THIS LINE FOR RECORDING DATA

## Special Warranty Deed

This Special Warranty Deed made this 27<sup>th</sup> day of July, 2015, between NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, whose post office address is 5222 CYPRESS CREEK PARKWAY, SUITE 100, HOUSTON, TX 77069, grantor, BANK OF AMERICA, N.A., whose post office address is 5222 CYPRESS CREEK PARKWAY, SUITE 100, HOUSTON, TX 77069, grantee:

*(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)*

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in the County of Bay Florida, to-wit:

LAND SITUATED IN THE COUNTY OF BAY IN THE STATE OF FL

COMMENCE AT AN IRON PIPE MARKING THE NORTHWEST CORNER OF LOT 10, BLOCK 22, HIGHLAND CITY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 28, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE S. 89 DEGREES 14 MINUTES 42 SECONDS E. ALONG THE EXISTING NORTH LINE OF SAID LOT 10, 150.14 FEET TO AN IRON PIPE AND THE POINT OF BEGINNING; THENCE S. 89 DEGREES 08 MINUTES 34 SECONDS E. ALONG SAID EXISTING NORTH LINE, 147.72 FEET TO THE EXISTING WEST RIGHT OF WAY LINE OF ALTHA AVENUE; THENCE S. 00 DEGREE 55 MINUTES 42 SECONDS E. ALONG SAID EXISTING RIGHT OF WAY LINE, 263.92 FEET TO AN IRON ROD NO. 3257; THENCE LEAVING SAID EXISTING RIGHT OF WAY LINE, PROCEED N. 88 DEGREES 53 MINUTES 26 SECONDS W., 151.01 FEET; THENCE N. 00 DEGREE 12 MINUTES 57 SECONDS W., 263.17 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF SAID LOT 10

Property Address: 2639 Altha Avenue, Panama City, FL 32405

Subject to easements, restrictions and reservations of record and to taxes for the year 2015 and thereafter.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons lawfully claiming by, through and under Grantor but against none other.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his/her hand and seal on the day and year first above written.

Signed, sealed and delivered in our presence:

Tradonya Charles  
Witness #1 Signature

Tradonya Charles  
Witness #1 Printed Name

Viviana Whitten  
Witness #2 Signature

Viviana Whitten  
Witness #2 Printed Name

REVERSE MORTGAGE SOLUTIONS, INC. AS  
ATTORNEY-IN-FACT FOR NATIONSTAR  
MORTGAGE LLC D/B/A CHAMPION  
MORTGAGE COMPANY

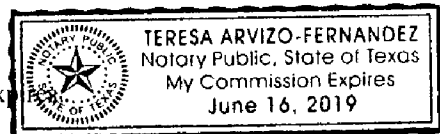
BY: Xochitl Martinez, Assistant Vice President

STATE OF Texas  
COUNTY OF Harris

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of July, 2015, by Xochitl Martinez as AVP of REVESE MORTGAGE SOLUTIONS, INC. AS ATTORNEY-IN-FACT FOR NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, who is personally known to me or has produced TXDL as identification

(SEAL)

My Commission Expires  
File #: 1190-945B



Teresa Arvizo-Fernandez  
Notary Public  
Printed Notary Name

## LIMITED POWER OF ATTORNEY

Effective this 15<sup>th</sup> day of August 2014, Nationstar Mortgage LLC a limited liability company organized and existing under the laws of the State of Delaware and doing business as described in Exhibit A attached hereto and incorporated herein by reference ("Nationstar") in order to carry out the intents and purposes of that certain Servicing Rights Sale and Issuer Transfer Agreement dated effective December 5, 2011 executed between Bank of America and Nationstar Mortgage LLC and that Amended and Restated Reverse Mortgage Subservicing Agreement dated effective April 5, 2010, executed between Bank of America and Reverse Mortgage Solutions Inc ('RMS') a corporation organized and existing under the laws of the State of Delaware ('Service Provider') pursuant to that certain Amended and Restated Reverse Mortgage Subservicing Agreement dated effective April 5, 2010, between Nationstar and Service Provider (hereinafter collectively referred to as the "Agreement"), hereby constitutes and appoints Service Provider as its true and lawful attorney-in-fact, in its name, place and stead, and for its benefit, to execute in accordance with the terms of the Agreement such contracts, agreements, deeds, assignments and other instruments necessary to effect any sale, transfer, disposition or lease of real property constituting REO assets assigned to Service Provider under the Agreement, only by and through the following named individual representatives of Service Provider

Name	Street, City, State and ZIP	Title
Christian Etienne	5222 Cypress Creek Parkway, Suite 100 Houston TX 77069	Vice President
Julie Lindley	5222 Cypress Creek Parkway Suite 100 Houston TX 77069	Vice President
Christopher McMahon	5222 Cypress Creek Parkway Suite 100, Houston, TX 77069	Vice President
Randall Reynolds	5222 Cypress Creek Parkway Suite 100 Houston TX 77069	Assistant Vice President
Siefante Johnson	5222 Cypress Creek Parkway Suite 100, Houston, TX 77069	Assistant Vice President
Katherine Scheffler	5222 Cypress Creek Parkway, Suite 100 Houston TX 77069	Assistant Vice President
Jennifer Reese	5222 Cypress Creek Parkway Suite 100 Houston TX 77069	Assistant Vice President
Terra Richardson	5222 Cypress Creek Parkway Suite 100 Houston TX 77069	Assistant Vice President
Daniel Weaver	5222 Cypress Creek Parkway Suite 100 Houston TX 77069	Assistant Vice President
Xochitl Martinez	5222 Cypress Creek Parkway Suite 100 Houston TX 77069	Assistant Vice President
Michelle Post	5222 Cypress Creek Parkway Suite 100 Houston TX 77069	Assistant Vice President
Veronica Salinas	5222 Cypress Creek Parkway Suite 100 Houston TX 77069	Assistant Vice President
Melissa Heath	5222 Cypress Creek Parkway Suite 100 Houston TX 77069	Assistant Vice President
Jerry Cook	5222 Cypress Creek Parkway, Suite 100 Houston TX 77069	Assistant Vice President

(each such individual a Representative )

Service Provider will notify Nationstar in writing of the removal, resignation or termination of employment of any Representative within five (5) business days of the effective date of such removal, resignation or termination at the following address Nationstar Mortgage LLC 350 Highland Drive Lewisville, TX 75067, Attention Vendor Management

Service Provider shall indemnify and hold harmless Nationstar and its successors and assigns from and against any and all damages, costs and expenses (including, without limitation reasonable attorneys fees), incurred as a result of any use or misuse of this Limited Power of Attorney in any manner or by any person not expressly authorized hereby

This Limited Power of Attorney, and all authority hereunder, shall be in full force and effect until either (i) terminated in writing by Nationstar or (ii) without further action by Nationstar automatically upon the expiration or termination in full of the SOW

No provision contained in this Limited Power of Attorney shall act to change or amend the terms or conditions of the Agreement

IN WITNESS WHEREOF, this Limited Power of Attorney is duly executed the day and year first above written

IN PRESENCE OF

Carline Mildor

Witness Carline Mildor

Walid Hassan

Witness Walid Hassan

Nationstar Mortgage LLC

By

Ron Ausemus

Title

Ron Ausemus  
Vice President

State of Texas

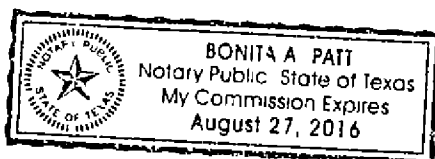
County of Denton

On this 15<sup>th</sup> day of August, 2014, before me, the undersigned officer, personally appeared Ron Ausemus who acknowledged himself to be the Vice President of Nationstar Mortgage LLC, and that, as such and being authorized to do so, executed the foregoing instrument for the purposes therein contained as such officer in the name and on behalf of said Nationstar Mortgage LLC

Witness my hand and official seal in the county and state last aforesaid this 15<sup>th</sup> day of August, 2014

Bonita A. Patt

Notary Public Bonita Patt



## Exhibit A

ST	State Listing	Doing Business As:
AK	Alaska	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
AL	Alabama	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
AR	Arkansas	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
AZ	Arizona	Champion Mortgage Company
CA	California	Champion Mortgage Company(Nationstar Mortgage LLC, DBA)
CO	Colorado	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
CT	Connecticut	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
DC	Washington DC	Nationstar Mortgage LLC of Delaware d/b/a Champion Mortgage Company
DE	Delaware	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
FL	Florida	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
GA	Georgia	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
HI	Hawaii	Nationstar Mortgage LLC
IA	Iowa	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
ID	Idaho	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
IL	Illinois	Champion Mortgage Company
IN	Indiana	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
KS	Kansas	Nationstar Mortgage LLC d/b/a Champion Mortgage
KY	Kentucky	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
LA	Louisiana	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
MA	Massachusetts	Nationstar Mortgage LLC
MD	Maryland	Nationstar Mortgage LLC d/b/a Champion Mortgage Company of Texas
ME	Maine	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
MI	Michigan	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
MN	Minnesota	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
MO	Missouri	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
MS	Mississippi	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
MT	Montana	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
NC	North Carolina	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
ND	North Dakota	Nationstar Mortgage LLC d/b/a Champion Mortgage
NE	Nebraska	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
NH	New Hampshire	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
NJ	New Jersey	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
NM	New Mexico	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
NV	Nevada	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
NY	New York	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
OH	Ohio	Nationstar Mortgage LLC d/b/a Champion Mortgage of Ohio
OK	Oklahoma	Champion Mortgage Company
OR	Oregon	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
PA	Pennsylvania	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
PR	Puerto Rico	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
RI	Rhode Island	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
SC	South Carolina	Champion Mortgage Company
SD	South Dakota	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
TN	Tennessee	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
TX	Texas	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
UT	Utah	Champion Mortgage Company
VA	Virginia	Nationstar Mortgage, LLC doing business in the Commonwealth of Virginia as Virginia Nationstar Mortgage LLC d/b/a Champion Mortgage Company
VI	US Virgin Islands	Nationstar Mortgage LLC d/b/a Champion Mortgage Company

VT	Vermont	Nationstar Mortgage LLC d/b/a Champion Mortgage
WA	Washington	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
WI	Wisconsin	Nationstar Mortgage LLC d/b/a Champion Mortgage
WV	West Virginia	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
WY	Wyoming	Nationstar Mortgage LLC d/b/a Champion Mortgage Company