

This Instrument Was Prepared By:  
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595 Jefferson Blvd.  
Warwick, RI 02886  
File No.: 2015020189  
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SALES PRICE: \$ 9,500.00

**SPECIAL WARRANTY DEED**  
(Corporate Seller)

**THIS INDENTURE**, made this 20 day of October, 2015, between SELENE FINANCE LP, A DELAWARE LIMITED PARTNERSHIP, whose post office mailing address is 9990 Richmond Ave. S. #400, Houston, TX 77042, hereinafter called the Grantor, and MARIA ROWAN BARNES AND JOHN PAUL BLAESER, as joint tenants with right of survivorship whose post office mailing address is 10714 S Fork Loop, Panama City, FL 32404, hereinafter called the Grantee.

7823 Highway 2301, Panama City, FL 32404  
(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, to-wit:

**Lot 26, of Creek Hollow Estates Unit 3, according to the Plat thereof, as recorded in Plat Book 18, at Page 35, of the Public Records of Bay County, Florida.**

Property Address: 10714 S Fork Loop, Panama City, FL 32404

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

Selene Finance LP, a Delaware limited  
partnership

BY: *D Dan Shimmin*

Dan Shimmin its Senior Vice President

(CORPORATE SEAL)

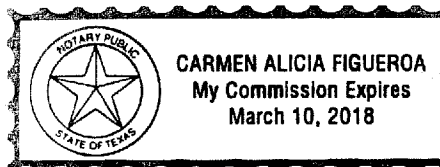
*Connie Baker*  
(Witness) Print Name: Connie Baker

*Janice Ledet*  
(Witness) Print Name: Janice Ledet

STATE OF Texas  
COUNTY OF Harris

The foregoing instrument was acknowledged before me this 20 day of October, 2015 by  
Dan Shimmin as Senior Vice President of SELENE FINANCE LP, A DELAWARE  
LIMITED PARTNERSHIP, who executed same on behalf of the said corporation/company and who did  
take an oath. He/She is personally known to me or has produced \_\_\_\_\_ as  
identification.

*Carmen Alicia Figueroa*  
NOTARY PUBLIC  
Print Name: Carmen Alicia Figueroa  
My Commission Expires: 3-10-2018



**ACTION OF THE GENERAL PARTNER  
OF SELENE FINANCE LP  
(a Delaware Limited Partnership)**

**Effective as of June 16, 2014**

Pursuant to the authority granted by the Amended and Restated Limited Partnership Agreement of Selene Finance LP, (the "Partnership") dated September 28, 2007, as amended (the "Agreement"), this resolution is hereby adopted, executed, and agreed to by **Selene Ventures GP LLC**, a Delaware limited liability company, as the general partner (the "General Partner") of the Partnership. The General Partner hereby consents to, approves and adopts the following actions and resolutions and directs that this written consent (this "Consent") be maintained in the books and records of the General Partner and the Partnership:

1. This Consent shall be deemed effective as of June 16, 2014.
2. **Executive Officers**. Each individual listed on the Schedule below is hereby appointed, or his/her earlier appointment is hereby re-confirmed, to the position opposite such person's name (each, an "Executive Officer") on such schedule.

| <b>Name</b>           | <b>Title</b>              |
|-----------------------|---------------------------|
| Larry B. Litton, Jr.  | Chief Executive Officer   |
| Karen Bellezza        | President                 |
| Shane Ross            | Chief Operating Officer   |
| Brian Stauffer        | Executive Vice President  |
| Charles E. Halko, Jr. | Chief Financial Officer   |
| Shane Leonard         | Chief Information Officer |

(a) Each Executive Officer shall have the power and authority to authorize the terms and conditions, and execute and deliver in the name of the Partnership, any instrument, document or agreement relating to any "Executive Officer Action".

(b) As used herein, an "Executive Officer Action" shall mean authorizing the terms and conditions and executing and delivering any of the following:

- (i) Instruments, documents or agreements which may be found necessary, proper, or expedient to be executed in conducting the business of the Partnership, including bid letters, letters of intent, servicing agreements, confidentiality and non-disclosure agreements;
- (ii) Leases for office space occupied by the Partnership and its employees and any contracts or agreements, including settlement agreements, obligating the Partnership to monetary obligations not to exceed \$100,000.00, *provided however, such contracts or agreements referred to in the preceding sentence have received the prior approval of the General*

*Partner, if necessary, as such limitations on approval are more clearly defined in the Amended and Restated Limited Partnership Agreement of the Partnership.*

- (iii) Notwithstanding anything to the contrary in the foregoing Section 2(b)(ii), it is hereby further resolved that Larry B. Litton, Jr. and Karen Bellezza shall have the sole authority to execute contracts or agreements that obligate the Partnership to monetary obligations that exceed \$100,000.00, *provided, however, such contracts or agreements referred to in the preceding sentence have received the prior approval of the General Partner, if necessary, as such limitations on approval are more clearly defined in the Amended and Restated Limited Partnership Agreement of the Partnership.*

(c) Each Executive Officer shall also have the power and authority to perform any action hereinafter designated to an Officer of the Partnership.

3. **Officers.** Each individual listed on the Schedule below is hereby appointed, or his/her earlier appointment is hereby re-confirmed, to the position opposite such person's name (each, an "Officer") on such schedule:

| <b>Name</b>       | <b>Title</b>                            |
|-------------------|-----------------------------------------|
| Derrick Hittell   | Senior Vice President                   |
| Joseph Laigale    | Senior Vice President                   |
| Mary McGrath      | Senior Vice President                   |
| Dan Shimmin       | Senior Vice President                   |
| Gena K. Thornton  | Senior Vice President                   |
| Jack D. Webb, Jr. | Senior Vice President                   |
| Donna Brammer     | Vice President                          |
| Mamie Clark       | Vice President                          |
| Andrew Farkas     | Vice President                          |
| Gina Gray         | Vice President                          |
| Walt Kieschnick   | Vice President                          |
| Ellen Lachicotte  | Vice President                          |
| Donna Leonard     | Vice President                          |
| Pam Mandeville    | Vice President                          |
| Chris McWeeny     | <i>Vice President, Risk Management*</i> |
| Theresa Mullen    | Vice President                          |
| Jitesh Patel      | Vice President                          |
| Robert Pilarski   | Vice President                          |
| Megan Purtell     | Vice President                          |
| James Schreffler  | Vice President                          |
| Paul Waligura     | Vice President                          |
| Mark Wilkinson    | Vice President                          |

|                |                                                      |
|----------------|------------------------------------------------------|
| Keith Wood     | <i>Vice President, Information Security Officer*</i> |
| Wesley Workman | Vice President                                       |

(a) Each Officer shall have the power and authority to authorize the terms and conditions, and execute and deliver in the name of the Partnership, any instrument, document or agreement relating to any Officer Action.

(b) As used herein, an "Officer Action" shall mean authorizing the terms and conditions and executing and delivering any of the following documents in connection with any mortgage loan serviced in the name of the Partnership, on its own behalf or in a fiduciary or agency capacity for an affiliate or third party:

- (i) Deeds and conveyances of any real or personal property;
- (ii) Leases of real and personal property (including those in which a security interest in personal property is granted);
- (iii) Any and all documents and agreements relating to an individual mortgage loan including, but not limited to, matters relating to the application for HUD insurance;
- (iv) Any endorsement of mortgage notes and/or assignment of security instruments (mortgages, deeds of trust, security deeds, etc.) relating to real estate loans held by the Partnership, either in its own behalf or in a fiduciary or agency capacity;
- (vi) Full or partial releases, subordinations and satisfactions of security instruments (mortgages, deeds of trust, security deeds, etc.) and modifications thereto relating to residential mortgage loans held by the Partnership, either in its own behalf or in a fiduciary or agency capacity;
- (vii) Any contract for insurance or the retention of independent contractors, including without limitation, real estate brokers, property appraisers or property managers: and
- (viii) Any endorsement of checks and other items payable to the Partnership for deposit

(c) Further, an "Officer Action" hereunder shall also include the authority to authorize the terms and conditions, and execute and deliver contracts and other binding agreements and related documents between the Partnership and its affiliates, vendors, and/or third parties that do not exceed \$25,000.00 per annum. Contracts and agreements that financially obligate the Partnership to fees in excess of \$25,000.00 require the approval of an Executive Officer.

(d) Notwithstanding the foregoing, Officers whose names and titles are reflected with an asterisk and the title "***Vice President, Risk Management\****" and "***Vice President, Information Security Officer\****" shall have the power and authority to execute and deliver in the name of the Partnership documents including but not limited to, certifications, statements, affidavits, and attestations, pertaining to examinations, audits, site reviews and inquiries.

(e) Each Officer shall also have the power and authority to perform any and all actions hereinafter designated to any Junior Officer of the Partnership.

4. **Junior Officers.** Each individual listed on the Schedule below is hereby appointed to the position opposite such person's name (each, a "Junior Officer") on such schedule:

| <b>Name</b>      | <b>Title</b>                                                 |
|------------------|--------------------------------------------------------------|
| Dawn Berry*      | <i>Assistant Vice President, Foreclosure and Bankruptcy*</i> |
| Jason Burr*      | <i>Assistant Vice President, Title and Escrow*</i>           |
| Angela Capling*  | <i>Bankruptcy Manager*</i>                                   |
| Anthony Daddona* | <i>Foreclosure Manager*</i>                                  |
| Chris Davis*     | <i>Foreclosure Manager*</i>                                  |
| Lorri Beltz      | <i>Assistant Vice President, Foreclosure and Bankruptcy*</i> |
| Carine Fol*      | <i>Assistant Vice President, Foreclosure and Bankruptcy*</i> |
| Joe Jaret*       | <i>Assistant Vice President, REO Manager*</i>                |
| Denise Rivera*   | <i>Foreclosure Manager*</i>                                  |
| Susan Steiner*   | <i>Foreclosure Manager*</i>                                  |
| Elnara McDowell  | <i>Assistant Vice President, Claim Management*</i>           |
| Leticia Aguilar  | Assistant Vice President                                     |
| Kevin Blackwell  | Assistant Vice President                                     |
| Martin Davis     | Assistant Vice President                                     |
| Brandi Diaz      | Assistant Vice President                                     |
| Davis Frazier    | Assistant Vice President                                     |
| William Halladay | Assistant Vice President                                     |
| Nigel Laddie     | Assistant Vice President                                     |

(a) Junior Officers shall not have the authority to execute and deliver any instrument, document or agreement in the name of the Partnership, unless authorized pursuant hereto, or pursuant to an individual special resolution.

(b) Permitted Junior Officer Actions.

(i) Notwithstanding the foregoing, the Junior Officers whose names and titles are reflected with an asterisk and the title "***Assistant Vice President, Foreclosure and Bankruptcy\****", "***Foreclosure Manager\****" and "***Bankruptcy Manager\****" shall have the power and authority to execute and deliver in the name of the Partnership, *on its own behalf or in a fiduciary or agency capacity for an affiliate or third party*: any instrument,

document or agreement relating to any "Junior Officer Foreclosure and Bankruptcy Action".

(a) As used herein, a "Junior Officer Foreclosure and Bankruptcy Action" shall mean executing and delivering any of the following documents in connection with any mortgage loan serviced in the name of the Partnership, *on its own behalf or in a fiduciary or agency capacity for an affiliate or third party*: documents reasonably found to be necessary, proper or expedient in connection with the (a) default, collection, liquidation or foreclosure of any residential mortgage loan, including but not limited to affidavits of default, foreclosure deeds, (b) the bankruptcy of the mortgagor(s) under any residential mortgage loan, (c) the appointment of any successor or substitute trustee under a deed of trust mortgage, and (d) assignment(s) of Security Instruments.

(ii) Notwithstanding the foregoing, the Junior Officers whose names and titles are reflected with an asterisk and the title "***Assistant Vice President, Title and Escrow\****" and "***Assistant Vice President, REO Manager\****" shall have the power and authority to execute and deliver in the name of the Partnership, *on its own behalf or in a fiduciary or agency capacity for an affiliate or third party*: any instrument, document or agreement relating to any "Junior Officer Title and Escrow Action" or "Junior Officer REO Action".

(a) As used herein, "Title and Escrow Action" and "REO Action" shall mean executing and delivering any of the following documents in connection with any mortgage loan and/or real estate owned asset serviced in the name of the Partnership, *on its own behalf or in a fiduciary or agency capacity for an affiliate or third party*: (a) instruments, documents and agreements relating to the modification, subordination, full or partial release and satisfaction of security instruments related to residential mortgage loans (i.e. mortgages, deeds of trust, deeds or similar documents, collectively "Security Instruments"), or real estate (i.e. grant, warranty or quitclaim deeds); (b) assignment(s) of Security Instruments; (c) conveyances of any real or personal property; (d) leases pertaining to real estate owned assets; and (e) any contract for the retention of real estate brokers, property appraisers or property managers.

(iii) Notwithstanding the foregoing, the Junior Officers whose names and titles are reflected with an asterisk and the title "***Assistance Vice President, Claim Management\****" shall have the power and authority to execute and deliver in the name of the Partnership, *on its own behalf or in a fiduciary or agency capacity for an affiliate or third party*: warranty deeds, substitute trustee deeds, deeds transferring title into the name of HUD, its secretary, or such other entity as required pursuant to claims management.

5. **Assistant Secretaries.** Each individual listed on the Schedule below is hereby appointed, or his/her earlier appointment is hereby re-confirmed, to the position opposite such person's name (each, an "Assistant Secretary") on such schedule:

|               |                     |
|---------------|---------------------|
| Donna Brammer | Assistant Secretary |
| Carine Fol    | Assistant Secretary |
| Joe Jaret     | Assistant Secretary |

|                |                     |
|----------------|---------------------|
| Megan Purtell  | Assistant Secretary |
| Gena Thornton  | Assistant Secretary |
| Andrea Wellons | Assistant Secretary |

(a) Each Assistant Secretary shall have the power and authority to attest any document, instrument or agreement executed by any Executive Officer, Officer or a Junior Officer in connection with any Executive Officer Action, Officer Action or Junior Officer Action which requires an attestation.

6. **Limited Signers.** Each individual listed on the Schedule below is hereby appointed to the position opposite such person's name (each, a "Limited Signer") on such schedule:

| Name               | Title                            |
|--------------------|----------------------------------|
| Anthony Varrone    | Manager – Legal Department       |
| Andrea Wellons     | Corporate Appearances Manager    |
| Mamie Clark        | Contested Default Case Manager   |
| Cedric Small       | Litigation Specialist            |
| Mesha Williams     | Litigation Specialist            |
| Shay Winebarger    | Litigation Specialist            |
| Faye Arnold        | Asset Manager, Loss Mitigation   |
| Clifford Flash     | Asset Manager, Loss Mitigation   |
| Aurelia Henry      | Asset Manager, Loss Mitigation   |
| Dennis Matlack     | Asset Manager, Loss Mitigation   |
| Charles Myrtetus   | Asset Manager, Loss Mitigation   |
| Tasha Nunn         | Asset Manager, Loss Mitigation   |
| Robert Pilarski    | Asset Manager, Loss Mitigation   |
| James Schreffler   | Asset Manager, Loss Mitigation   |
| Bernd Turner       | Asset Manager, Loss Mitigation   |
| Kevin Wardlow      | Asset Manager, Loss Mitigation   |
| Lucy Babik         | Contested Foreclosure Specialist |
| Robert Raulerson   | Contested Foreclosure Specialist |
| Elaine Willison    | Contested Foreclosure Specialist |
| Eileen Cardone     | REO Asset Manager                |
| Crystal Cone       | REO Asset Manager                |
| James Courtney     | REO Asset Manager                |
| Brad Currie        | REO Asset Manager                |
| Scott Emery        | REO Asset Manager                |
| Gerald Goad        | REO Asset Manager                |
| Staci Goad         | REO Asset Manager                |
| Jaren Morris       | REO Asset Manager                |
| Magaly Robins      | REO Asset Manager                |
| Carolina Rosenbaum | REO Asset Manager                |
| Chris Sayer        | REO Asset Manager                |
| Laura Stang        | REO Asset Manager                |



|                  |                   |
|------------------|-------------------|
| Justin Stevenson | REO Asset Manager |
| Miguel Vasquez   | REO Asset Manager |

(a) Each Limited Signer whose title consists of “**Manager – Legal Department**”, “**Corporate Appearances Manager**”, “**Litigation Specialist**”, or “**Contested Default Case Manager**” shall have the authority to execute such documents which may be found necessary, proper or expedient in defending or resolving litigation related to mortgage loans in which the Partnership has an obligation to defend such litigation, either on its own behalf or in a fiduciary or agency capacity, including, without limitation, interrogatories, affidavits, and settlement agreements. Notwithstanding the foregoing, the act of executing settlement agreements on behalf of an investor or owner of mortgage loans for whom the Partnership acts in a fiduciary, agent or servicing capacity, must receive the prior written approval and consent of such investor or owner party before such settlement agreement is signed on its behalf.

(i) Limited Signers whose title consists of “**Manager – Legal Department**”, “**Corporate Appearances Manager**”, “**Litigation Specialist**”, or “**Contested Default Case Manager**” may not execute settlement agreements on behalf of the Partnership where the Partnership itself is financially contributing to the settlement. Such settlements shall be signed by an Executive Officer pursuant to the Executive Officer Actions herein.

(b) Each Limited Signer whose title consists of “**Asset Manager, Loss Mitigation**” shall have the authority to execute and deliver Loss Mitigation Affidavits on behalf of the Partnership.

(c) Each Limited Signer whose title consists of “**Contested Foreclosure Specialist**” shall have the authority to execute and deliver such documents which may be found necessary, proper or expedient in addressing and resolving contested foreclosure matters related to mortgage loans in which the Partnership has an obligation to address, resolve or respond to such contestation, including, without limitation, discovery requests, interrogatories, and affidavits.

(i) Limited Signers whose title consists of “**Contested Foreclosure Specialist**” may not execute settlement agreements.

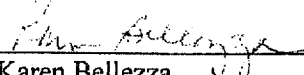
(d) Each Limited Signer whose title consists of “**REO Asset Manager**” shall have the authority to execute and deliver listing agreements and real estate purchase contracts, including extensions and addendums thereto, which may be found necessary, proper or expedient in connection with the sale of real estate owned assets (“*REO Assets*”) in which the Partnership has an obligation to sell, either on its own behalf or in a fiduciary or agency capacity, such REO Assets. Notwithstanding the foregoing, the execution of the documents contemplated in this Section 6(d) shall not deviate from (i) the authority granted to the Partnership by the true owner/investor of the REO Asset(s) pursuant to a separate servicing agreement (or equivalent document) and exhibits, side letters, and schedules thereto and (ii) the list price and net offer approved in writing by the true owner/investor of the REO Assets.

7. **Removal.** The General Partner may remove any Executive Officer, Officer, Junior Officer, Assistant Secretary or Limited Signer at any time with or without cause or reason. Each Executive Officer, Officer, Junior Officer, Assistant Secretary or Limited Signer shall be deemed to have resigned as an officer of the Partnership contemporaneously with the separation of such individual's employment with the Partnership, and such resignation shall be effective on the date of such separation of employment without any further action by the Limited Partnership or any other person.

**IN WITNESS WHEREOF**, the undersigned duly authorized officer of Selene Ventures GP LLC has executed this Action of the General Partner on behalf of such company, solely in such capacity and not with any personal liability, on this 16<sup>th</sup> day of June 2014. Any actions taken by the undersigned in her capacity as President of the General Partner prior to the effective date of this Consent is hereby confirmed, approved and ratified.

**GENERAL PARTNER:**

**SELENE VENTURES GP LLC**, a Delaware  
limited liability company

By:   
Name: Karen Bellezza  
Title: President  
Date: June 16, 2014