

Prepared By and Return To:

LandCastle Title, LLC
12750 Citrus Park Lane Suite 105
Tampa, FL 33625

File No.: FL044-1700351PR

Property Appraiser's Parcel I.D. (folio) Number(s):

Tax Parcel ID: 13026-125-000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 4-10-17 by MTGLQ Investors, L.P. hereinafter called the grantor and Ji Young Kim, a married woman whose post office address is 2911 Tilden Lane, Tallahassee, Florida 32312, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$65,000.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all the certain land situated in Bay County, Florida, viz:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 945 Agnes Scott Cir, Panama City, FL 32405

SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF FOR INCUMBENCY STATEMENT

SEE EXHIBIT C ATTACHED HERETO AND MADE A PART HEREOF FOR POWER OF ATTORNEY

Subject to the following:

Any encumbrances, easements and restrictions of record, and taxes for the year 2017 and thereafter.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said 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; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor, but against none other.

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 officers duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
(Witness Signature)

Mary Guyer
(Print Name of Witness)

[Signature]
(Witness Signature)

Ashley Ruiz
(Print Name of Witness)

MTGLQ Investors, L.P.

By: New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, as Attorney-in-Fact

By: [Signature]
Print Name: Joel Fowler
Its: AVP

[Corporate Seal]

Address:

55 Beattie Place, Suite 110
Greenville, SC 29601

STATE OF SC

COUNTY OF Greenville

The foregoing instrument was acknowledged before me this 10 day of April, 2017, by Joel Fowler, as AVP of New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, as Attorney-in-Fact for MTGLQ Investors, L.P., who [] is personally known to me or who [] has produced _____ as identification.

[Signature]
Notary Public

Printed Name: Kathryn Bernard

My Commission Expires: 3/2/27

[Notary Seal]



EXHIBIT A

Lot 37, Block A, Forest Hills Unit Three, according to the map or plat thereof, as recorded in Plat Book 12, Page(s) 37 and 38, of the Public Records of Bay County, Florida.

WRITTEN CONSENT
OF
REQUISITE MEMBERS OF THE BOARD OF MANAGERS
OF
NEW PENN FINANCIAL LLC

January 14, 2016

Exhibit "  "

The undersigned, constituting not less than a majority of the members of the Board of Managers (the "Board") of New Penn Financial LLC, a limited liability company organized and existing under the laws of the State of Delaware (the "Company"), do hereby consent, pursuant to Section 18-404(d) of the Delaware Limited Liability Company Act, as amended from time to time (the "Act"), and Section 2.12 of the Amended and Restated Limited Liability Company Agreement of the Company, dated as of November 26, 2014, as amended from time to time (the "LLC Agreement"), to the adoption of the resolutions set forth herein and that such action be taken without a meeting pursuant to the Act and the LLC Agreement. Capitalized terms used but not defined herein shall have the meanings ascribed thereto in the LLC Agreement.

Designation of Additional SMS Authorized Signatories

WHEREAS, by resolutions duly adopted by the Board, the Board, *inter alia*, appointed certain persons as Authorized Signatories on behalf of the SMS and authorized such persons to execute all contracts, agreements, certificates and other documents relating to collections, loan administration activities, loss mitigation activities, proceedings in bankruptcy affecting serviced mortgage property, foreclosure actions, electronic recording of ownership of mortgages and mortgage servicing rights (through MERS and otherwise) and real estate owned management, as indicated by designation of functional area of responsibility next to such persons name, and to do and perform, or cause to be done and performed, all such acts, deeds and things and to make, execute and deliver or cause to be made, executed and delivered all such agreements, undertakings, documents, instruments or certificates in the name and on behalf of the Company (doing business as SMS) ("Authorized Signatory Authority"); and

WHEREAS, a majority (the "Majority") of the members of the Board has determined it to be in the best interest of the Company to terminate the appointment of certain previously appointed officers as set forth on Exhibit A-1 hereto, and to appoint or to modify the appointment of those certain SMS employees as additional Authorized Signatories set forth on Exhibit A-2 hereto, each having Authorized Signatory Authority in the designated functional area of responsibility set forth opposite each such persons name on Exhibit A-2 hereto.

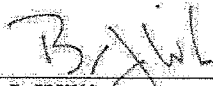
NOW THEREFORE BE IT RESOLVED, that a Majority of the Board hereby terminate the authority previously granted to each of the persons set forth on Exhibit A-1 hereto and hereby approve the appointment of each of the persons named on Exhibit A-2 attached hereto as an Authorized Signatory of the Company (doing business as SMS) having Authorized Signatory Authority in the in the designated functional area of responsibility set forth opposite each such persons name on Exhibit A-2 hereto; and it is

FURTHER RESOLVED, that all actions heretofore taken by any of the persons on behalf of the Company (doing business as SMS) consistent with the foregoing authority be, and they hereby are, approved, adopted, ratified and confirmed in all respects; and it is

FURTHER RESOLVED, that this written consent of the Board of New Penn Financial LLC may be executed in counterparts and by facsimile and pdf, each of which shall be an original and all of which, when taken together, shall constitute one and the same instrument.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the undersigned members of the Board have set their hands hereto effective as of the date first written above.



Bruce J. Williams



Saul I. Sanders

Jerry Schiano

Jack Navarro

IN WITNESS WHEREOF, the undersigned members of the Board have set their hands hereto effective as of the date first written above.

Bruce J. Williams

Saul I. Sanders

Jerry Schiano

Jack Navarro



EXHIBIT A-1
January 2016 Termination of Appointment

Name

Office:

Matasha Ferguson

Authorized Signatory SMS REO

EXHIBIT A-2
January 2016 Authorized Signatory Appointments

Name	Designated Functional Area of Responsibility:
Derek Montes	SMS REO
Patrick Sandoz	SMS REO
Stefanie Otto	SMS REO
Alesha Lockett	SMS Foreclosure
Lisa Harden	SMS Foreclosure
Vianney Valencia	SMS Foreclosure
Patrice Scales	SMS Foreclosure
Cynthia Brock	SMS Loan Administration (formerly in SMS Insurance)
Anna Hernandez	SMS Loss Mitigation (formerly in SMS Fulfillment)
Brandi Taylor	SMS Loss Mitigation (formerly in SMS Fulfillment)
Daquita Kemp	SMS Loss Mitigation (formerly in SMS Fulfillment)
Gary Cowherd	SMS Loss Mitigation (formerly in SMS Fulfillment)
Gloria Holmes	SMS Loss Mitigation (formerly in SMS Fulfillment)
Helen Sanders	SMS Loss Mitigation (formerly in SMS Fulfillment)
Joel Fowler	SMS Loss Mitigation (formerly in SMS Fulfillment)
Linda Jacobs	SMS Loss Mitigation (formerly in SMS Fulfillment)
Lindsey Suggs	SMS Legal – Litigation Management (formerly in SMS Fulfillment)

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3 Pgs
P/ATTY Book: DE 2505 Page: 2558 - 2560
February 1, 2017 08:53:45 AM
Rec: \$15.00
FILED IN GREENVILLE COUNTY, SC *Timothy J. Hammer*

Prepared by:
MTGLQ Investors, L.P.
Andrea Rhinehardt
6011 Connection Drive
Irving, TX 75039
Phone: (972) 368-5138

RECORDING REQUESTED BY
& AFTER RECORDING RETURN TO:
New Penn Financial, LLC
d/b/a Shellpoint Mortgage Servicing
75 Beattie Place, Suite 300
Greenville, SC 29601

Exhibit "C"

DATE **FEB 01 2017**
CERTIFIED TO BE A TRUE AND CORRECT COPY
OF DOCUMENT ON FILE IN THIS OFFICE
Timothy J. Hammer
REGISTER OF DEEDS, GREENVILLE COUNTY

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that MTGLQ Investors, L.P., a limited partnership formed and existing under the laws of the State of Delaware and having its principal place of business at 200 West Street, New York, New York 10282, as Owner ("Owner") pursuant to the Servicing Agreement between Owner and New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, having an office at 75 Beattie Place, Suite 300, Greenville, South Carolina 29601 ("Servicer"), dated as of June 16, 2015 (as amended, supplemented or restated from time to time, the "Agreement"), hereby constitutes and appoints the Servicer, by and through the Servicer's authorized officers, as the Owner's true and lawful attorney-in-fact (the "Attorney-in-Fact"), in Owner's name, place and stead and for the Owner's benefit, in connection with all mortgage loans and REO properties subject to the terms of the Agreement for the purpose of performing the acts and executing the documents described herein in the name of the Owner as may be customarily and reasonably necessary and appropriate in respect of any of the mortgages, deeds of trust, deeds to secure debt, and other forms of security instruments (the "Security Instruments") and promissory notes secured thereby (the "Mortgage Notes") for which the undersigned is the Owner (whether the undersigned is named therein as mortgagee or beneficiary or has become mortgagee by virtue of endorsement of the Mortgage Note secured by any such Security Instrument) and for which the Servicer is performing servicing activities all subject to the terms of the Agreement.

This appointment shall apply only to the following enumerated transactions with respect to the Security Instruments, Mortgage Notes, and related real property:

1. To execute, acknowledge, seal and deliver any and all documents, deeds, transfers, tax declarations, certificates, assignments, allonges, modifications, affidavits, subordinations, endorsements, short sales, and any other documents or instruments whatsoever which are necessary, appropriate, or required to transfer, sell, or convey real property, to correct or clear title to the related real property, and to negotiate, approve and accept funds for the short sales of real property.
2. To initiate and take such actions, and to execute, acknowledge, seal and deliver any and all documents or instruments whatsoever, which are necessary, appropriate, or required,

in connection with the foreclosure or acceptance of a deed in lieu of foreclosure (including without limitation the completion of judicial or non-judicial foreclosure or the termination, cancellation or rescission of any such foreclosure), insurance filings and claims, bankruptcy and eviction actions, real estate transactions, and the pursuit of any deficiency, debt or other obligation.

3. To execute, acknowledge, seal and deliver any and all assignments, releases, short sales, satisfactions and partial releases.

4. To execute, acknowledge, seal and deliver any and all documents associated with the disposition or transfer of real property, including without limitation deed transfers.

5. To execute, acknowledge, seal and deliver any and all documents associated with subordinations, partial releases, partial re-conveyances, assignments, release of lien (including settlements and short sales), lot line adjustments, and all documents associated with lien releases.

6. To endorse any checks or other instruments received by the Servicer and made payable to Owner.

7. To take such actions as may be necessary for the preservation or repair of the related real property.

This Power of Attorney shall be effective commencing on January 27, 2017, and shall remain in full force and effect until the earlier of two (2) years after the date written below, or until such time that the Attorney-in-Fact no longer services the Mortgage Loans, unless earlier revoked by written instrument. Owner hereby ratifies, confirms and approves in all respects the actions heretofore taken by the Attorney-in-Fact which are consistent with the authorizations detailed hereinabove. Owner has the unrestricted right unilaterally to revoke this Power of Attorney. The Owner authorizes the Servicer, by and through the Servicer's authorized officers, to certify, deliver and/or record copies and originals of this Power of Attorney.

Servicer shall indemnify the Owner, its successors and assigns and hold them harmless against any and all claims, losses, penalties, fines, forfeitures, legal fees and related costs, judgments and any other costs, fees and expenses arising out of or resulting from any misuse or unlawful use of this Power of Attorney by Servicer or any of its agents, designees or representatives.

Third parties without actual notice may rely upon the exercise of the power granted under this Power of Attorney. Any third party may rely upon a copy of this Power of Attorney, to the same extent as if it were an original, and shall be entitled to rely on a writing signed by the 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 Power of Attorney.

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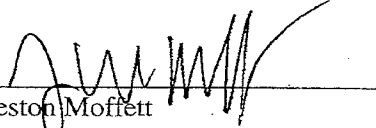
Dated: January 27, 2017

MTGLQ INVESTORS, L.P.

By:

Name: J. Weston Moffett

Title: Vice President



Witnesses:



Name:

Tabatha M Westbrock

Name:

Andrea Rhinehardt

ACKNOWLEDGMENT

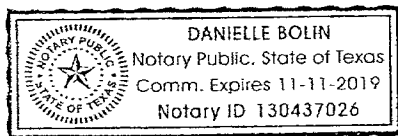
STATE OF TEXAS

ss.:

COUNTY OF DALLAS

On this 27th day of January, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared J. Weston Moffett, the Vice President of MTGLQ Investors, L.P., a Delaware limited partnership, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he or she executed the same in his or her authorized capacity, and that by his or her signature on the instrument the entity, on behalf of which the person acted, executed the instrument.

(Seal)



Notary Public

Danielle Bolin

**WRITTEN CONSENT OF THE GENERAL PARTNER
OF
MTGLQ INVESTORS, L.P.**

The undersigned, being the General Partner of MTGLQ Investors, L.P., a Delaware limited partnership (the "Company"), does hereby consent to the adoption of and hereby adopts the following resolutions pursuant to Section 17-403 of the Delaware Revised Uniform Limited Partnership Act and directs that this consent be filed with the records of the Company:

WHEREAS, James W. Moffett was appointed a Vice President of the Company on November 18, 2013 and Stanley Bach was appointed a Vice President of the Company on March 30, 2015.

WHEREAS, the General Partner desires to confirm the appointment of each such Vice President and restate the authority of each such Vice President in connection therewith.

NOW, THEREFORE, BE IT RESOLVED THAT:

James W. Moffett, also known as J. Weston Moffett and Wes Moffett, is a Vice President of the Company in connection with (i) the Company's participation in the MERS electronic mortgage registry system; (ii) the execution and delivery of any and all assignments, allonges, endorsements, deeds, transfers, releases of collateral and any other documents or instruments whatsoever which are necessary and appropriate to effectuate the purchase or sale, or conveyance, of mortgage loans and REO property by the Company; (iii) acknowledgments, affidavits, and supporting documents as may be necessary or required to effect execution, delivery, conveyance, recordation or filing of any of the documents listed in the foregoing clause (ii); and (iv) engaging third parties as agents and authorizing such third parties to perform services related to and in furtherance of the servicing or subservicing of mortgage loans purchased or sold by the Company.

Stanley Bach, also known as Stan Bach, is a Vice President of the Company in connection with (i) the Company's participation in the MERS electronic mortgage registry system; (ii) the execution and delivery of any and all assignments, allonges, endorsements, deeds, transfers, releases of collateral and any other documents or instruments whatsoever which are necessary and appropriate to effectuate the purchase or sale, or conveyance, of mortgage loans and REO property by the Company; and (iii) acknowledgments, affidavits, and supporting documents as may be necessary or required to effect execution, delivery, conveyance, recordation or filing of any of the documents listed in the foregoing clause (ii).

IN WITNESS WHEREOF, the undersigned has executed this Written Consent as of the 27th day of January, 2017.

MLQ, L.L.C.

By: 

Name: Maheshwar Sareddy

Title: President