

Prepared by and return to:

Robert J. Kanjian
President

Title Matters, LLC
314 Clematis Street Ste 201
West Palm Beach, FL 33401
561-835-0535

File Number: 17-0516-SH
Will Call No.:

Record & Return to:

Title Matters LLC
395 Village Drive
Kissimmee, FL 34759

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Special Warranty Deed

This Special Warranty Deed made this 28th day of July, 2017 between Cortland Loan Services, LLC, a Florida limited liability company whose post office address is 695 Central Avenue, Saint Petersburg, FL 33701, grantor, and Dubin Real Property Partnership, LTD whose post office address is 705 N. 12th Street, Middlesboro, KY 40965, 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)

Witneseth, 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 grantee's heirs and assigns forever, the following described land, situate, lying and being in Bay County, Florida, to-wit:

Unit 516, ORIGIN AT SEAHAVEN CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 2980 Page 1309, and any and all amendments attaching thereto, all in the Public Records of Bay County, Florida, together with an undivided interest in and to the common elements appurtenant thereto.

Parcel Identification Number: 40001-050-030

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; 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 grantors.

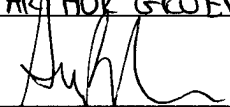
This conveyance is subject to:

1. Taxes for the year 2017 and subsequent years.
2. Zoning and other governmental regulations.
3. Any other restrictions, easements, reservations or limitation of record.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: ARTHUR GRUEN


Witness Name: SUSAN BRODIE

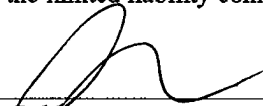
By: Cortland Loan Services, LLC, a Florida limited liability company

By: 
Eric Grohman, Manager

State of New York
County of Rockland

The foregoing instrument was acknowledged before me this 25th day of July, 2017 by Eric Grohman, Manager of Cortland Loan Services, LLC, a Florida limited liability company, on behalf of the limited liability company. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: ARTHUR GRUEN
Notary Public, State of New York
No. 01GR6175212
My Commission Expires: Qualified in Rockland County
Commission Expires Oct. 9, 2019