

Prepared by and return to:

Ida Moghimi-Kian
Associate
SHD Legal Group P.A.
P.O. Box 19519
Fort Lauderdale, FL 33318

File Number:
Will Call No.:

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Special Warranty Deed

This Special Warranty Deed made this 27 day of **September, 2019** between **U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust** whose post office address is **PO Box 830, Armonk, NY 10504**, grantor, and **R.E. Developers, LLC, a Florida limited liability company** whose post office address is **1000 E Atlantic Blvd, Suite 101, Pompano Beach, FL 33060**, 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 grantee's heirs and assigns forever, the following described land, situate, lying and being in **Bay County, Florida**, to-wit:

Lot 1 and the North 1/2 of Lot 2, Block 302, LYNN HAVEN, according to the Map or Plat thereof as recorded in Plat Book 5 at Pages 9 and 10 of the Public Records of Bay County, Florida.

Parcel Identification Number: 10591-020-000

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Power of Attorney attached hereto and made a part hereof.


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

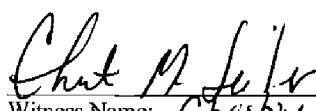
To Have and to Hold, the same in fee simple forever.

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.

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: MA / BANC


Witness Name: CHRISTINE M. SULLIVAN

By: William A Meeks
U.S. Bank National Association as Legal Title
Trustee for Truman 2016 SC6 Title, by
William A Meeks as
CFO of Truman Capital
Advisors, LP its attorney-in-fact

(Corporate Seal)

State of New York
County of Westchester

The foregoing instrument was acknowledged before me this 27 day of September, 2019 by William A Meeks as
CFO of Truman Capital Advisors, LP attorney in fact for U.S. Bank National Association as Legal Title
Trustee for Truman 2016 SC6 Title Trust on behalf of the corporation as trustee. He/she ☐ is personally known or ☒ has
produced a driver's license as identification.

[Notary Seal]

Melissa A Chaffee
Notary Public

Printed Name: Melissa A Chaffee

My Commission Expires: MELISSA A CHAFFEE
Notary Public, State of New York
No. 01CH6185679
Qualified in Dutchess County
Commission Expires April 21, 2020

Document drafted by and
RECORDING REQUESTED BY:
Truman Capital Advisors, LP
200 Business Park Drive, Suite 103
Armonk, NY 10504

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LIMITED POWER OF ATTORNEY

The trusts identified on the attached Schedule A (the "Trusts"), by and through **U.S. Bank National Association**, a national banking association organized and existing under the laws of the United States and having an office at 60 Livingston Avenue, EP-MN-WS3D, St. Paul, MN 55107, not in its individual capacity but solely as Legal Title Trustee or Trustee ("Trustee"), hereby constitutes and appoints Truman Capital Advisors, LP, ("Program Manager"), and in its name, aforesaid Attorney-In-Fact, by and through any officer appointed by the Board of Directors of Program Manager, to execute and acknowledge in writing or by facsimile stamp all documents customarily and reasonably necessary and appropriate for the tasks described in the items (1) through (10) below; provided however, that the documents described below may only be executed and delivered by such Attorneys-In-Fact if such documents are required or permitted under the terms of the related servicing agreements and no power is granted hereunder to take any action that would be adverse to the interests of U.S. Bank National Association. This Limited Power of Attorney is being issued in connection with Program Managers responsibilities to service certain mortgage loans (the "Loans") held by the Trustee. These Loans are secured by collateral comprised of Mortgages, Deeds of Trust, Deeds to Secure Debt and other forms of Security instruments (collectively the "Security Instruments") encumbering any and all real and personal property delineated therein (the "Property") and the Notes secured thereby. Please refer to **Schedule A** attached hereto.

1. Demand, sue for, recover, collect and receive each and every sum of money, debt, account and interest (which now is, or hereafter shall become due and payable) belonging to or claimed by the Trustee, and to use or take any lawful means for recovery by legal process or otherwise, including but not limited to the substitution of trustee serving under a Deed of Trust, the preparation and issuance of statements of breach, notices of default, and/or notices of sale, accepting deeds in lieu of foreclosure, evicting (to the extent allowed by federal, state or local laws) foreclosing on the properties under the Security Instruments by judicial or non-judicial foreclosure, actions for temporary restraining orders, injunctions, appointments of receiver, suits for waste, fraud and any and all other tort, contractual or verifications in support thereof, as may be necessary or advisable in any bankruptcy action, state or federal suit or any other action.

2. Execute and/or file such documents and take such other action as is proper and necessary to defend the Trustee in litigation and to resolve any litigation where the Program Manager has an obligation to defend the Trustee, including but not limited to dismissal, termination, cancellation, rescission and settlement.
3. Transact business of any kind regarding the Loans, as the Trustee's act and deed, to contract for, purchase, receive and take possession and evidence of title in and to the Property and/or to secure payment of a promissory note or performance of any obligation or agreement relating thereto.
4. Execute, complete, indorse or file bonds, notes, mortgages, deeds of trust and other contracts, agreements and instruments regarding the Borrowers and/or the Property, including but not limited to the execution of estoppel certificates, financing statements, continuation statements, releases, satisfactions, assignments, loan modification agreements, payment plans, waivers, consents, amendments, forbearance agreements, loan assumption agreements, subordination agreements, property adjustment agreements, management agreements, listing agreements, purchase and sale agreements and other instruments pertaining to mortgages or deeds of trust, and execution of deeds and associated instruments, if any, conveying the Property, in the interest of the Trustee.
5. Endorse on behalf of the undersigned all checks, drafts and/or other negotiable instruments made payable to the undersigned.
6. Execute any document or perform any act in connection with the administration of any PMI policy or LPMI policy, hazard or other insurance claim relative to the Loans or related Property.
7. Execute any document or perform any act described in items (3), (4), and (5) in connection with the termination of any Trust as necessary to transfer ownership of the affected Loans to the entity (or its designee or assignee) possessing the right to obtain ownership of the Loans.
8. Subordinate the lien of a mortgage, deed of trust, or deed to secure debt (i) for the purpose of refinancing Loans, where applicable, or (ii) to an easement in favor of a public utility company or a government agency or unit with powers of eminent domain, including but not limited to the execution of partial satisfactions and releases and partial re-conveyances reasonably required for such purpose, and the execution or requests to the trustees to accomplish the same.
9. Convey the Property to the mortgage insurer, or close the title to the Property to be acquired as real estate owned, or convey title to real estate owned property ("REO Property").
10. Execute and deliver the following documentation with respect to the sale of REO Property acquired through a foreclosure or deed-in-lieu of foreclosure, including, without limitation: listing agreements; purchase and sale agreements; grant / limited or special warranty / quit claim deeds or any other deed, but not general warranty deeds, causing the transfer of title of the property to a party contracted to purchase same; escrow instructions; and any and all documents necessary to effect the transfer of REO Property.

Schedule A

U.S. Bank National Association, as Trustee for Truman FHA Trust 2008-1 (aka Truman FHA Trust 2008-1)

U.S. Bank National Association, as Trustee for TruCap Grantor Trust 2009-1 (aka TruCap Grantor Trust 2009-1)

U.S. Bank National Association, as Trustee for TruCap Grantor Trust 2010-1 (aka TruCap Grantor Trust 2010-1)

U.S. Bank National Association, as Trustee for TruCap Grantor Trust 2010-2 (aka TruCap Grantor Trust 2010-2)

U.S. Bank National Association, as Trustee for TruCap Grantor Trust 2010-3 (aka TruCap Grantor Trust 2010-3)

U.S. Bank National Association, as Trustee for TruCap Grantor Trust 2011-1 (aka TruCap Grantor Trust 2011-1)

U.S. Bank National Association, as Trustee for TruCap REO Pass-Through Trust I (aka TruCap REO Pass-Through Trust I)

U.S. Bank National Association, as Legal Title Trustee for Truman 2012 SC Title Trust (aka Truman 2012 SC Title Trust)

U.S. Bank National Association, as Legal Title Trustee for Truman 2012 SC2 Title Trust (aka Truman 2012 SC2 Title Trust)

U.S. Bank National Association, as Trustee for Truman ACM Grantor Trust 2013, Series 2013-1 (aka Truman ACM Grantor Trust 2013, Series 2013-1)

U.S. Bank National Association, as Legal Title Trustee for Truman 2013 SC3 Title Trust (aka Truman 2013 SC3 Title Trust)

U.S. Bank National Association, as Legal Title Trustee for Truman 2013 SC4 Title Trust (aka Truman 2013 SC4 Title Trust)

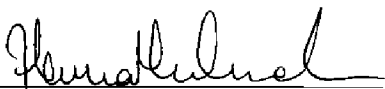
U.S. Bank National Association, as Legal Title Trustee for Truman 2016 SC6 Title Trust (aka Truman 2016 SC6 Title Trust)


Program Manager hereby agrees to indemnify and hold the Trustee, and its directors, officers, employees and agents harmless from and against any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, costs, expenses or disbursements of any kind or nature whatsoever incurred by reason or result of the exercise by the Program Manager of the powers specifically granted to it under the related servicing agreements. The foregoing indemnity shall survive the termination of this Limited Power of Attorney and the related servicing agreements or the earlier resignation or removal of the Trustee under the related servicing agreements listed on Schedule A, attached.


Witness my hand and seal this 21st day of May, 2019.


NO CORPORATE SEAL


On Behalf of the Trusts, by
U.S. Bank National Association, as Trustee


Witness: Hanna Muluneh

By: 
John J. Kinzel, Vice President


Witness: Kay Vang

By: 
Susan A. Kranz, Asst. Vice President



Attest: Alex E. Fuentes, Trust Officer

CORPORATE ACKNOWLEDGMENT

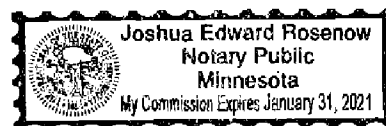
State of Minnesota
County of Ramsey

On this 21th day of June, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared John J. Kinzel, Susan A. Kranz, and Alex E. Fuentes, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as Vice President, Assistant Vice President and Trust Officer, respectively of U.S. Bank National Association, a national banking association, and acknowledged to me that such national banking association executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Signature: 
Joshua E. Rosenow

My commission expires: 1/31/2021



WRITTEN CONSENT
OF THE
GENERAL PARTNER
OF
TRUMAN CAPITAL ADVISORS, LP

The undersigned, being the General Partner of Truman Capital Advisors, LP, a Delaware limited partnership (the "Partnership"), hereby adopts the following resolutions:

WHEREAS, Savannah Capital, LLC is the general partner (the "General Partner") of the Partnership;

WHEREAS, the General Partner has determined that it is in the best interests of the Partnership as program manager for the entities listed on Schedule A, from time to time, to sell, resell, purchase, repurchase, exchange, manage, encumber or otherwise deal with mortgage loans and REO properties, including, without limitation, to enter into purchase and sale agreements, servicing agreements, vendor agreements, loan agreements, repurchase facilities or similar lending arrangements in respect of mortgage loans and REO properties on behalf of the entities; and to provide management services as program manager or program administrator, to, from and with both governmental agencies and parties from the private sector, and to negotiate and execute any and all agreements and contracts with respect to such types of transactions (the "Transactions");

NOW, THEREFORE, BE IT

RESOLVED, until such time the General Partner adopts any future resolutions to the contrary, that the Partnership be and hereby is authorized to enter into the Transactions; and further

RESOLVED, that the individuals listed on Exhibit A hereto (the "Authorized Officers") are hereby appointed as officers of the Partnership, each in the position specified opposite each such individual's name, and such Authorized Officers are hereby authorized to determine terms and conditions of the Transactions; and further

RESOLVED, that the Authorized Officers are hereby authorized and empowered to pay any and all expenses and fees arising in connection with the Transactions or otherwise in connection with these resolutions; and further

RESOLVED, that any and all lawful actions of the Authorized Officers in connection with the matters contemplated by the foregoing resolutions taken prior to the date hereof be, and they hereby are, approved, ratified and adopted in all respects as fully as if such lawful actions had been presented to the General Partner for its approval prior to such lawful actions being taken; and further

RESOLVED, that each Authorized Officer is hereby authorized and directed to do all acts necessary and proper to cause the Partnership to enter into and perform under the Transactions and further

RESOLVED, that without any further action, in connection with any Transaction, each Authorized Officer of the Partnership is hereby authorized to execute and deliver any and all agreements, contracts, instruments, certificates and other documents necessary to enable the Partnership to enter into and perform under the Transactions and to conduct its business in each state or jurisdiction that such Authorized Officer deems necessary or appropriate; and further

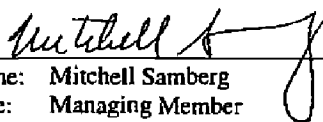
RESOLVED, that each Authorized Officer of the Partnership is authorized and directed to do and perform all such acts and things and to sign all such instruments, documents and certificates and to take all such other steps as may be necessary or advisable or convenient and proper to carry out the intent of the foregoing resolutions without any additional action by the General Partner; and

RESOLVED, that the Transactions are in the best interests of the Partnership and represent a practicable course of action without impairing the rights and interests of the creditors of the Partnership.

[Signature Page Follows]

Dated: May 1, 2015

SAVANNAH CAPITAL, LLC, as General Partner

By 
Name: Mitchell Samberg
Title: Managing Member

758129-4-190

EXHIBIT A

TRUMAN CAPITAL ADVISORS, LP

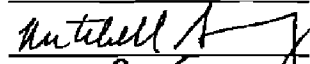


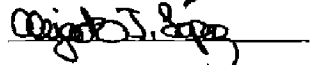
OFFICERS

<u>Name</u>	<u>Title</u>
Mitchell Samberg	President
DooJin Chung	Vice President
William A. Meeks	Treasurer
Alejandro J. Lopez	Secretary


EXHIBIT E
INCUMBENCY CERTIFICATE

I, Alejandro J. Lopez certify that I am the Secretary of TRUMAN CAPITAL ADVISORS, LP, a Delaware limited partnership (the "Partnership"), and have knowledge of the matters contained in this Certificate. I further certify:

That the person named below is duly elected, qualified and an acting officer of the Partnership holding on the date hereof the title set forth opposite such officer's name and the signature set forth opposite such officer's name is his true and genuine signature.


<u>NAME</u>	<u>TITLE</u>	<u>SIGNATURE</u>
Mitchell Samberg	President	
DooJin Chung	Vice President	
William A. Meeks	Treasurer	
Alejandro J. Lopez	Secretary	

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of May 2015.

By 
Name: Alejandro J. Lopez
Title: Secretary

I, Mitchell Samberg certify that I am the President of the Partnership and that Alejandro J. Lopez is a duly elected or appointed, qualified and acting officer of the Partnership and the signature set forth above is the genuine signature of such officer.

Dated: May 1, 2015

By 
Name: Mitchell Samberg
Title: President

Schedule A

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SC4 Title Trust (aka Truman 2013 SC4 Title Trust)

U.S. Bank National Association, as Legal Title Trustee for Truman 2016
SC6 Title Trust (aka Truman 2016 SC6 Title Trust)