

**Prepared By and Return To:**

Lorie Lockerson  
Fidelity National Title of Florida, Inc.  
500 Maplewood Drive, Suite 5  
Jupiter, FL 33458

**File No. FT26-26-12-000304**

*Doc stamps based on \$110,000.00*  
**Property Appraiser's Parcel I.D. (folio) Number(s)**  
07-11-31-7030-00740-0030

**WARRANTY DEED**

THIS WARRANTY DEED made and executed, by Kondaur Capital Corporation, a corporation existing under the laws of Delaware, and having its principal place of business at One City Boulevard West, Ste 1900, Orange, CA 92868, hereinafter called the grantor, to Roger Lextrait and Jayne Lextrait husband and wife whose post office address is 48 Ramblewood Dr.

Palm Coast, FL 32164, Florida, hereinafter call the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to the 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 \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situated in Flagler County, Florida, to wit:

Lot 3, Block 74, Palm Coast, Map of Royal Palms - Section 30, according to the map or plat thereof, as recorded in Plat Book 10, Pages 30 through 42, inclusive, of the Public Records of Flagler County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, .

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 the presence of:

(Witness Signature)

Gary Summers

(Print Name of Witness)

Shauna D. Poole

(Witness Signature)

Shauna D. Poole

(Print Name of Witness)

Kondaur Capital Corporation, a Delaware Corporation

BY: Thi Lopez  
Its: Thi Lopez, Asset Coordinator

Address:  
One City Boulevard West, Ste 1900  
Orange, CA 92868

**WARRANTY DEED**  
(Continued)

NOTARY ACKNOWLEDGMENT

State of California  
County of Orange

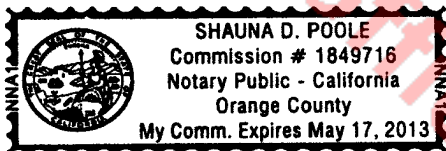
On April 24, 2012 before me,  
Shauna D. Poole, Notary Public  
(insert name and title of the officer) personally appeared  
Thi Lopez

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Shauna D. Poole (Seal)



Certificate  
of  
Secretary  
of

### Kondaur Capital Corporation

The undersigned, the Secretary of Kondaur Capital Corporation, a Delaware corporation ("Corporation") hereby certifies that all of the following are true and accurate:

1. The Board of Directors of the Corporation, by unanimous written consent dated August 9, 2011, adopted a *Signing Authority Policy* ("Policy") for Corporation.

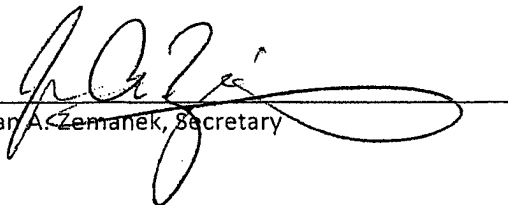
Pursuant to Section 5.1 of the Policy, any Level 3, Level 2 and Level 1 Signers and Liquidation Specialists shall have individual signing authority on all documents relating to the sale of any real property".

Pursuant to the policies of the Corporation, the persons in the positions listed below are authorized to execute documents relating to the sale of real property as limited in the following paragraph.

2. The following employees of Corporation are duly appointed to their positions in Corporation:

Chief Executive Officer ("CEO")	John Kontoulis (No limitations)
Chief Accounting Officer ("CAO")	Sheridan Brooks (No limitations)
General Counsel and Secretary	Jan A. Zemanek (No limitations)
Senior Vice President	Michael Marshall (No limitations)
Director of Capital Markets	Michael Daurio (No limitations)
Director of Asset Management	Harvey Van Eman (No limitations)
Liquidation Manager	Susan K. Gibson (No limitations)
Liquidation Specialist	Joy Zimmerman, John Romey, Jeff Serafini (No limitations)
Operations Manager	Lorenzo Marin (Limited to conveyancing instruments, e.g. deeds, affidavits, tax documentation, non-foreign certification, privacy disclosures and any other required closing documentation not relating specifically to the purchase contract. Excludes HUD-1's, lender required disclosures, amendments/extensions/cancellations and any other documentation relating specifically to the purchase contract.)
Asset Coordinator	Gary Summers, Mayra Vargas, Thi Lopez (Limited in the same manner as for the Operations Manager.)
Refurbishment Manager	Raquel Bennett (Limited in the same manner as for the Operations Manager..)

3. The undersigned further certifies that the resolution described in paragraph 1 has been duly recorded in the minutes of the Company, has not been amended, and remains in full force and effect as of this 22<sup>nd</sup> day of March, 2012.

  
Jan A. Zemanek, Secretary