

Prepared by and Return to:  
Tina Mullins, an employee of  
First American Title Insurance Company  
2605 Enterprise Road East, Suite 270  
Clearwater, Florida 33759  
(866)782-3211  
File No.: 7780723d

### **SPECIAL WARRANTY DEED**

State of Florida

County of FLAGLER

**THIS SPECIAL WARRANTY DEED** is made on March 14th, between

**Nationstar Mortgage LLC f/k/a Centex Home Equity Company, LLC**, organized and existing under the laws of the state of DELAWARE

having a business address at: 350 Highland Drive, Lewisville, TX 75067  
("Grantor"). and

#### **SHINNECOCK PROPERTIES, LLC**

having a mailing address of: 3 WILLOW DRIVE, PALM COAST, FL 32137  
("Grantee"), (Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same).

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of EIGHTY THOUSAND and no/100 dollars (\$80,000.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situate, lying and being in the County of **FLAGLER**, State of **Florida**, to-wit:

Lot 6, Block 72 of ROYAL PALMS - SECTION 29, PALM COAST, according to the Plat thereof as recorded in Plat Book 10, Page(s) 28, of the Public Records of Flagler County, Florida.

Tax Parcel Identification Number: **07-11-31-7029-00720-0060**

**SUBJECT**, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

46762745  
FIRST AMERICAN ELS  
SPECIAL WARRANTY DEED  
FL

WHEN RECORDED, RETURN TO:  
FIRST AMERICAN MORTGAGE SERVICES  
1100 SUPERIOR AVENUE, SUITE 200  
CLEVELAND, OHIO 44114  
NATIONAL RECORDING

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**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** Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby warrants title to the said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other; and that said land is free of all encumbrances except taxes accruing subsequent to **2013**.

**IN WITNESS WHEREOF**, Grantor has signed and sealed these presents on the date first above written.

Nationstar Mortgage LLC f/k/a Centex Home Equity Company, LLC

By: *[Signature]*

Asst Secretary - Carmen Johnson

Signed, sealed and delivered in our presence:

①

Witness Signature

Print Name: Tammy Sisson

State of TEXAS

County of Denton

① *[Signature]*

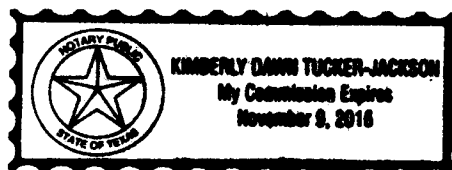
Witness Signature

Print Name: Jennifer Clark

**THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED** before me on March 14<sup>th</sup> 2013  
by Carmen Johnson, as Asst Secretary on behalf  
of Nationstar Mtg LLC, existing under the laws of the State of TEXAS  
who is/are personally known to me or who has/have produced Overseance as identification.

*[Signature]*  
Notary Public

*[Signature]*  
(Printed Name)



{Notarial Seal}

My Commission expires: 11-9-2016

