

Prepared by and return to:

PHELAN HALLINAN DIAMOND & JONES, PLLC
Attn: Post Sale Department
2727 West Cypress Creek Road
Ft. Lauderdale, FL 33309
Telephone: 954-462-7000
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File Number: 24380

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Special Warranty Deed

This Special Warranty Deed made this 22nd day of July, 2015 between BANK OF AMERICA, N.A. S/B/M BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP whose post office address is 7105 CORPORATE DRIVE, PLANO, TX 75024-4100, Grantor, and FEDERAL HOME LOAN MORTGAGE CORPORATION, a corporation organized and existing under the laws of the United States of America, whose post office address is 5000 Plano Parkway, Carrollton, TX 75010, 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 dollars (\$10.00) and other good and valuable consideration 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 FLAGLER COUNTY, FLORIDA to-wit:

LOT 5, BLOCK 1, SUBDIVISION MAP, PINE GROVE - SECTION 28, PALM COAST, according to the Plat thereof as recorded in Map Book 9, Pages 51 through 66, inclusive, of the Public Records of Flagler County, Florida.

Property Address: 11 PONCE DELEON DRIVE, PALM COAST, FL 32164

Subject to taxes for 2015 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 grantor.

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:

Talor Ashlee Smith 7/22/15
 Witness Name: Talor Ashlee Smith
Erlyn M. M. M. 7/22/15
 Witness Name: Erlyn M. M. M.

BANK OF AMERICA, N.A. S/B/M BAC HOME LOANS
 SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS
 SERVICING, LP

By: Gloria Ann Beatty 7/22/15

Name: Gloria Ann Beatty

Title: Assistant Vice President (AVP)

(CORPORATE SEAL)

State of Pennsylvania
 County of Allegheny

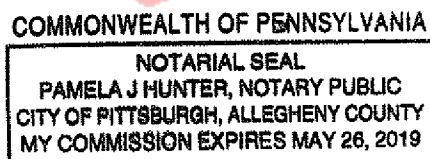
The foregoing instrument was acknowledged before me this 22nd day of July, 2015 by Gloria Ann Beatty
Assistant Vice President of BANK OF AMERICA, N.A. S/B/M BAC HOME LOANS
 SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP on behalf of the National Association. He/she
☐ are personally known to me or ☒ have produced a driver's license as identification.

[Notary Seal]

Pamela J Hunter 7.22.15
 Notary Public

Printed Name: Pamela J Hunter

My Commission Expires: May 26, 2019



**AFFIDAVIT CERTIFYING COPY OF
CERTIFICATE OF ASSISTANT SECRETARY**

STATE OF Pennsylvania
COUNTY OF Allegheny

BEFORE ME an officer authorized to take oaths, this day personally appeared Arlyn J. Kalinski of Bank of America, N.A., who, being first duly sworn deposes and says:

I, Arlyn J. Kalinski, if called to testify in this matter would testify under oath and to the extent of my personal knowledge, based upon a review of the books and records kept in the regular course of business at Bank of America, N.A. ("BANA") concerning the following:

1. My name is Arlyn J. Kalinski and I am over 18 years of age and am competent to testify to the matters below.
2. I am an employee of BANA. My current job title at BANA is Vice President. I am authorized to sign this affidavit on behalf of BANA, as an officer of BANA.
3. Some of the information in this affidavit is taken from BANA's business records. I have personal knowledge of BANA's procedures for creating and maintaining these records. Such business records are: (a) made at or near the time of the occurrence of the matters set forth therein by persons with personal knowledge of the information in the business record, or from information transmitted by persons with personal knowledge; and (b) kept in the course of BANA's regularly conducted business activities. It is the regular practice of BANA to make such records. I have personal knowledge of the procedures of BANA with respect to the maintenance and retrieval of original Certificate of Assistant Secretary and the creation and maintenance of certified copies of such Certificate of Assistant Secretary.
4. Attached hereto as Exhibit 1 is a true and correct copy of the Certificate of Assistant Secretary dated as this 17th day of June, 2015, by Christine Costamagna, ("Grantor") appointing certain officers and persons fulfilling the same duties as successors to their offices or in successor offices of BANA.

FURTHER AFFIANT SAYETH NOT.

DATED: 6/18/2015

Arlyn J. Kalinski 6/18/2015

Affiant's Signature

Arlyn J. Kalinski

Affiant's Name

Vice President

Affiant's Title

SWORN TO and subscribed before me this 18 day of JUNE, 2015, by Arlyn J. Kalinski, as an Vice President of Bank of America, N.A. He (she) () is personally known to me or (v) produced drivers license as identification.

Lindsay Tichenor 6.18.15
Notary Public, Allegheny Tichenor

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
LINDSAY TICHENOR, NOTARY PUBLIC
CITY OF PITTSBURGH, ALLEGHENY COUNTY
MY COMMISSION EXPIRES FEB. 17, 2019

Exhibit A

[CERTIFICATE OF ASSISTANT SECRETARY]

[attached hereto]

Unofficial Copy

**CERTIFICATE OF ASSISTANT SECRETARY
OF
BANK OF AMERICA, NATIONAL ASSOCIATION
a national banking association**

The undersigned, a duly appointed and acting Assistant Secretary of Bank of America, National Association (the "Association"), a national banking association organized and existing under the laws of the United States of America and having its principal place of business in the City of Charlotte, County of Mecklenburg, State of North Carolina, does hereby certify that:

1. The following is a true and complete copy of an excerpt from the Bylaws of the Association, and the same is in full force and effect as of the date hereof:

Section 5.2. Execution of Instruments. All indentures, mortgages, deeds, conveyances, contracts, notes, loan documents, letters of credit, master agreements, swap agreements, guarantees, discharges, releases, satisfactions, settlements, affidavits, bonds, undertakings, powers of attorney, and other instruments or contracts may be signed, executed, acknowledged, verified, attested, delivered or accepted on behalf of the Association by the Chairman of the Board, the Chief Executive Officer, the President, any Vice Chairman of the Board, any Division President, any Managing Director, any Director (as described in Section 4.7 of these Bylaws), any Principal, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Officer, or any individual who is listed on the Association's personnel records in a position equal to any of the aforementioned officer positions, or such other officers, employees or agents as the Board of Directors, the Chief Executive Officer or any officer reporting directly to the Chief Executive Officer may direct in a written delegation kept in the minute book of the Association. The provisions of this Section 5.2 are supplementary to any other provision of these Bylaws and shall not be construed to authorize execution of instruments otherwise dictated by law.

2. Each of the individuals named on Exhibit A attached hereto is a duly elected or appointed and acting officer of the Association holding the title of **Assistant Vice President**.

IN WITNESS WHEREOF, I have hereunto signed my name on this 17th day of June, 2015.

BANK OF AMERICA, NATIONAL ASSOCIATION

By: _____

Christine Costamagna
Assistant Secretary

EXHIBIT A

FORECLOSURE SERVICES DOCUMENT EXECUTION
ASSISTANT VICE PRESIDENTS

Abbott, Marquita LaRae	Divecchio Jr., Gino	Hostovich, Rose J.
Adragna, Jacklyn Ann	Dolanch, Tyler J.	Howden, Christina
Ali, Shamim	Donovan, Lisa Maria	Hunter, Pamela Jean
Altieri, Aimie Christine	Eckert, Whitney E.	Iskierski, Denise Wall
Altman, Robert R.	Egan, Katherine M.	Ivanoff, Janet Lynn
Anderson, Becky Lynn	Ehrman, McKay Rae	Jackson, Adrian Lawrence
Anderson, Jason Richmond	Estrin, Yisroel Tzvi	Jandrasits, Kristy Ann
Armbruster, Elysha James	Ewing, Salvatrice M.	Jenkins, Junell
Arrington, Danielle Lynne	Fabrick, Ashley Rae	Johnson, JaNell LaTrice
Augoustidis, Jackie Lyn	Fetkovich, Mary Beth	Johnson, Scott R.
Azeem, Milton P.	Fitts, Michael D.	Johnson, Stephen Allen
Baldwin, Robert Lane	Fitzgerald, Millicent	Jones, Charlene Michelle
Banks, Caressa Jenice	Flannigan, Jonathan G.	Joseph, Chasity Sharrell
Barry, Darlene Jeannette	Forbin, Patrick	Juarez, Greg
Beatty, Gloria Ann	Foster, Dana Nicole	Karnes, Jay Robert
Bell, Carolyne Wanjiku	Foster, Danielle L.	Katraska, Joshua L.
Biggs, Paula R.	Fought, Rochelle Renee	Kautzman, Marian Joann
Bluemle, James Francis	Franciscus, Charles James	Kereses, Kevin Anthony
Bolds, Rickey Trent	Francois, Regina Irying	King, Audrea Melissa
Bolick, Bryan R.	Fuentes, Andra	Koons, Karen Elaine
Boyer, Joseph M.	Gaire, Rajan	Kopp, Nancy
Braby, Sherry LaSha	Galiszewski, Todd E.	Krane, Ryan R.
Brandemarte, James M.	Ganison, DeKendrick K.	Krenitsky, Robert Andrew
Brandstetter, Julie M.	Ganison, Everly Jasmin	Kroll, Kody Nathaniel
Bratton, Teylore Laurice	Garcia, Marcela	Krystek, Ann M.
Brenen, Kasey M.	Garcia, Yanira Izel	Kusich, Samantha Yvonne
Brown, Kimberly Ann	Geresti, Jan Marie	Kwolek, John Dennis
Bryan, Sandra Leyda	Gibson, Janice R.	Lacey, Joseph Wayne
Carmona, Elvia	Gogarty, Steven James	Lewarchik, Michael Paul
Carmino, Amy J.	Gonzalez-Weikel, Lucy Lynn	Loebig, Charla Jen
Carrillo, Matthew Caleb	Graziani, Rosemarie	Long, Matthew R.
Catalano, Bradley Frank	Griffin, Verlina Ann	Lucas, Jacob Lee
Cawley, Jay S.	Guerrero, Myra P.	Lyon, Christiny A.
Ceaser, Natasha	Hannah II, Owen	Macormac, Evelyn
Chartrand, Erica Ashley	Hassett, Benjamin Walter	Manko, Jonathan Louis
Chinchilla, Gregory David	Havrilla-Spak, Kristen	Marsh, Lorene
Christmann, Erica Renay	Heath, Michael D.	Martin, Kellie Sharee
Clark, Amber Johnae	Hernandez, Celia Regina	Matthews, Nicole Lyn
Connolly, Mary F.	Hillberry, Johnny Richard	McCabe, Mary S.
Coulehan, Megan Nicole	Hillberry, Justi Nicole	McCreary, Anthony Randall
Cramer, Caryn Elaine	Hillberry, Katelin Marie	McNair, Michelle L.
Davis, Sherry D.	Hillman, Brittany	Miles Jr., Michael John
Dennison, Evelyn Delores	Hirak, Adam Michael	Miller, Jr., Gene R.
Dennison, Kevin Vaughn	Hirak, Anthony A.	Moore, Tamerka
Devita, Timothy James	Holtz, Lisha Marie	Moreno, Daniel Gregory
Dilla, Paul Michael	Hosey, Matthew J.	Morgan, Courtney

Morgan, Lori Ann
Mornak, Matthew P.
Mosberger, Shaun Robert
Mosely, Mitchell Craig
Mutschler, Judith L.
Nase, Catherine A.
Nunez, Dwayne A.
Nunn, Sanetrick Darnell
Olander, Dana Gail
Ortiz, Isabel
Outman, Robert Leon
Pacelli, Jessica
Pack, Judy Smith
Pajewski, Sandra Lyn
Palmer, Elizabeth J.
Panzino, Lynne M.
Pelesky, Carolynn
Peretin Jr., Joseph A.
Perez Jr., Roberto
Pham, Luan
Pham, TU-UYEN NU
Pluebell, Rachel Elizabeth
Pulver, Raymond Glen
Rainey, Victoria
Redling, Beth Ann
Reese, Michelle A.
Renock, Rachel Ann
Reynolds, Tiona Larayne

Rhoades, Brandon Lee
Rhodes, Regina Lenale
Rodriguez, John Carlos
Romano Jr., John V
Salapow, Kathleen D.
Sargent, Jonathan Charles
Sauers, Kristen L.
Sed, Asli Olad
Shears II, Clayton
Sherer, Adele Ruth
Silva, Lidia
Singleton, Ulysees P.
Skelly, Cara Lynn
Smith, Jamie Christine
Smith, Shauna Marie
Smith, TaLor Ashlee
Smith, Yulonda Marie
Soto Lopez, Stalia M.
Spera, Lacy Lynn
Stedeford, Oliver Daniel
Stewart, David Shawn
Stewart, Ronald Wade
Stilwell, Denise L.
Sumrall, Kimberly Yetta
Susick, Julia
Swan, Belinda Lou
Sweazen, Barbara Ann
Swinton, Brenda G.

Szymanski, Jaclyn Christina
Thiry, Eileen P.
Thomas, Duane Wells
Thomas, Tranelle M.
Thompson, Christopher M.
Tichenor, Lindsay Nichols
Timms, Jason Lee
Tooks, Suprena Lanell
Tornetta, Michael G.
Townsend-Brown, Lisa K.
Turner, Nicole Lee
Ussery, Glenda Faye
Varner, Shannon Nicole
Walker, Gricel E.
Walker, Lisa Martin
Wallace, Laureen Lynn
Washington, Symeon
Wiley Jr., Dossey C.
Wilkerson, Shawndolyn M.
Williams, Nichole Renée
Wilson III, Lewis
Wojciechowski, Debra Lee
Woods, Jacqueline
Yagusic, Carol Ann
Yates, Shari Lynn
Yuille, Lorri A.
Zupke, Paul O.