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\$65,500

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R-ENV

This Instrument Prepared by:  
Karen McMahan  
5404 Cypress Center Drive, Suite 300  
Tampa, Florida 33609  
Our File Number: TPA11-28316  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number (s): **R32 323 17 5200 1318 0130**

### **SPECIAL WARRANTY DEED**

**This Special Warranty Deed, made this 2nd day of May, 2011, between BankUnited, a Federal Savings Association also known as BankUnited, having its place of business at 7815 NW 148th Street, Miami Lakes, Florida 33016 there by called the grantor,**

**to Mary Anne Deters, an unmarried woman, whose Post Office address is: 5442 Queen Avenue, Spring Hill, Florida 34609, hereinafter called the grantee,**

**WITNESSETH:** That grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, aliens, remis, releases, conveys and confirms unto grantee, all that certain land situate in **Hernando County, Florida, viz:**

**LOT 13, BLOCK 1318, SPRING HILL, UNIT 20, ACCORDING TO THE PLAT THEREOF, AS  
RECORDED IN PLAT BOOK 9, PAGES 65 THROUGH 80, OF THE PUBLIC RECORDS OF  
HERNANDO COUNTY, FLORIDA.**

**SEE ATTACHED EXHIBITS**

**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.

**GRANTOR'S WILL WARRANT AND** the said party of the first part does hereby covenant with the said party of the second part that, except as above noted, that at the time of the delivery of this deed the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under it, but against none other.

(wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

**IN WITNESS WHEREOF,** the grantor has caused these presents to be executed in the name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Rebecca Bird  
Witness signature  
Rebecca Bird  
Print witness name  
[Signature]  
Witness signature  
Stormy Corn  
Print witness name

BankUnited, a Federal Savings Association also known as  
BankUnited, by Green River Capital, LLC as Attorney in Fact

By: [Signature]  
Print Name: **AVIVA BUSH, VICE PRESIDENT**  
Title:

(Corporate Seal)

State of Utah  
County of Salt Lake

The foregoing instrument was acknowledged before me this 15th day of April, 2011  
**AVIVA BUSH, VICE PRESIDENT**

by \_\_\_\_\_ as, \_\_\_\_\_ of Green River Capital, LLC, as Attorney in Fact for  
BankUnited, a Federal Savings Association also known as BankUnited, on behalf of the company. He/she is personally known to me  
or who has produced Drivers License as identification.

Cathy Richardson  
Notary Public **CATHY RICHARDSON**  
Print Notary Name  
My Commission Expires: 12/28/2011  
Notary Seal

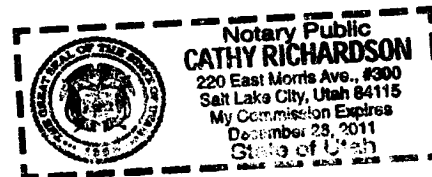




Exhibit A

GREEN RIVER CAPITAL

November 1, 2010

Green River Capital LC, ("Principal") a Utah limited liability company, with its principal place of business at 2691 S. Decker Lake Lane, West Valley City, UT 84119. The undersigned CEO and President of said company hereby assigns the right to sign as officers of the company to the parties named below. The following powers and/or duties are hereby granted to the officer named below:

- Upon receipt of instructions or approval by Principal or its designee regarding the price and terms of the sale or conveyance of a property, to grant, bargain, convey, sell or to contract for the sale on such terms and conditions, as attorney-in-fact may deem proper, and in Principal's name to make, execute, acknowledge and deliver a good and sufficient deed or deeds of conveyance, or other instruments, necessary to effect such sale conveyance, or agreement.
- To execute all documents on Principal's behalf which are required or evidence or aid in the sale of any and/or all property.
- To perform all acts to be done in and about the described matter as Principal could do if personally present.
- To request, demand, sue for, collect, recover, and receive all moneys that may become due and owing to Principal by reason of such sale and conveyance, whether by deed, contract or other instrument.
- To appoint a substitute to perform any of the acts that Green River Capital LC representative by this instrument, is authorized to perform, with the right to revoke such appointment of substitute at pleasure.

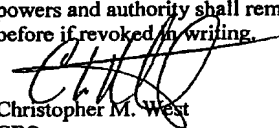
Joseph D'Urso	President
Magdalena Matthes	Chief Operating Officer
Aviva Bush	Vice President

The following powers and/or duties are hereby granted to the officers named below:

- Upon receipt of instructions or approval by Principal or its designee regarding the price and terms of the sale or conveyance of a property, to contract for the sale and conveyance of any or all of the described properties being serviced or owned by the Principal.
- To execute on behalf of Principal, sale contracts to any person for such price or prices and on such terms and conditions as authorized signers.

#### SEE EXHIBIT "A"

All rights, powers and authority of the officers to exercise any and all of the rights and powers granted shall commence and be in full force and effect on November 1, 2010. Such rights, powers and authority shall remain in full force and effect thereafter until December 31, 2011 or before if revoked in writing.

  
Christopher M. West  
CEO

GREEN RIVER CAPITAL, LC 2691 S. DECKER LAKE LANE, WEST VALLEY CITY, UT 84119 PHONE 801-467-3800 FAX 801-467-3807

## Exhibit "A"

Adam Groussman  
Adelbert Etsitty  
Andrew Oliverson  
Anita Ashman  
April Cook  
Ashlie Blackham  
Ben Barber  
Brad Nash  
Chris Blake  
Chris Wright  
Cory Kapetanov  
Dalin Larsen  
Dan Shimmin  
Dayton Hendrixson  
Douglas Redding  
Dustin Bradbury  
Dustin Dean  
Eric Fontana  
Erin Russell  
Greg Cummings  
Gregg Hiller  
Jacque Bruening  
Janae Scanlon  
Jared Van Staveren  
Jason Melton  
Jason Sargent  
Jeff Breinholt  
Jennifer Loverchio  
Jhanny Pena  
Jim Houston  
Joe Jaret  
Joseph Quintana  
Ken Montague  
Kenn Turner  
Keri Bare

Kevin Rumsey  
Kelly Ferris  
Kipp Geis  
Laura Ferris  
Leilini Kinikini  
Leslie Henrie  
Lindsay Egan  
Lisa McCook  
Lucinda Webb  
Mark Alder  
Mark Emery  
Mark Hammond  
Matt Pasin  
Matt Smith  
Melanie Hall  
Merritt Taylor  
Michael Van Staveren  
Michael Wright  
Micah Roberts  
Michelle Jentzsch  
Michelle Kauffman  
Miguel Vasquez  
Nathan Nicholls  
Rachel Lenetsky  
Robert Tucker  
Russell Doult  
Scott Loftin  
Shannan Hoffman  
Shawn Delobel  
Sterling Barton  
Susan Pyle  
Tina Carter  
Troy Routh  
Tyson Egbert  
Valina Radtke

CFN: 20100255857 BOOK 27253 PAGE 813  
 DATE 04/19/2010 08:07:22 AM  
 HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

*Exhibit B*

# SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, BankUnited, a federal savings association organized and existing under the laws of the United States of America with its principal offices located at 7815 NW 148<sup>th</sup> Street, Miami Lakes, FL 33016, does hereby make, approve and appoint Green River Capital, LC, a liability company organized and existing under the laws of the state of Utah, and having an office located at 2691 S. Decker Lake Lane, West Valley City, Utah, 84119, its agent and attorney-in-fact (the "Attorney-in-Fact"), with full power and authority to act for it and on its behalf in the management and disposition of the real estate owned (REO) held by BankUnited, with full power of substitution and revocation.

## A. Delegation of Powers.

Except as otherwise limited by applicable law, or this Special Power of Attorney, the Attorney-in-Fact has full authority to perform without prior approval every act authorized and specifically set forth in that certain Service and REO Management Agreement, dated December 11, 2009, by and between BankUnited and Green River Capital, LLC, including any exhibits, schedules and amendments thereto.

## B. Term.

This Special Power of Attorney shall be effective from the date of execution hereof and shall expire and be of no further force upon revocation in writing by BankUnited.

IN WITNESS WHEREOF, the said grantor has caused this instrument to be executed by the Senior Vice President, this 14th day of January 2010.

## ATTESTATION BY WITNESSES:

I witnessed the signature of this Power of Attorney by Esther Santos, Senior Vice President, and I affirm that he appeared to me to be of sound mind, was not under duress, and signed it freely and voluntarily.

By: *[Signature]*

Name: TIM REILLY  
 Title: SVP

## BANKUNITED

By: *[Signature]*

Name: Esther Santos  
 Title: Senior Vice President

I witnessed the signature of this Power of Attorney by Esther Santos, Senior Vice President, and I affirm that he appeared to me to be of sound mind, was not under duress, and signed it freely and voluntarily.

By: *[Signature]*

Name: TINA BAIRD  
 Title: SVP

STATE OF Florida

)SS:

COUNTY OF Miami-Dade

On this 14th day of January, 2010, before me, a Notary Public of the State of Florida, personally appeared Esther Santos, known to me to be the person whose name is subscribed to the within Special Power of Attorney and to be the Senior Vice President, of the said BankUnited, a federal savings association, and acknowledge that he/she executed same on behalf of the corporation for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

My commission expires:

11/11/11

*[Signature]*  
 Notary Public

