

**THIS INSTRUMENT PREPARED BY AND RETURN TO:**

Shirley O Scotland  
Shore to Shore Title, LLC.  
6111 Broken Sound Parkway NW STE350  
Boca Raton, FL 33487  
Property Appraisers Parcel I.D. #: R10 223 17 3248 0000 2600  
File: S140223

**QUITCLAIM DEED**

This Quitclaim Deed, made this 11 day of July, 2014 by CitiMortgage, Inc., c/o PennyMac Loan Services, LLC, whose post office address is 1000 Technology Drive, MS 314, O'Fallon, MO 63368 Grantor, and PennyMac Corp., whose post office address is 6101 Condor Drive, Moorpark, CA 93021, Grantee.

Witnesseth, that the Grantor, for and in consideration of the sum of -----TEN & NO/100 (\$10.00)-----  
-----DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of HERNANDO, State of Florida, to-wit:

Lot 260, The Hamptons at Regency Oaks, Unit Five, according to the plat thereof, recorded in Plat Book 25 Pages 15 through 17, inclusive, of the Public Records of Hernando County, Florida.

Power of Attorney attached hereto and made a part hereof

Subject to easements, restrictions and reservations of record and to taxes for the year 2014 and thereafter.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

In Witness Whereof, the Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness #1 Signature

Ran Jordan  
Witness #1 Printed Name

  
Witness #2 Signature

Ricardo Soza  
Witness #2 Printed Name

CitiMortgage, Inc. by PennyMac Loan Services, LLC, as attorney in fact

By: 

Michael Drawdy  
Senior Vice President, Asset Management

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of July, 2014 by \_\_\_\_\_ as \_\_\_\_\_ of PennyMac Loan Services, LLC, as attorney in fact for CitiMortgage Inc., on behalf of the corporation, who is personally known to me or has produced \_\_\_\_\_ as identification.

SEAL

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Notary Name

My Commission Expires:

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Ventura

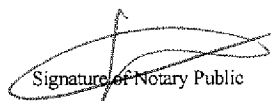
On 7-11 2014 before me, Cynthia Hoff, Notary Public,  
(Here insert name and title of the officer)

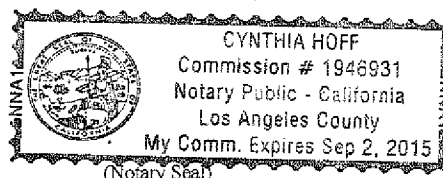
personally appeared Michael Drawdy

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 of Notary Public



## ADDITIONAL OPTIONAL INFORMATION

### INSTRUCTIONS FOR COMPLETING THIS FORM

*Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ is are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.

- ☒ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
- ☒ Indicate title or type of attached document, number of pages and date.
- ☒ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).

Securely attach this document to the signed document

### DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

(Additional information)

### CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other \_\_\_\_\_

RECORDING REQUESTED BY  
PennyMac Loan Services, LLC

When Recorded Mail To:  
PennyMac Loan Services, LLC  
Attn: Mallory Garner  
6101 Condor Drive  
Moorpark, CA 93021

Space Above This Line Reserved for Recorder's Use

### **LIMITED POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS, that CitiMortgage, Inc. , CITIMORTGAGE, INC. as successor in interest by merger to ABN AMRO Mortgage Group, Inc., CitiMortgage, Inc. as successor in interest by merger to CitiFinancial Mortgage Company, Inc., CitiMortgage, Inc. as successor in interest by merger to Principal Residential Mortgage, Inc. and CitiMortgage, Inc. as successor in interest by merger to First Nationwide Mortgage Corporation, (the "Seller"), pursuant to that Master Mortgage Loan Sale Agreement, by and between the Seller and PNMAC Capital Management, , LLC ("Purchaser"), dated February 5, 2010 (the "Agreement") hereby constitutes and appoints PennyMac Loan Services, LLC, by and through PennyMac Loan Services, LLC's officers, as the Seller's true and lawful Attorney-in-Fact, in the Seller's name, place and stead and for the Seller's benefit, in connection with the mortgage loans purchased by Purchaser and sold by Seller pursuant to the Agreement (the "Mortgage Loans") for the purpose of performing all acts and executing all documents in the name of the Seller as may be customarily and reasonably necessary and appropriate to effectuate the following:

Executing, acknowledging, sealing and delivering any mortgage note endorsements or allonges, any assignments of deed of trust or mortgage, any quitclaim deeds, bills of sale and/or other instruments of sale, conveyance and transfer, appropriately completed, with all ordinary or endorsements as may be necessary or appropriate to effect the execution, delivery, conveyance, recordation or filing thereof.

The undersigned gives said Attorney-in-Fact full power and authority to execute such instruments and to do and perform all and every act and thing necessary and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney, each subject to the terms and conditions set forth in the Agreement as fully as the undersigned might or could do, and hereby does ratify and confirm to all that said Attorney-in-Fact shall lawfully do or cause to be done by authority hereof. This Limited Power of Attorney shall be effective as of December 6, 2013, and expire August 6, 2014.

Third parties without actual notice may rely upon the exercise of the power granted under this Limited Power of Attorney and may be satisfied that this Limited Power of Attorney shall continue in full force and effect and has not been revoked unless an instrument of revocation has been made in writing by the undersigned.

IN WITNESS WHEREOF, CitiMortgage, Inc., as Seller pursuant to that Master Mortgage Loan Sale Agreement between the Seller and Purchaser, dated as of February 5, 2010, has caused its corporate seal to be hereto affixed and these presents to be signed and acknowledged in its name and behalf by Paul DeGruccio, its duly elected and authorized Vice President this December 6, 2013.

CitiMortgage, Inc.

By: \_\_\_\_\_  
 Name: Paul DeGruccio  
 Title: Vice President

Witnesses

By: \_\_\_\_\_  
 Name: Jessica Whaley  
 Title: Vice President

Witnesses

By: \_\_\_\_\_  
 Name: Elizabeth Biondo  
 Title: Assistant Vice President



State of Missouri  
 County of St. Charles

On this December 06, 2013, before me, Kathryn Spalinger, the undersigned, a Notary Public in and for the said state and county, personally appeared Paul DeGruccio known to me to be the person whose name is subscribed to and in the within instrument on behalf of CitiMortgage, Inc.

In witness whereof I hereunto set my hand official seal.

\_\_\_\_\_  
 Kathryn Spalinger

My commission expires on 08/02/2014.

