

Prepared by and Return to:
Dependable Title Services of Florida, Inc.
Terri Rinna
4865 N. Wickham Road, Suite 103
Melbourne, Florida 32940
Our File Number: 16-4000
Property Appraiser Parcel ID Number:
R10 223 19 3572 0100 0110

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 22nd day of June, 2016, between **NRZ REO Inventory Corp., a Delaware Corporation**, whose mailing address is: 1345 Avenue of Americas, New York, NY 10105, hereinafter called the Grantor, and **Robert R. Fradette and Patricia B. Fradette, husband and wife**, whose mailing address is: 5051 Endview Pass, Brooksville, Florida 34601, hereinafter called the Grantee,

(Wherever 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, partnerships (including joint ventures), public bodies and quasi-public bodies.)

WITNESSETH: That said Grantor, for and in consideration of the sum of \$295,000.00 DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, his/her/their heirs and assigns, the following described property, to wit:

Lot 11, Block 10, SOUTHERN HILLS PLANTATION PHASE 2, according to the plat thereof, as recorded in Plat Book 36, Pages 40 through 67, inclusive, of the Public Records of Hernando County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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 the Grantee, that 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 the Grantor.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed, sealed and delivered in the presence of:

NRZ REO Inventory Corp., a Delaware Corporation
By: FL Mortgage Resolution Co., a Florida Corporation,
its Attorney -in-fact

Courtney Laell
Witness signature
Courtney Laell
Print witness name
Annie Corbeel
Witness signature
Annie Corbeel
Print witness name

By: Sean Panek
Print Name: _____
Title: Sean Panek
Vice President
FL Mortgage Resolutions

State of Florida
County of Brevard

THE FOREGOING INSTRUMENT was acknowledged before me this 22nd day of June, 2016 by Sean Panek, as Vice President of FL Mortgage Resolution Co., a Florida Corporation, on behalf of said entity, who is personally known to me () or who has produced _____ as identification.

Brooke Ann Adams
Notary Public
Brooke Ann Adams
Print Notary Name

My Commission Expires: 4/13/2020

Notary Seal

