

PREPARED BY:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 Commitment Number: 3421215.

RETURN TO:

ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

File Number: 3421215

APN/PIN: R16-223-17-3880-0020-0250

SPECIAL WARRANTY DEED

This Special Warranty Deed made between **Wells Fargo Bank, N.A.** whose address is **8480 Stagecoach Circle, Frederick, MD 21701**, Grantor, and **Jennifer A. Spring and Stephen H. Spring** whose address is **4171 Edenrock Pl., Spring Hill, FL 34609**, 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 **\$22,500.00 (Twenty Two Thousand Five Hundred Dollars and Zero Cents)** and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt and sufficiency whereof is hereby acknowledged, has Granted, bargained, and sold to the said Grantee, and Grantee's successors, heirs and assigns forever, the following described land, situate, lying and being in **Hernando** County, Florida, to-wit:

All that certain parcel of land situate in the County of Hernando, State of Florida, being more particularly described as follows: Lot 25, Block 2, Weeki Wachee Acres Addition, Unit No. Three, according to the plat thereof, as recorded in Plat Book 7, Page 18, of the Public

**Records of Hernando County, Florida. Together with that certain 1980 twin mobile home ID#
T2476258A/B**

***SEE ATTACHED EXHIBIT(S)**

SUBJECT TO:

1. Taxes and assessments for the current calendar year and all subsequent years;
2. Zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority;
3. Conditions, restrictions, reservations, limitations and easements of record, if any, but this reference shall not operate to reimpose same;

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 specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, GRANTOR has signed these presents on **5th** day of May, 2016.

Wells Fargo Bank, N.A.

By: Nick Dimarco 5/5/16

Name: _____

Its: Nick Dimarco
Vice President Loan Documentation

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness: [Signature]

Name: Mark Hansen

Witness: [Signature]

Name: Amanda Lind

State of Iowa

County Dallas

On this 5th day of May, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Nick Dimarco, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPO (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Nick Dimarco acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature] (Signature) (Stamp or Seal)
Notary Public

0199490848

220-FL-V3

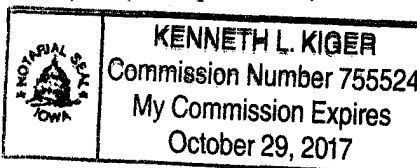


EXHIBIT "A"**SECRETARY'S CERTIFICATE****WELLS FARGO BANK, NATIONAL ASSOCIATION**

I, Teresa K. Rozek, Assistant Secretary of Wells Fargo Bank, National Association, a national banking association, do hereby certify that the following is a full, true and correct copy of the resolutions duly adopted by Franklin R. Codel on February 29, 2016, a written action pursuant to authority delegated by the Mortgage Banking Committee of the Board of Directors of Wells Fargo Bank, N.A., effective as of October 1, 2015; that said resolutions have not been amended or revoked and that the same are, on the date hereof:

WHEREAS, in the normal course of business, employees of the Bank need to execute various documents in connection with closings for the sale of real property, contracts and addenda; and are required to present certification of their authority;

WHEREAS, these actions will be best and most efficiently accomplished by a confirmation of existing corporate officer authority to execute individual documents on behalf of the Bank, and the appointment of Designated Signers with authority to execute individual documents on behalf of the Bank.

RESOLVED, that the Bank confirms the authority of the officers listed on Exhibit A (Premiere Asset Services), attached hereto and incorporated herein, to execute all instruments as authorized under their officer title pursuant to the General Signature Resolution previously adopted by the Mortgage Banking Committee I, on behalf of the Bank.

RESOLVED FURTHER, that the employees of the Bank listed on Exhibit A (Premiere Asset Services), attached hereto and incorporated herein, are elected as Designated Signers on behalf of the Bank and authorized to execute any instrument relating to the origination, closing and servicing of Conventional, FHA-insured, or VA-guaranteed mortgages, including deeds and conveyances of real property acquired through foreclosure on behalf of the Bank.

RESOLVED FURTHER, that each individual's authority as an Officer or Designated Signer of the Bank, as aforesaid, shall terminate automatically upon the termination of such individual from employment with the Bank.

WITNESS MY HAND AND THE SEAL OF THE BANK, this 2nd day of March, 2016.

(Seal)



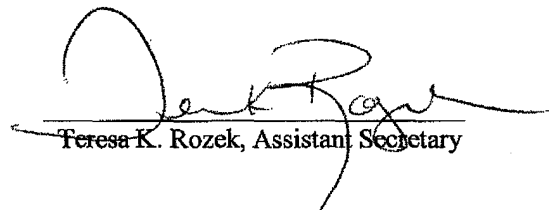

Teresa K. Rozek, Assistant Secretary

Exhibit APremiere Asset Services – Des Moines, Iowa/Ft. Lauderdale, FloridaOfficers

Acker, Jeremy – Vice President Loan Documentation
 Adams, Michelle Lynn- Vice President Loan Documentation
 Amerine, Tonya – Vice President Loan Documentation
 Baade, Josh a/k/a Baade, Joshua L. – Vice President
 Billings, Blake – Vice President Loan Documentation
 Blake, Courtney – Vice President Loan Documentation
 Brennan, Nathan L.- Assistant Vice President
 Brown, Suzie a/k/a Brown, Susan I. – Vice President Loan Documentation
 Carder, Lynn A.- Assistant Vice President
 Carver-McDannald, Allison a/k/a Carver, Allison – Vice President Loan Documentation
 Cross, Kathryn Mary a/k/a Cross, Kathryn - Vice President Loan Documentation
 DiMarco, Nick – Vice President Loan Documentation
 Doran, Lindsay – Vice President Loan Documentation
 Dotson, Terrilynn a/k/a Dotson, Terri- Vice President Loan Documentation
 Duffy, Amy Leigh a/k/a Duffy Amy L. a/k/a Duffy, Amy- Vice President
 Frost, David – Assistant Vice President
 Geist, Scott E. a/k/a Geist, Scott - Assistant Vice President
 Harris Danielyan, Sabrina – Vice President Loan Documentation
 Hopke, Melanie J.- Assistant Vice President
 Jaastad-Stone, Tamara Ann a/k/a Jaastad-Stone, Tamara A. a/k/a Jaastad-Stone, Tamara – Vice President
 Loan Documentation
 Kness, Jodi L. a/k/a Kness, Jodi - Senior Vice President
 Kuhl, Chad Michael a/k/a Kuhl, Chad M. –Vice President Loan Documentation
 Leichty, Faith Marie a/k/a Leichty, Faith – Vice President Loan Documentation
 Lem, China – Vice President Loan Documentation
 Miller, Nathan – Vice President Loan Documentation
 Pannkuk, Patrick Joseph , a/k/a Pannkuk, Patrick J.– Assistant Vice President
 Rowe, Heather Renee a/k/a Rowe, Heather – Vice President Loan Documentation
 Scheffert, Michael C. – Assistant Vice President
 Shockey, Heather – Vice President Loan Documentation
 Smith, Tyler N.- Vice President
 Spann, Abigail R.- Assistant Vice President
 Stevens, Jaci – Vice President Loan Documentation
 Vander Werf, Angela Kay a/k/a Vander Werf, Angela- Assistant Vice President
 Wambold, Abigail a/k/a Wambold, Abigail Suzanne – Vice President Loan Documentation

Designated Signers

Aguiniga Jr., Ray R. a/k/a Aguiniga, Ray	Lancaster, Michelle
Avery, Tara M.	Lang, Kathaleen A.
Banks, Aaron a/k/a Banks, Aaron R.	Larsen, Eric F.
Banks, Alan	Larson, Jennifer Glenn
Battani, Jon Michael a/k/a Battani, Jon	Lehmer, Tala
Bingaman, Philip R.	Leon, Jennifer
Blue, Nolan	Lilly, Tabaras Kenny a/k/a Lilly, Kenny
Borowiec, James Raymond	Lind, Amanda Marisa a/k/a Lind, Amanda
Buntenbach, Edward A. a/k/a Buntenbach, Eddie	Livingston, Donald Brian a/k/a Livingston, Donald B.
Carroll, Elizabeth a/k/a Carroll, Elizabeth A.	Madgett, Christopher Michale
Carruthers, Cathleen Christine a/k/a Carruthers, Cathleen	Makela, Samantha
Charles, Bailey	Martin, Tracy
Cobb, Nicole	McNeal, Ryan
Colbert, Christopher D. a/k/a Colbert, Chris	Mefferd, Ashley M.
Cooper, Megan L. a/k/a Cooper, Megan	Meinert, Laura
Corder, John	Mendoza, Teri
Den Hartog, Jordan a/k/a Den Hartog, Jordan D.	Miller, Nathan
Dickman, Catelyn C. a/k/a Dickman, Catelyn	Mills, Heidi Denise
Dreesman, Brian L.	Morrow, Tracey
Duffy, Shanna	Niswonger, Stephen a/k/a/ Niswonger, Drew
Ellis, Taylor	Ohnemus, Joshua
Farley, Anabelle D. a/k/a Farley, Anabelle	Overturf, Tyler Scott a/k/a Overturf, Tyler
Floden, Branwen Elizabeth a/k/a Floden, Branwen E.	Pannkuk, Ashley
Frydendall, Eric M.	Patrick, Danielle
Gallaher, Kristen a/k/a Gallaher, Kristen L.	Pickering, Jr., Larry L. a/k/a Pickering, Larry
Gaspar, DeeAnn Marie a/k/a Gaspar, DeeAnn	Quass, Anne Marie a/k/a Quass, Anne M.
Gates, Scott	Quayle, Nichole a/k/a Pritchett-Quayle, Nichole
Geiger, Robert	Quick, Danae
Gentzler, Dusty Le a/k/a Gentzler, Dusty	Quist, Sadie Jo
Gibbs, Cheryl	Rector, Timothy
Goddard, Justin a/k/a Goddard, Justin William	Roberts, Laurie E.
Goodman, Sara M.	Robinson, Mark
Gray, Kimberly D.	Rodriguez, Alicia
Gudenkauf, Kylie	Sandy, Matt
Hagen, Matthew Mark a/k/a Hagen, Matthew	Scharnberg, Kristine Lee
Hager, Rodney Wayne	Schockemoehl, Ryan Louis a/k/a Schockemoehl, Ryan
Hall, Angela	Schultz, Aeja M. a/k/a Schultz, Aeja
Hansen, Mark Jolm a/k/a Hansen, Mark	Sheldon, Michael A.
Harrison, Gail A. a/k/a Harrison, Gail	Siebrecht, Kyle
Hatcher, Jayme Elizabeth a/k/a Hatcher, Jayme	Sismilich, Terri L.
Higgs, Mary	Snook, Brianna Nichole a/k/a Snook, Brianna
Holmberg, Joey Dean a/k/a Holmberg, Joey	Spratt, Lisa L.
Huber, Benjamin	Stevens, Jaci
Hudson, Mike E. a/k/a Hudson, Mike	Strable, Susan Patton a/k/a Strable, Susan
Johnson, Heather R. Whyte a/k/a Johnson, Heather R. W.	Switzer, Brittney
Johnson, Jacob Edward a/k/a Johnson, Jacob	Thompson, Joy N. a/k/a Thompson, Joy Noel a/k/a
Jones, Michael Christopher a/k/a Jones, Michael C.	Thompson, Noel
Kiburz, Nick a/k/a Kiburz, Nicholas C.	Threlkeld, Rebecca Michelle a/k/a Threlkeld, Rebecca
Kiger, Kenneth L. a/k/a Kiger, Kenneth	Trapani, Kim Ann a/k/a Trapani, Kim
Koll, Melinda J. a/k/a Koll, Mindy	Tyler, Beth J. a/k/a Tyler, Beth
Kooistra-Sullivan, Elise M.	Ung, Sang Sui a/k/a Ung, Sang S.
Krogh, Laura	Upah, Heather
	VanEchaute, Tawnya
	VanHaafte, Lisa

Warrick, Nicole J.
Wassink, Greta H.
Webster, Cassandra E. a/k/a Webster, Cassandra
Welp, Aubrey
Williams, Darian
Wright, Kelly
Young, Mary
Zander, Nicholas E. a/k/a Zander, Nick