

Commitment Number: DS7151-16000768

After Recording, Send To:
Title365 / Post-Closing
2200 Lucien Way, Suite 340, Maitland, FL 32751

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
R20-422-20-0000-0310-0030

SPECIAL WARRANTY DEED

Bank of America, N.A., hereinafter grantor, whose tax-mailing address is **Bank of America, 2505 W. Chandler Blvd, Chandler AZ 85224**, for \$99,000.00 (Ninety Nine Thousand Dollars and Zero Cents) in consideration paid, grants with special warranty covenants as set out below to **Picketts Properties, LLC**, hereinafter grantee, whose tax mailing address is **9839 Domingo Dr., Brooksville, FL 34601**, the following real property:

See Exhibit "A" Attached Hereto For Legal Description

Property Address is: 9018 Weatherly Road Brooksville, FL 34601

GRANTOR WILL DEFEND THE SAME AGAINST THE LAWFUL CLAIMS OF ALL PERSONS CLAIMING BY, THROUGH OR UNDER GRANTOR, AND NO OTHERS.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor covenants to and agrees with Grantee, that Grantor will warrant and defend the property conveyed unto the Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through, from, or under the Grantor and no others whatsoever.

Prior instrument reference: **2015053716, Official Records Book 3284, Page 189**

Executed by the undersigned on August 25, 2016:

Bank of America, N.A.

By: Maria Mallow 8-25-2016

Printed Name: Maria Melissa Mallow

Its: Assistant Vice President (AVP)

Witness Grantor's hand this 25 day of August, 2016.

Signed, Sealed and Delivered
in the presence of these Witnesses
(one of whom may be the Notary):

| | |
|---|--|
| Witness (signature on above line) <u>Sharon Hill</u> <u>8-25-16</u> | Printed Name <u>Sharon Jean Hill</u> |
| Witness (signature on above line) <u>Michele Valenzuela</u> <u>8-25-16</u> | Printed Name <u>Michele Jennifer Valenzuela</u> |

STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me on August 25, 2016 by Maria Melissa Mallow its AVP on behalf of **Bank of America, N.A.** who has produced AZ Driver License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Rosemary Trujillo 8-25-16
Notary Public Rosemary Trujillo

This instrument 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.

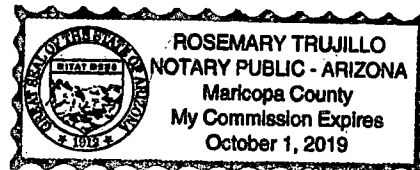


EXHIBIT A

The following property, in Hernando County, Florida:

LAND SITUATED IN THE COUNTY OF HERNANDO, STATE OF FLORIDA IS DESCRIBED AS FOLLOWS:

THE NORTH 620.00 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA; AND THE WEST 15.00 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, LESS THE NORTH 620.00 FEET THEREOF.

SUBJECT TO RESERVATION OF THE SOUTH 15.00 FEET OF THE WEST 1/2 OF THE WEST 1/2 TO THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20 FOR ROAD PURPOSES AS RECORDED IN DEED BOOK 26, PAGE 496, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

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**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 Christine Costamagna of Bank of America, N.A., who, being first duly sworn deposes and says:

I, Christine Costamagna, 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 Christine Costamagna 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 Senior Vice President and Assistant Secretary. 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.
4. Attached hereto as Exhibit 1 is a true and correct copy of my Certificate of Assistant Secretary dated as this 3rd day of August, 2016, certifying the appointing certain officers to their offices of BANA.

FURTHER AFFIANT SAYETH NOT.

DATED: 8/3/16

Christine Costamagna
Affiant's Signature

Christine Costamagna
Affiant's Name

SVP & Assistant Secretary
Affiant's Title

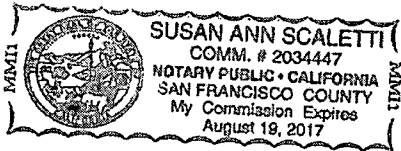
SWORN TO and subscribed before me this ___ day of _____, 20___, by _____, as an _____ of Bank of America, N.A. He/she () is personally known to me or () produced _____ as identification. see attached form

Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco

Subscribed and sworn to (or affirmed) before me on this 4th day of August, 2016,
by Christine Costamagna, proved to me on the basis of
satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature Susan Ann Scaletti

Exhibit A

[CERTIFICATE OF ASSISTANT SECRETARY]

[attached hereto]

**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 3rd day of August, 2016.

BANK OF AMERICA, NATIONAL ASSOCIATION

By: Christine Costamagna
Christine Costamagna
Assistant Secretary

EXHIBIT A

**FORECLOSURE SERVICES DOCUMENT EXECUTION
ASSISTANT VICE PRESIDENTS**

| | | |
|-----------------------------|-------------------------------|---------------------------|
| Agnew, Melanie Anne | Ganison, DeKendrick Kavon | Letham, Amy D. |
| Ali, Shamim | Ganison, Everly Jasmin | Lewis Jr., Calvin |
| Allred, Ann Louise | Garcia, Marcela | Lowden, Lisa Ann |
| Anderson, Mandi Leanne Jane | Garcia, Marco Antonio | Lyon, Christiny A. |
| Ayala, Wilfredo | Garcia, Sylvia C. | Maggitt, Kenyetta Devon |
| Banda, Jamie Gonzales | Garcia, Yanira Izel | Mallow, Monja Melissa |
| Banks, Caressa Jenice | Gibson, Janice R. | Manning, Shannon Annette |
| Barry, Darlene Jeannette | Gleason, Frances Cherrise | Marks, Christine Lynn |
| Begum, Suhala | Goff, Maria Luz | Marquez, Ronald Romeo |
| Bell, Carolyne Wanjiku | Gomez Kponton, Arlette Akouyo | Marsh, Lorene Alford |
| Bolds, Rickey Trent | Good, Kevin James | Marsh, Shay Denise |
| Bowes, Richard Michael | Griffin, Verlina Ann | Mathews, Rebekah Marie |
| Bowling, Karen Marie | Guardado, Margarita | McDowell, Sabrina Allene |
| Braby, Sherry LaSha | Guerrero, Myra P. | McGinnis, Brent Travis |
| Bratton, Teylore Laurice | Guillen, Denise Jordan | Medlock, Jordan Todd |
| Brewer, Julie Ann | Hernando, Sonia Iliana | Messmer, Anne Carter |
| Briceno, Andrea Janay | Hill, Sharon Jean | Mitchell, Yasmin Y. |
| Bryan, Sandra Leyda | Holguin, Judy Lee | Montano, Victoria A. |
| Bush, Michael A. | Holt, Brian Benjamin | Moore, Tametka Renea |
| Cabanayan, Annie Serquina | Humphrys, Emily Marie | Morgan, Courtney Alice |
| Canastillo, Melba Barraza | Hushagen, Jeffrey Tyler | Morua, Norma Marie |
| Candelaria, Alma N. | Ingram, Angie A. A. | Navarro, Lilliana R. |
| Carmody, Gabrielle Lynn | Isaac, Ashley Marie | Neff, Tamar Jewel Lillian |
| Carmona, Elvia | Iskierski, Denise Wall | Nunez, Alberto Feria |
| Carrillo, Matthew Caleb | Jackson, Adrian Lawrence | Nunez, Angela Marie |
| Case, Laurie Michelle | Jackson, Colette | Nunn, Sanetrick Darnell |
| Chartrand, Erica Ashley | Jameson Jr., Michael Lawrence | Ohara, Maureen J. |
| Chorney, Lori Diane | Jauregui, Karla Juliet | Okolita, Marlene V. |
| Clark, Amber Johnae | Johnson-Rieger, Andria D. | Oldham, Holly M. |
| Cramer, Caryn Elaine | Johnson, JaNell LaTrice | Ortega, Wanda Lucy |
| Crane, Jeremy Jerome | Johnson, Jennifer Mae | Outman, Robert Leon |
| Cruz, Kimberly Marie | Johnson, Stephen Allen | Pack, Judy Smith |
| Davis, Nicole J. | Joseph, Chasity Sharrell | Pena, Angie Graciela |
| Davis, Sherry Dvon | Keith-Tuttle, Elissa | Pham, Luan |
| DeBarros, Kimberly Nicole | Kerns, Kevin C. | Pham, TU-UYEN NU |
| Dennison, Evelyn Delores | Khamisani, Amna | Pilgrim, Sabrina Elyse |
| Dennison, Kevin Vaughn | Klapperich, Cory Donovan | Pittman, Lori Denise |
| Dockery, Brittany Marie | Kobylarek, Kelly Kathleen | Quahi, Cathreen Renee |
| Edwards, Carmeka Yushay | Koons, Karen Elaine | Quesada, Nicholas Ryan |
| Farkash, Patricia Ann | Kraft, Kayla Jo | Ramos-Leyva, Yanneth |
| Fisher, Jared Robert | Lajza, Jane Marie | Rhodes, Regina Lenale |
| Flannigan, Jonathan Glenn | Landin, Lucinda | Robinson, Gloria |
| Flood, Joseph F. | Landry, Caroline Palacio | Robinson, Michele Renae |
| Francois, Regina Irving | Lansiquot, Siddhartha | Rodriguez, John Carlos |
| Fuentes, Andra Robledo | Laughlin, Bobbi Gaye | Rogers, Frederick C. |
| Galante, Carolin | Leach Jr., Kip David | Rogers, Shaun Jermaine |

Rougeau, Essie Malone
Ruiz De La Torre, Artemio
Salazar, Brenda Aracely
Samuels, Ariel Mercedes
Sanchez, Dianna M.
Sanders, Chatanya Joyce
Santana, Christina L.
Sargent, Jonathan Charles
Schwartz, Abril
Sed, Asli Olad
Segui, Elsa Rebeca
Sevier, Wendy Covarrubias
Sharko, Lupita
Shears II, Clayton
Shehata, Jamie Leora

Sin, Sorn
Solano, Michael
Sorenson, Kelly Marie
Spiller, Adriel J.
Spiller, Roderick R.
Sulcer, Emily Lynn
Swink, Scott Edward
Tabish, Jennifer June
Thomas, Duane Wells
Thomas, Tramelle Martise
Thompson, Kelly Marie
Thompson, Ronald Allen
Tooks, Suprena Lanell
Ussery, Glenda Faye
Valenzuela, Michelle Jennifer

Vore, Christine Eliza
Walker, Grisel E.
Walker, Lisa Martin
Walter, Rachael Dawn
Washington, Symeon Sjolund
Wheaton, Odis James
White, Kristin Elizabeth
Wiley Jr., Dossey C.
Williams, Nichole Renee
Wilson, Alicia J.
Wilson III, Lewis
Wood, Christopher Scott
Woody, Michael Bruce