

Prepared by and Return to:
Dependable Title Services of Florida, Inc.
Terri Rinna
520 East Strawbridge Avenue
Melbourne, Florida 32901
Our File Number: 19-0056
Property Appraiser Parcel ID Number:
R15 223 18 3265 0000 0430

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 1ST day of March, 2019, between **Wilmington Savings Fund Society, FSB, as Trustee of Upland Mortgage Loan Trust A** whose mailing address is: c/o Carrington Mortgage Services, 1600 South Douglass Road, Suite 130A, Anaheim, CA 92806, hereinafter called the Grantor, and **Samuel Smith, an unmarried man**, whose mailing address is: 13113 Linzia Lane, Spring Hill, Florida 34609, 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 \$10.00 DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, 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 43, Pristine Place Phase Six, according to the map or plat thereof as recorded in Plat Book 35, Page 22, of the Public Records of Hernando County, Florida.

Property address : 13113 Linzia Ln, Spring Hill, Florida 34609

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.

***** SEE ATTACHED EXHIBIT A *****

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:

Wilmington Savings Fund Society, FSB, as Trustee of Upland Mortgage Loan Trust A
By: Carrington Mortgage Services, LLC, a Delaware Limited Liability Company
Its attorney-in-fact

Teresa Saucedo

Witness signature

Teresa Saucedo

Print witness name

Bruce Tuononen

Witness signature

Bruce Tuononen

Print witness name

By: *[Signature]* FEB 28 2019
Print Name: _____
Title: Scott Hazen
REO Director
Carrington Mortgage Services, LLC
Attorney in Fact

State of California
County of Orange

THE FOREGOING INSTRUMENT was acknowledged before me this _____ day of March, 2019 by _____, as _____ of Carrington Mortgage Services, LLC., a Delaware Limited Liability Company, on behalf of said entity, who is personally known to me or who has produced _____ as identification.

Notary Public

Print Notary Name
My Commission Expires: _____
Notary Seal

see Attached

ACKNOWLEDGMENT

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.

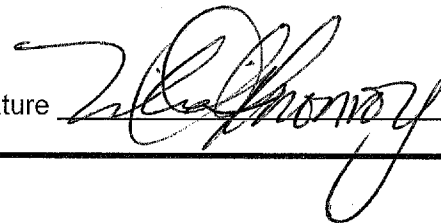
State of California
County of Orange

On February 28, 2019 before me, Nidia Madelyn Monroy Notary Public
(insert name and title of the officer)

personally appeared Scott Hazen,
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 

(Seal)

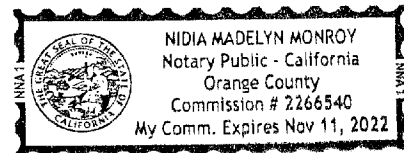


EXHIBIT A

**ACTION BY WRITTEN CONSENT
OF THE
MANAGING MEMBER
OF
CARRINGTON MORTGAGE SERVICES, LLC**

(February 9, 2017)

The undersigned, being the managing member (the "Managing Member") of Carrington Mortgage Services, LLC, a Delaware limited liability company (the "Company"), acting pursuant to Section 18-302 of the Delaware Limited Liability Company Act (the "Act") does hereby adopt the following resolutions of the Managing Member:

WHEREAS, pursuant to that certain Written Consent dated as of March 25, 2008 (the "March 25, 2008 Written Consent"), the Managing Member may amend Schedule A thereto from time to time;

WHEREAS, Schedule A was amended and restated pursuant to a Written Consent dated as of November 3, 2008 (the "November 3, 2008 Written Consent") to add additional individuals as Authorized Persons (as such term is defined in the March 25, 2008 Written Consent) of the Company;

WHEREAS, Schedule A was further amended and restated pursuant to a Written Consent dated as of February 10, 2009 (the "February 10, 2009 Written Consent") to add additional individuals as Authorized Persons of the Company;

WHEREAS, Schedule A was further amended and restated pursuant to a Written Consent dated as of March 1, 2012 (the "March 1, 2012 Written Consent") to add an additional individual as an Authorized Person of the Company;

WHEREAS, Schedule A was further amended and restated pursuant to a Written Consent dated as of April 26, 2012 (the "April 26, 2012 Written Consent") to add additional individuals as Authorized Persons of the Company;

WHEREAS, Schedule A was further amended and restated pursuant to a Written Consent dated as of January 25, 2013 (the "January 25, 2013 Written Consent") to add additional individuals as Authorized Persons of the Company;

WHEREAS, Schedule A was further amended and restated pursuant to a Written Consent dated as of September 10, 2013 (the "September 10, 2013 Written Consent") to add an additional individual as an Authorized Person of the Company;

WHEREAS, Schedule A was further amended and restated pursuant to a Written Consent dated as of December 10, 2013 (the "December 10, 2013 Written Consent") to add an additional individual as an Authorized Person of the Company;

WHEREAS, Schedule A was further amended and restated pursuant to a Written Consent dated as of October 7, 2014 (the "October 7, 2014 Written Consent") to add additional individuals as Authorized Persons of the Company;

WHEREAS, Schedule A was further amended and restated pursuant to a Written Consent dated as of October 21, 2014 (the "October 21, 2014 Written Consent") to add additional individuals as Authorized Persons of the Company;

WHEREAS, Schedule A was further amended and restated pursuant to a Written Consent dated as of April 9, 2015 (the "April 9, 2015 Written Consent") to add additional individuals as Authorized Persons of the Company;

WHEREAS, Schedule A was further amended and restated pursuant to a Written Consent dated as of January 28, 2016 (the "January 28, 2016 Written Consent") to remove certain individuals as Authorized Persons, and to add additional individuals as Authorized Persons of the Company;

WHEREAS, Schedule A was further amended and restated pursuant to a Written Consent dated as of March 9, 2016 (the "March 9, 2016 Written Consent") to remove certain individuals as Authorized Persons, and to add additional individuals as Authorized Persons of the Company; and

WHEREAS, Schedule A was further amended and restated pursuant to a Written Consent dated as of August 15, 2016 (the "August 15, 2016 Written Consent") to remove certain individuals as Authorized Persons, and to add additional individuals as Authorized Persons of the Company.

NOW, THEREFORE, BE IT RESOLVED, that Schedule A of the August 15, 2016 Written Consent is hereby amended and restated to add additional individuals as Authorized Persons, in substantially the form attached hereto; and

FURTHER RESOLVED, that Schedule A is hereby amended and restated in its entirety, in substantially the form attached hereto, and may be further amended and restated from time to time (it being understood that ordinary course changes in title to the individuals set forth on Schedule A shall be deemed automatically approved without necessitating any amendment or restatement of Schedule A).

[Signature Page follows]

IN WITNESS WHEREOF, the undersigned has executed this Written Consent as of the date first above written.

CARRINGTON MORTGAGE HOLDINGS, LLC,
as Managing Member



By: Darren A. Fulco
Title: Chief Strategy Officer

SCHEDULE A

Authorized Persons

(Amended and Restated as of February 9, 2017)

Emilia Castillo
Justin Covington
Tom Croft
Anthony DeRosa
Candace Fraley
Jill Fuller
Kirk Gerling
Elizabeth Gonzales
Monica Hadley
Scott Hazen
Adel Issa
Joe Laigaie
Chris Lechtanski
Ken MacLeod
Maurreene Magdaleno
Chris Miller
Jim Miller
Tonya Osborne
Elizabeth Ostermann
Victor Rivas
Jeffrey Scannicchio
Tony Valencia
Paul Vitt
George Westmoreland