

Commitment Number: 170185885

After Recording Return To:  
ServiceLink, LLC  
1400 Cherrington Parkway  
Moon Township, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**03-6S-02W-209-03702-016**

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**SPECIAL WARRANTY DEED**

**BANK OF AMERICA, N.A.**, whose mailing address is **Bank of America, N.A., 2505 W. Chandler Blvd., Chandler, AZ 85224**, hereinafter grantor, for \$27,000.00 (Twenty Seven Thousand Dollars and Zero Cents) in consideration paid, grants with covenants as set out below to **ENRIQUE A GALLIANO and DONNA B GALLIANO, husband and wife**, hereinafter grantees, whose tax mailing address is **4554 CARPENTER RD, S, TIFTON GA 31793**, the following real property:

**ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF WAKULLA AND STATE OF FLORIDA BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT 16 OF SILVER GLEN, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 2-5, PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA. Property Address is: LOT 16 SILVER GLEN SUBDIVISION, PANACEA, FL 32346**

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

Prior instrument reference: **Official Records Book 1032, Page 290**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

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 grantees forever.

Unofficial Copy

Executed by the undersigned on July 17, 20 17:

**BANK OF AMERICA, N.A.**

By: Laurie Michelle Case 7/17/17

Name: Laurie Michelle Case

Its: Assistant Vice President (AUP)

Witness Grantor's hand this 17 day of July, 20 17.

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

Witness (signature on above line) <u>A. Whamirani</u> 07/17/17	Printed Name <u>AMINA KHAMISANI</u>
Witness (signature on above line) <u>[Signature]</u> 7-17-17	Printed Name <u>Kristin Elizabeth White</u>

STATE OF ARIZONA  
COUNTY OF MARICOPA

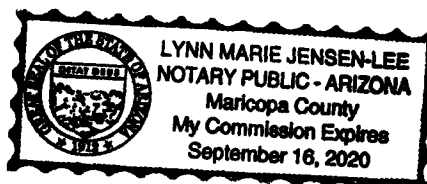
The foregoing instrument was acknowledged before me on July 17, 20 17 by Laurie Michelle Case its AUP on behalf of **BANK OF AMERICA, N.A.** who has produced driver license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Lynn Marie Jensen-Lee 7-17-17  
Notary Public  
Lynn Marie Jensen-Lee

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.

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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 1<sup>st</sup> day of November, 2016, certifying the appointing certain officers to their offices of BANA.

*FURTHER AFFIANT SAYETH NOT.*

DATED: 11/1/16

Christine Costamagna  
*Affiant's Signature*

Christine Costamagna  
*Affiant's Name*

SVP and Assistant Secretary  
*Affiant's Title*

SWORN TO and subscribed before me this 11 day of November, 2016, by Christine Costamagna, as an Assistant Secretary of Bank of America, N.A. He/she ( ) is personally known to me or ( ) produced see attached form as identification.

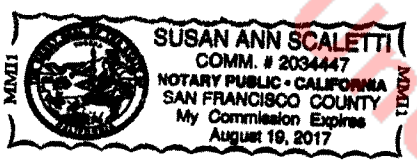
see attached form

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 1st day of November, 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

Official Copy

**Exhibit A**

[CERTIFICATE OF ASSISTANT SECRETARY]

*[attached hereto]*

Unofficial Copy

**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:

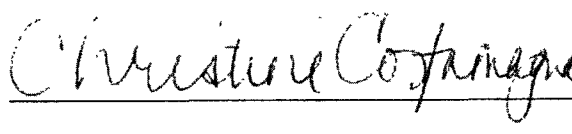
1. The following is a true and complete copy of an excerpt from the Bylaws of the Association, and the same is in full force and effect as of the date hereof:

**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 1<sup>st</sup> day of November, 2016.

BANK OF AMERICA, NATIONAL ASSOCIATION

  
By: \_\_\_\_\_

Christine Costamagna  
Assistant Secretary

## EXHIBIT A

**FORECLOSURE SERVICES DOCUMENT EXECUTION  
ASSISTANT VICE PRESIDENTS**

Agnew, Melanie Anne  
 Ali, Shamim  
 Allred, Ann Louise  
 Banda, Jamie Gonzales  
 Barry, Darlene Jeannette  
 Bell, Carolyne Wanjiku  
 Bolds, Rickey Trent  
 Bowling, Karen Marie  
 Braby, Sherry LaSha  
 Bratton, Teylore Laurice  
 Brewer, Julie Ann  
 Briceno, Andrea Janay  
 Bryan, Sandra Leyda  
 Bush, Michael A.  
 Cabanayan, Annie Serquina  
 Candelaria, Alma N.  
 Carmody, Gabrielle Lynn  
 Carmona, Elvia  
 Carrillo, Matthew Caleb  
 Case, Laurie Michelle  
 Chartrand, Erica Ashley  
 Chorney, Lori Diane  
 Clark, Amber Johnae  
 Cramer, Caryn Elaine  
 Cruz, Kimberly Marie  
 Davis, Nicole J.  
 Davis, Sherry Dvon  
 DeBarros, Kimberly Nicole  
 Dennison, Evelyn Delores  
 Dennison, Kevin Vaughn  
 Dockery, Brittany Marie  
 Edwards, Carmeka Yushay  
 Farkash, Patricia Ann  
 Fisher, Jared Robert  
 Flannigan, Jonathan Glenn  
 Flood, Joseph F.  
 Francois, Regina Irving  
 Fuentes, Andra Robledo  
 Galante, Carolin  
 Ganison, DeKendrick Kavon  
 Garcia, Marcela  
 Garcia, Marco Antonio  
 Garcia, Sylvia C.  
 Garcia, Yanira Izel  
 Gibson, Janice R.  
 Gleason, Frances Cherrise

Goff, Maria Luz  
 Gomez Kponton, Arlette Akouyo  
 Good, Kevin James  
 Griffin, Verlina Ann  
 Guardado, Margarita  
 Guerrero, Myra P.  
 Guillen, Denise Jordan  
 Hill, Sharon Jean  
 Holguin, Judy Lee  
 Holt, Brian Benjamin  
 Humphrys, Emily Marie  
 Hushagen, Jeffrey Tyler  
 Ingram, Angie A. A.  
 Isaac, Ashley Marie  
 Iskierski, Denise Wall  
 Jackson, Adrian Lawrence  
 Jackson, Colette  
 Jameson Jr., Michael Lawrence  
 Jauregui, Karla Juliet  
 Johnson-Rieger, Andria D.  
 Johnson, JaNell LaTrice  
 Johnson, Jennifer Mae  
 Johnson, Stephen Allen  
 Joseph, Chasity Sharrell  
 Keith-Tuttle, Elissa  
 Kerns, Kevin C.  
 Khamisani, Amna  
 Klapperich, Cory Donovan  
 Kobylarek, Kelly Kathleen  
 Kolomitz, Mandi L. J.  
 Koons, Karen Elaine  
 Kraft, Kayla Jo  
 Lajza, Jane Marie  
 Landin, Lucinda  
 Landry, Caroline Palacio  
 Lansiquot, Siddhartha  
 Laughlin, Bobbi Gaye  
 Leach Jr., Kip David  
 Letham, Amy D.  
 Lewis Jr., Calvin  
 Lyon, Christiny A.  
 Maggitt, Kenyetta Devon  
 Mallow, Monja Melissa  
 Manning, Shannon Annette  
 Marks, Christine Lynn  
 Marquez, Ronald Romeo

Marsh, Lorene Alford  
 Marsh, Shay Denise  
 Mathews, Rebekah Marie  
 McDowell, Sabrina Allene  
 McGinnis, Brent Travis  
 Messmer, Anne Carter  
 Mitchell, Yasmin Y.  
 Moore, Tametka Renea  
 Morgan, Courtney Alice  
 Morua, Norma Marie  
 Navarro, Liliana R.  
 Neff, Tamar Jewel Lillian  
 Nunez, Alberto Feria  
 Nunez, Angela Marie  
 Ohara, Maureen J.  
 Okolita, Marlene V.  
 Oldham, Holly M.  
 Ortega, Wanda Lucy  
 Outman, Robert Leon  
 Pack, Judy Smith  
 Pena, Angie Graciela  
 Pham, Luan  
 Pham, TU-UYEN NU  
 Pilgrim, Sabrina Elyse  
 Pittman, Lori Denise  
 Quahi, Cathreen Renee  
 Quesada, Nicholas Ryan  
 Ramirez, Sonia Ilina  
 Ramos-Leyva, Yanneth  
 Rhodes, Regina Lenale  
 Robinson, Gloria  
 Robinson, Michele Renae  
 Rodriguez, John Carlos  
 Rogers, Frederick C.  
 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.  
 Schwartz, Abril  
 Sed, Asli Olad  
 Segui, Elsa Rebeca  
 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, Gricel E.  
Walter, Rachael Dawn

Washington, Symeon Sjolund  
White, Kristin Elizabeth  
Wiley Jr., Dossey C.  
Williams, Nichole Renee  
Wilson, Alicia J.  
Wilson III, Lewis  
Wood, Christopher Scott  
Young, Caressa Jenice

Unofficial Copy

**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. The following persons have been duly elected or appointed and have duly qualified as officers of the Association and they hold the office set forth opposite their names:

<u>Name</u>	<u>Title</u>
Rebecca Lynn Dillavou	Vice President
Melanie D'lin Horton	Vice President
Nicolle E. King	Vice President
Daniel Gregory Moreno	Vice President

Robbin Karen Wakimoto

Vice President

IN WITNESS WHEREOF, I have hereunto signed my name on this 1<sup>st</sup> day of November,  
2016.

BANK OF AMERICA, NATIONAL ASSOCIATION

Christine Costamagna

By:

Christine Costamagna  
Assistant Secretary

Unofficial Copy