

FLORIDA
SPECIAL WARRANTY DEED

THIS INDENTURE, Made this 20th day of August, 2020, BETWEEN Ditech Financial LLC, (f/k/a Green Tree Servicing LLC) by NewRez LLC (f/k/a New Penn Financial, LLC) d/b/a Shellpoint Mortgage Servicing, attorney in fact by virtue of Power of Attorney attached as Exhibit "B" and made a part of this instrument, having an address of 75 Beattie Place, Suite 300 Greenville, SC. 29601, the party of the first part or grantor, and Estes Investments LLC, a Florida limited liability company, whose address is 316 Tiger Hammock Crawfordville, FL. 32327 of the County of Wakulla and State of Florida, party of the second part, WITNESSETH, that the said party of the first part, for and in consideration of the sum of \$10.00-Ten and other valuable considerations, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto said party of the second part, and its heirs and assigns forever, all that certain parcel of land lying and being in the County of Wakulla and State of Florida, more particularly described on Exhibit A attached hereto and made a part hereof.

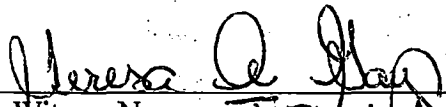
TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same in fee simple forever, subject to all easements and restrictions of record, if any, and further subject to any encroachments.

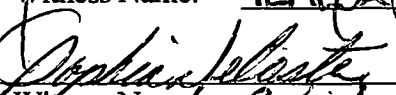
And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever by, through and under the grantor herein, but not otherwise.

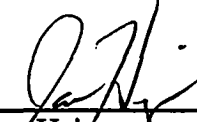
IN WITNESS WHEREOF, the party of the first part has caused these presents to be executed by causing its name to be signed by its duly authorized representative thereunto the day and year above written.

EXECUTED this 20th day of August, 2020.

DITECH FINANCIAL LLC (F/K/A GREEN TREE SERVICING LLC)
BY: NewRez LLC (f/k/a New Penn Financial LLC) d/b/a Shellpoint Mortgage Servicing as attorney in fact


Witness Name: TERESA A. GAY

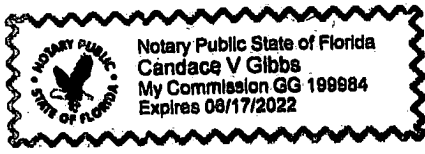

Witness Name: CYNTHIA DECESA

By: 
Name: James Heinzen
Title: Managing Director

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this : 20th day of August, 2020, by James Heinzen, Manager Director of NewRez LLC, (f/k/a New Penn Financial, LLC) d/b/a Shellpoint Mortgage Servicing, as attorney in fact for Ditech Financial LLC,(f/k/a Green Tree Servicing LLC) on behalf of the corporation. (S)he is personally known to me and did not take an oath.



Candace V Gibbs

NOTARY PUBLIC
Print Name: Candace V Gibbs
My Commission Expires: 6/17/2022

THIS INSTRUMENT PREPARED BY:
NewRez LLC
d/b/a Shellpoint Mortgage Servicing
75 Beattie Place, Suite 300
Greenville, SC. 29601

AFTER RECORDING RETURN TO:
Wakulla Title Company Inc
3004 Crawfordville Hwy
Crawfordville, FL. 32326

Unofficial Copy

EXHIBIT 'A'

LOT 6, THE WOODLANDS OF WAKULLA, AS PER MAP OR PLAT
THEREOF RECORDED AT PLAT BOOK 2, PAGES 104 - 105, IN
THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

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2019088793
 P/ATTY Book: DE 2580 Page: 1228 - 1230 3 Pgs
 November 6, 2019 02:26:38 PM
 Rec: \$25.00
 FILED IN GREENVILLE COUNTY, SC *Timothy J. Hanney*

Document Drafted by and
 After Recording, Return Document to:
 NewRez LLC d/b/a Shellpoint Mortgage Servicing
 75 Beattie Place, Suite 300
 Greenville, SC 29601

EXHIBIT "B"

Limited Power of Attorney

Ditech Financial LLC (f/k/a Green Tree Servicing LLC) (hereinafter called the "Seller") hereby appoints NewRez LLC (f/k/a New Penn Financial, LLC) d/b/a Shellpoint Mortgage Servicing (hereinafter called the "Purchaser"), as its true and lawful attorney-in-fact to act in the name, place and stead of the Seller for the limited purposes set forth below. This Limited Power of Attorney is given pursuant to a certain Bulk Agreement for the Purchase and Sale of Servicing Rights by and between the Seller, the Purchaser and New Residential Mortgage LLC, dated as of October 1, 2019 (the "Agreement") to which reference is made for the definition of all capitalized terms herein.

Now therefore, the Seller does hereby constitute and appoint the Purchaser as the true and lawful attorney-in-fact of the Seller and in the Seller's name, place and stead with respect to each Asset as defined in the Agreement, in which Ditech Financial LLC is the current lienholder of record, for the following, and only the following purposes: transferring ownership of the Servicing Rights to the Purchaser and effectuating the efficient servicing of the Assets. The Seller names, constitutes and appoints the Purchaser as its duly authorized agent and attorney-in-fact, with full power and authority in its name, place and stead to (i) execute, acknowledge, seal and deliver any and all documents, deeds, transfers, tax declarations, certificates, modifications, affidavits, endorsements, short sales, and any other documents or instruments whatsoever which are necessary, appropriate, or required to transfer, sell, or convey real property, to correct or clear title to the related real property, to negotiate, approve and accept funds for the short sales of real property, to initiate and/or pursue foreclosure or other legal actions with respect to the Assets, including but not limited to the continuance of actions initiated by or on behalf of the Seller; (ii) initiate and take such actions, and to execute, acknowledge, seal and deliver any and all documents or instruments whatsoever, such as deeds and other documents, as are necessary, appropriate, or required to sell or convey real and personal property securing the Assets, including, but not limited to, signing deeds to convey real property acquired through foreclosure of an Asset or acceptance of a deed in lieu of foreclosure (including without limitation the completion of judicial and non-judicial foreclosure or the termination, cancellation or rescission of any such foreclosure), insurance filings and claims, bankruptcy and eviction actions, real estate transactions, and the pursuit of any deficiency, debt or other obligation, or deeds of trust to convey title from Seller to Purchaser under this Limited Power of Attorney; (iii) execute documents and instruments necessary to release any and all mortgages, deeds of trust, security instruments, liens, security interests or related documents with respect to the Assets; (iv) execute documents and instruments necessary to release/satisfy/reconvey all obligations under any promissory note or related

ally signed 02/26/2020 by greenville.county.rod@kofile.us

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Timothy J. Hanney
 Certified and Digitally Signed

GREENVILLE COUNTY, REGISTER OF DEEDS
 CERTIFIED TO BE A TRUE AND CORRECT COPY
 OF A DOCUMENT ON FILE IN THIS OFFICE



documents with respect to the Assets; (v) execute documents and instruments necessary to assign or transfer any Mortgage Note, including, but not limited to, any allonge or endorsement related thereto; (vi) execute documents and instruments necessary to sign subordination agreements and consent to easements related to the Assets; (vii) execute such documents as are necessary to assign the Assets (including assignments of mortgages on behalf of the Seller to the Purchaser, MERS, Freddie Mac, Fannie Mae, or other applicable Person); (viii) endorse checks and other payment instruments that are payable to the order of Seller and that have been received by the Purchaser from Mortgagors or any insurer in respect of insurance proceeds related to any Asset; and (ix) execute such other documents as may be necessary or appropriate to enable the Purchaser to carry out its servicing and administrative duties with respect to the Assets.

The Seller further grants to its attorney-in-fact full authority to act in any manner both proper and necessary to exercise the foregoing powers, and ratifies every act that the Purchaser may lawfully perform in exercising those powers by virtue hereof.

This Limited Power of Attorney shall expire on the date that the Purchaser becomes mortgagee of record of such Asset.

Unofficial Copy



IN WITNESS WHEREOF, the Seller has executed this Limited Power of Attorney this 21st day of October, 2019.

DITECH FINANCIAL LLC,

By: [Signature]
Name: Michael Squillante
Title: Chief Operations Officer

Witness: [Signature]
Name: Debra Rosenstein

ATTEST:

Witness: [Signature]
Name: William Keller

By: [Signature]
Name: Laura Reichel
Title: Sr. VP, Gov't Agencies, Product Dev. & Industry Relations

ACKNOWLEDGMENT

STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On this 21st day of October, in the year 2019 before me, the undersigned, personally appeared Michael Squillante and Laura Reichel, personally known to me to be the persons who executed the within instrument as Chief Operations Officer and Sr. VP., Gov't Agencies, Product Dev. & Industry Relations, on behalf of Ditech Financial LLC (f/k/a Green Tree Servicing LLC), and they acknowledged that said instrument is the act and deed of Ditech Financial LLC (f/k/a Green Tree Servicing LLC), and that they, being authorized to do so, executed and delivered said instrument for the purposes therein contained.

Sworn to (or affirmed) and subscribed before me this 21st day of October 2019

(SEAL)

[Signature]
Notary Public
My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal
Diana Veasey, Notary Public
Montgomery County
My commission expires March 19, 2023
Commission number 1171281