

Commitment Number: 191178562
Seller's Loan Number: :

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
22-3S-01E-000-05406-000

SPECIAL/LIMITED WARRANTY DEED

SELENE FINANCE, LP, whose mailing address is **9990 RICHMOND AVENUE STE. 400S, HOUSTON, TX 77042**, hereinafter grantor, for \$172,000.00 (One Hundred Seventy Two Thousand Dollars and Zero Cents) in consideration paid, grants with covenants as set out below to **RHONDA ANN COX**, hereinafter grantee, whose tax mailing address is **44 Myrick Road, Crawfordville, FL 32327**

THE FOLLOWING PROPERTY IN WAKULLA COUNTY, FLORIDA

COMMENCE AT AN OLD CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WAKULLA COUNTY, FLORIDA AND THENCE NORTH 87 DEGREES 52 DEGREES 41 SECONDS EAST ALONG THE NORTH BOUNDARY OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 984.49 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE NORTH 87 DEGREES 52 MINUTES 41 SECONDS EAST ALONG SAID NORTH BOUNDARY 30.82 FEET, THENCE RUN SOUTH 15 DEGREES 23 MINUTES 38 SECONDS EAST 768.81 FEET TO THE CENTERLINE OF A 60.00 FOOT ROADWAY EASEMENT, THENCE RUN SOUTH 89 DEGREES 08 MINUTES 42 SECONDS WEST ALONG SAID CENTERLINE 30.99 FEET, THENCE RUN NORTH 15 DEGREES 23 MINUTES 38 SECONDS WEST 768.10 FEET TO THE POINT OF BEGINNING CONTAINING 0.53 OF AN ACRE, MORE OR

LESS. TOGETHER WITH EASEMENT OF INGRESS AND EGRESS AND UTILITIES RECORDED IN OR BOOK 286 PAGE 160 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA. TOGETHER WITH A 1998 GENERAL MOBILE HOME, VIN NUMBERS GMHGA2229821555A AND GMHGA2229821555B, TITLE NUMBERS 79061033 & 79061016 AND REAL PROPERTY NUMBERS R0769919 & R0769920 SITUATED THEREON.

Property Address is: 44 Myrick Road, Crawfordville, FL 32327

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 1129, Page 480-481**

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 grantee forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

Executed by the undersigned on December 28, 2021:

SELENE FINANCE, LP

By: [Signature]

Name: Rory Hyde

Its: VP.

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

<u>[Signature]</u> Witness (signature on above line)	<u>Sherrice Dece</u> Printed Name
<u>[Signature]</u> Witness (signature on above line)	<u>Alex Watson</u> Printed Name

STATE OF Utah
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me by means of physical presence or
 online notarization, this 28 day of December, 2021, by
Rory Hyde of SELENE FINANCE, LP, a _____
corporation, on behalf of the corporation.

Personally Known OR Produced Identification

Type of Identification Produced: SB

[Signature]

(Signature of Notary Public)

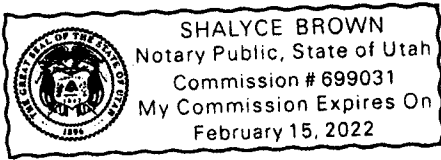
Shalyce Brown

(Print, Type, or Stamp Commissioned Name of Notary Public)

My Commission expires: 02/15/2022

Affix Notary SEAL

Online Notary: (Check Box if acknowledgment done by
Online Notarization)



This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307,
Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

Selene Finance LP
ACTION OF GENERAL PARTNER IN LIEU OF MEETING

The undersigned, being the officers who have been granted delegated authority to act on behalf of the General Partner, consent to, approve and adopt the actions set forth below for Selene Finance LP ("Selene Finance" or the "Company") and direct that this action ("Action") be filed with the minutes of the Company and the General Partner.

WHEREAS, the Company desires to appoint certain officers and/or employees as authorized signers to conduct its business affairs.

NOW THEREFORE, BE IT RESOLVED:

1. Authorized Signers. Each individual listed below is hereby appointed, or his/her earlier appointment is hereby re-confirmed, to perform the following actions as set forth below (each, an "Authorized Signer"). **Each authorized signer is only permitted to execute documents specifically pertaining to his/her position and area of responsibility within the Company. Under no circumstances are authorized signers permitted to sign documents pertaining to a subject matter where he/she does not have the specialized expertise necessary to competently sign the document.**

(a) The following individuals are authorized to initiate wire transfers on behalf of the Company:

Mark F.A. Kearns, Chief Financial Officer and Treasurer
Rosa Hinojosa, Senior Cash
Management Specialist Sylvia
Gutierrez, Senior Cash
Management Specialist Brooke
Madden, Cashiering Supervisor
Rachel Harrison, Cash Management Supervisor
Katina Hadnott, Cash Services Manager
Leticia Aguilar, Assistant Vice President, Cash Services
Melissa Glover, Senior Treasury Analyst
Danny Lawson, Senior Vice President, Servicing Accounting

(b) The following individuals are authorized to approve wire transfers on behalf of the Company:

Mark F.A. Kearns, Chief Financial Officer and Treasurer
Rachel Harrison, Cash Management Supervisor
Katina Hadnott, Cash Services Manager
Leticia Aguilar, Assistant Vice President, Cash Services
Danny Lawson, Senior Vice President, Servicing Accounting

Under no circumstances are individuals in (b) above authorized to approve the same wire transfers that they have also initiated, as provided in (a) above.

(c) The following individuals are authorized to execute and deliver any of the following documents, only in connection with any mortgage loan serviced in the name of Selene Finance, on its own behalf or in a fiduciary or agency capacity for an affiliate or third party:

(i) Documents reasonably necessary, proper or expedient in connection with (a) the default, collection, liquidation, eviction or foreclosure of any residential mortgage loan, including but not limited to affidavits of default, and deeds, including but not limited to warranty, foreclosure, conveyance, quit claim, etc.; (b) the bankruptcy of the mortgagor(s) under any residential mortgage loan; and (c) the appointment

of any successor or substitute trustee under a deed of trust mortgage; (d) the conduct of evictions following foreclosure:

Laura Ferris, Executive Vice President, REO & Valuations
 Nathaniel Tincher, Vice President, Title
 Rory Hyde, Vice President, REO
 Vance Nelson, Vice President, Foreclosure and Bankruptcy
 Keshia Stieber, Bankruptcy Team Lead
 Denise Telfair, Bankruptcy Manager
 Deborah Gherrity, Bankruptcy Specialist
 Genevieve Jacobs, Bankruptcy Specialist
 Courtney Volk, Senior Bankruptcy Specialist
 Raychell Furlow, Senior Bankruptcy Specialist
 Annie Anderson, Foreclosure Manager
 Carlia Behrmann, Foreclosure Manager
 Alton Horton, Foreclosure Document
 Execution Specialist Christine Le,
 Foreclosure Document Execution
 Specialist Dawn Horne, Foreclosure
 Document Execution Specialist
 Desmond Mitchell, Foreclosure Document Execution Specialist
 Korey McGovern, Foreclosure Specialist II
 Jennifer Logan, Foreclosure Specialist III
 Lisa Priestler, Foreclosure Specialist III
 Natasha Gutwillig, Assignments Manager
 Vicki Smith, Assignment Analyst
 April Weightman Hampton, Eviction Specialist
 Chris Sayer, Manager Valuations

(ii) Any and all documents relating to property preservation including, but not limited to, proofs of loss and preservation permits on behalf of the Company or its clients;

Laura Ferris, Executive Vice President, REO & Valuations
 Cody Oviatt, Manager, REO

(iii) Documents relating to verification of delinquency and other Hardest Hit Fund documents on behalf of the Company or its clients;

Teir Bristol, Assistant Vice President, Government Programs
 Nedim Hrustic, Government Program Research and Reconciliation Manager, Government Programs

(iv) Any endorsement of mortgage notes, assignment of security instruments (mortgages, deeds of trust, security deeds, etc.), powers of attorney and documents in relation to title defects or the filing of title claims:

Natasha Gutwillig, Assignments Manager
 Vicki Smith, Assignment Analyst
 Nathaniel Tincher, Vice President, Title
 Elizabeth Willard, Assistant Vice President, Collateral Management

(v) Settlement agreements that do not confess judgment against Selene Finance and do not financially obligate Selene Finance;

Christine Sahyers, Vice President, Litigation Counsel
 Nathaniel Tincher, Vice President, Title

(vi) Full or partial releases, subordinations and satisfactions of security instruments as well as loan modifications and assumptions thereto:

Tonya Higginbotham, Assistant Vice President, Loan Resolution
 Wesley Workman, Vice President, Servicing Operations
 Susan Hamlin, Vice President, Default Servicing
 Latoya Brown, Underwriting Manager

(vii) Full or partial releases, subordinations and satisfactions of security instruments;

Elizabeth Willard, Assistant Vice President, Collateral Management
 Mary Johnson, Manager-Post Closing
 Natasha Gutwillig, Assignments Manager
 Vicki Smith, Assignment Analyst
 Nathaniel Tincher, Vice President, Title
 Laura Ferris, Executive Vice President, REO & Valuations
 Rory Hyde, Vice President, REO
 Roman Flores, Assistant Vice President, REO
 Lance Snedden, Manager, REO
 Cody Oviatt, Manager, REO

(viii) Any contract for insurance or the retention of independent contractors, including without limitation, real estate brokers, property appraisers or property managers all in furtherance of and connection to the sale and disposition of real estate owned ("REO") assets; deeds which are executed in REO to a real estate owned asset purchaser, and Quit Claim Deeds executed under client power of attorney to perfect vesting in REO; repair estimates and valuations, documents relating to evictions:

Laura Ferris, Executive Vice President, REO & Valuations
 Rory Hyde, Vice President, REO
 Roman Flores, Assistant Vice President, REO
 Lance Snedden, Manager, REO
 Cody Oviatt, Manager, REO
 Nathaniel Tincher, Vice President, Title
 April Weightman Hampton, Eviction Specialist
 Jesse Wood, Repair Specialist
 Anthony Brunson, Repair Specialist
 Tina Carter, Repair Specialist
 Matt Pasin, Repair Specialist

(ix) Listing Agreements, Closing/Settlement Statements, real estate purchase contracts (including addendums and extensions thereto); provided, however, the execution of documents contemplated by this section (ix) shall not deviate from (1) the authority granted to Selene Finance by the owner of the asset pursuant to the servicing agreement governing the parties & (2) the list price and net offer approved in writing by the owner of the asset:

Laura Ferris, Executive Vice President, REO & Valuations
 Rory Hyde, Vice President, REO
 Roman Flores, Assistant Vice President, REO
 Lance Snedden, Manager, REO
 Cody Oviatt, Manager, REO
 Magaly Robins, REO Asset Manager
 Staci Reid, REO Asset Manager
 Claire Caldwell, REO Asset Manager
 Scott Emery, REO Asset Manager
 Jaren Morris, REO Asset Manager

Jason Jones, REO Asset Manager
 Eric Fontana, Sr. REO Specialist
 Tiffany Ruiz, Sr. REO Specialist
 Mark Hammond, Sr. REO Specialist
 Russell Douitt, Sr. REO Specialist
 Bryce Zern, Sr. REO Specialist
 Eddie Rodriguez, Closing Specialist
 Nathan Nicholls, Closing Specialist
 Pat Bascomb, Title Curative Specialist
 Nathaniel Tincher, Vice President, Title

(x) Documents which are necessary, proper and expedient in defending and resolving foreclosure, contested foreclosure and litigation matters, including but not limited to, responses to discovery, Interrogatories, affidavits, and subpoena responses:

Vance Nelson, Vice President, Foreclosure and Bankruptcy
 Korey McGovern, Foreclosure Specialist II
 Christine Sahyers, Vice President, Litigation Counsel
 Mesha Rivers, Supervisor, Litigation
 Shay Winebarger, Litigation Specialist
 Crystal Kears, Litigation Specialist
 Michael Zerulik, Litigation Specialist
 Carol Lane, Contested Foreclosure Specialist
 Christopher Hardee, Contested Foreclosure Specialist
 Lucy Babik, Contested Foreclosure Specialist
 Monica Fayne, Contested Foreclosure Specialist
 Connie "Marie" Hawkins, Contested Foreclosure Specialist
 Eric Wheeler, Supervisor-Corporate Appearances
 Nik Fox, Contested Default Case Manager
 Amanda Harvey, Contested Default Case Manager
 Jessica Edwards, Contested Default Case Manager
 Nathaniel Tincher, Vice President, Title
 Amy Intorcia, Legal Title Specialist
 Almira Diaz, Legal Title Specialist

(xi) Loss Mitigation Affidavits, and other documents relating to loss mitigation:

Susan Hamlin, Vice President, Default Servicing
 Alex Hittell, Supervisor, Customer Service
 Joanne Ricardo, Manager, Default Asset
 Kevin Wardlow, Manager, Default Asset
 Tonya Higginbotham, Assistant Vice President, Loan Resolution

(xii) Lost note affidavits, note endorsements, allonges, releases, and other related collateral documents:

Elizabeth Willard, Assistant Vice President, Collateral Management
 Mary Johnson, Manager Post Closing

(xiii) Assignment and Assumption Agreements:

Tonya Higginbotham, Assistant Vice President, Loan Resolution

(xiv) Assignments of mortgage:

Wesley Workman, Vice President, Servicing Operations
Vance Nelson, Vice President, Foreclosure and Bankruptcy
Tonya Higginbotham, Assistant Vice President, Loan Resolution
Natasha Gutwillig, Assignment Manager
Vicki Smith, Assignment Analyst

2. Removal. A majority of the executive officers of the Company may remove any Officer or Authorized Signer at any time with or without cause or reason.

3. Ratification. Any and all actions heretofore taken by any Officer or Authorized Signer in furtherance of the foregoing resolution be, and they hereby are, authorized, ratified, confirmed, adopted and approved in all respects.

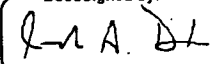
This Action may be executed in multiple counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument.

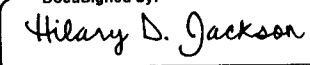
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IN WITNESS WHEREOF, the undersigned have executed this Action as of this 4th day of February, 2021.

Selene Finance LP, a Delaware Limited Partnership

By: Selene Ventures GP LLC,
its General Partner

DocuSigned by:

By: _____
Name: Joseph A. Davila
Title: President and Chief Executive Officer

DocuSigned by:

By: _____
Name: Hilary D. Jackson
Title: Chief Operating Officer

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