

Prepared By:

Mainstay Title Agency, LLC
Attn: Melisa Wisell
210 North University Drive, Suite 900
Coral Springs, FL 33071

Return To:

Mainstay Title Agency, LLC
2231 Northeast 34th Court
Lighthouse Point, FL 33064

Order No.: 23FL-0080

Property Appraiser's Parcel I.D. (folio) Number:
00-00-076-000-10278-000

QUIT CLAIM DEED

THIS QUIT CLAIM DEED executed, by Mortgage Assets Management, LLC fka Reverse Mortgage Solutions, Inc. (the "First Party"), to Cascade Funding Mortgage Trust HB3 whose post office address is 14405 Walters Road, Suite 200, Houston, Texas 77014, (the "Second Party") (wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) in hand by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land situate, lying and being in the County of Wakulla, State of Florida, to-wit:

Begin at the intersection of the East boundary of Raker Lane and the north boundary of an extension of Hickory Avenue, of Hudson Heights, Unit 4, Addition to Crawfordville, as per plat thereof recorded on page 38 of Plat Book No. 1 of the Public Records of Wakulla County, Florida, thence run in the an easterly direction, along the North boundary of an extension of said Hickory Avenue, 468 feet to the West boundary of a street known as Cypress Street; thence Northward and at right angles to Hickory Avenue along the westerly boundary of Cypress Street, 140 feet to the point of beginning. From the point of beginning, continue in the same direction along the westerly boundary of Cypress Street, 80 feet; thence run westerly and parallel to Hickory Avenue, 168 feet; thence run southerly and parallel to Cypress Street, 80 feet; thence run 168 feet, more or less to the point of beginning. Being situate in the SE 1/4 of Lot No. 76 of the Hartsfield Survey of lands in Wakulla County, Florida.

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 first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Kathy Scheffler
 Witness Signature

KATHY SCHEFFLER

Printed Name of First Witness

14405 Walters Rd, Houston, Texas 77014

Address of First Witness

Elia Rojas
 Witness Signature

ELIA ROJAS

Printed Name of Second Witness

14405 Walters Rd, Houston, Texas 77014

Address of Second Witness

STATE OF TEXAS

COUNTY OF HARRIS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6 day of January, 2024 by TAWANA MAXWELL as AUTH SIGNER of PHH Mortgage Corporation DBA PHH Mortgage Services, as Attorney in Fact for Mortgage Assets Management, LLC who is/are personally known to me or who has/have produced TXDL as identification.

Karen Maples

Print Name: KAREN MAPLES

Notary Public, State of: TEXAS

My Commission Expires: 05/01/2025

Mortgage Assets Management, LLC fka Reverse Mortgage Solutions, Inc

TAWANA MAXWELL
 AUTH SIGNER

Tawana Maxwell
 PHH Mortgage Corporation DBA PHH Mortgage Services, as Attorney in Fact for Mortgage Assets Management, LLC

Grantor Address:

c/o PHH Mortgage Corporation, 1661 Worthington Road Suite 100
 West Palm Beach, FL 33409

