

WTC1 # 30547

Commitment Number
Seller's Loan Number

AFTER RECORDING RETURN TO
ROBINSON BROWN INVESTMENT GROUP, LLC
3004 CRAWFORDVILLE HWY
CRAWFORDVILLE, FL 32327

This document prepared by
Heather Mayer, Esq
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No R 00-00-043-010-09291-000

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 24th day of December, 2025, by and between **LHOME MORTGAGE TRUST 2023-RTL3**, whose mailing address is 2 Allegheny Center, Nova Tower 2, Suite 200, Pittsburgh, PA 15212, hereinafter referred to as Grantor(s) and **ROBINSON BROWN INVESTMENT GROUP, LLC**, whose tax mailing address is **3004 CRAWFORDVILLE HWY CRAWFORDVILLE, FL 32327**, hereinafter referred to as Grantee(s)

WITNESSETH That the said Grantor, for and in consideration of the sum of Ten Dollars and Zero Cents (\$10 00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Wakulla County, State of Florida

THE FOLLOWING PROPERTY IN WAKULLA, COUNTY, FLORIDA

LOTS 10 AND 11, BLOCK 35, WAKULLA GARDENS UNIT THREE, AS SHOWN BY PLAT OF SAID SUBDIVISION OF RECORD ON PAGE 43, PLAT BOOK NO ONE OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA

Property commonly known as **30 Arikara Dr, Crawfordville, FL 32327**

Prior instrument reference **BK 1410 PG 153-154, Recorded 05/15/2025**

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple

And the Grantor hereby covenants with said Grantee that the 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 specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on tthis 24th day of December, 2025

LHOME MORTGAGE TRUST 2023-RTL3, by Kiavi Funding, Inc as Attorney in Fact

By *SC* **POA ATTACHED AS EXHIBIT A**
Name Steven Christopher

Title Servicing Manager

Signed, sealed and delivered in the presence of
Witnesses

Mike Boyle
Signature
Print Name Mike Boyle
Address 2 Allegheny Center, Nova Tower 2, Suite 200, Pittsburgh, PA 15212

Matthew Rodgers
Signature
Print Name Matthew Rodgers
Address 2 Allegheny Center, Nova Tower 2, Suite 200, Pittsburgh, PA 15212

STATE/COMMONWEALTH OF PENNSYLVANIA
COUNTY OF ALLEGHENY

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24th day of December, 2025, by Steven Christopher as Servicing Manager of **Kiavi Funding, Inc as Attorney in Fact for LHOME MORTGAGE TRUST 2023-RTL3**, a Delaware corporation, on behalf of the corporation
Personally Known OR Produced Identification
Type of Identification Produced _____

Chanel Curges
(Signature of Notary Public)

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

My Commission expires _____

Affix Notary SEAL

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

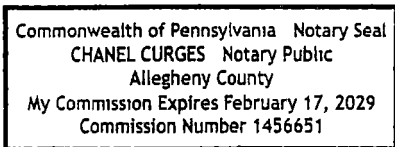


Exhibit "A"

Document drafted by and
RECORDING REQUESTED BY
Kiavi Funding, Inc.
2 Allegheny Center
Suite 200, Nova Tower Two
Pittsburgh, PA 15212

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LIMITED POWER OF ATTORNEY

The trust(s) identified on the attached Schedule A (the "Trusts"), by and through U.S. Bank National Association, a national banking association organized and existing under the laws of the United States and having an office at 60 Livingston Avenue, EP-MN-WS3D, St. Paul, MN 55107, not in its individual capacity but solely as Indenture Trustee ("Trustee"), hereby constitutes and appoints Kiavi Funding, Inc., with offices located at 2 Allegheny Center, Suite 200, Nova Tower Two, Pittsburgh, PA 15212 ("Servicer"), and in its name, aforesaid Attorney-In-Fact, by and through any officer appointed by the Board of Directors of Servicer, to execute and acknowledge in writing or by facsimile stamp all documents customarily and reasonably necessary and appropriate for the tasks described in the items (1) through (12) below; provided however, that (a) Servicer represents and warrants that all actions taken pursuant to this Limited Power of Attorney are consistent with its duties and obligations as a servicer for the applicable Trust, (b) all actions taken by Servicer pursuant to this Limited Power of Attorney must be in accordance with Federal, State and local laws and procedures, as applicable and (c) no power is granted hereunder to take any action that would be either adverse to the interests of or be in the individual name or capacity of U.S. Bank National Association. This Limited Power of Attorney is being issued in connection with Servicer's responsibilities to service certain mortgage loans (the "Loans") or real estate held by the Trustee. These Loans are secured by collateral comprised of mortgages, deeds of trust, deeds to secure debt and other forms of security instruments (collectively the "Security Instruments") encumbering any and all real and personal property delineated therein (the "Property") and the Notes secured thereby.

1. Demand, sue for, recover, collect and receive each and every sum of money, debt, account and interest (which now is, or hereafter shall become due and payable) belonging to or claimed by the Trustee, and to use or take any lawful means for recovery by legal process or otherwise, including but not limited to the substitution of trustee serving under a Deed of Trust, the preparation and issuance of statements of breach, notices of default, and/or notices of sale, accepting deeds in lieu of foreclosure, foreclosing on the properties under the Security Instruments by judicial or non-judicial foreclosure, conducting eviction proceedings (to the extent allowed by federal, state or local laws), filing actions for temporary restraining orders, injunctions, appointments of receiver, title claims and suit against title insurers, suits for waste, proofs of claim, fraud and any and all other tort, contractual or verifications in support thereof, as may be necessary or advisable in any bankruptcy action, state or federal suit or any other action

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Shirley Hightower

County Clerk Harris County, Texas





2. Execute and/or file such documents and take such other action as is proper and necessary to defend the Trust and/or the Trustee in litigation and to resolve any litigation where the Servicee has an obligation to defend the Trusts and/or the Trustee, including but not limited to dismissal, termination, cancellation, rescission and settlement
3. Transact business of any kind regarding the Loans or Properties as the Trustee's act and deed, to contract for, purchase, receive and take possession and evidence of title in and to the Properties and/or to secure payment of a promissory note or performance of any obligation or agreement relating thereto.
4. Execute, complete, indorse or file bonds, notes, mortgages, deeds of trust and other contracts, agreements and instruments regarding the borrowers and/or the Property, including but not limited to the execution of estoppel certificates, financing statements, continuation statements, releases, satisfactions, reconveyances, assignments, loan modification agreements, payment plans, waivers, consents, amendments, forbearance agreements, loan assumption agreements, subordination agreements, property adjustment agreements, management agreements, listing agreements, purchase and sale agreements, short sale transactions and other instruments pertaining to mortgages or deeds of trust, and execution of deeds and associated instruments, if any, conveying the Property, in the interest of the Trustee
5. Indorse on behalf of the undersigned all checks, drafts and/or other negotiable instruments made payable to the undersigned.
6. Execute any document or perform any act in connection with the administration of any PMI policy or LPMI policy, hazard or other insurance claim relative to the Loans or related Property.
7. Execute any document or perform any act described in items (3), (4), and (5) in connection with the termination of any Trust as necessary to transfer ownership of the affected Loans or Properties to the entity (or its designee or assignee) possessing the right to obtain ownership of the Loans or Properties
8. Subordinate the lien of a mortgage, deed of trust, or deed or other security instrument to secure debt (i) for the purpose of refinancing Loans, where applicable, or (ii) to an easement in favor of a public utility company or a government agency or unit with powers of eminent domain, including but not limited to the execution of partial satisfactions and releases and partial reconveyances reasonably required for such purpose, and the execution or requests to the trustees to accomplish the same.
9. Convey the Property to the mortgage insurer, or close the title to the Property to be acquired as real estate owned, or convey title to real estate owned property to a third party ("REO Property").
10. Execute and deliver any documentation with respect to the sale, maintenance, preservation, renovation, repair, demolition or other disposition, of REO Property acquired through a



Shirley H. Hight



foreclosure or deed-in-lieu of foreclosure, including, without limitation permits, remediation plans or agreements, certifications, compliance certificates, health and safety certifications, listing agreements, purchase and sale agreements, grant / limited or special warranty / quit claim deeds or any other deed, but not general warranty deeds, causing the transfer of title of the property to a party contracted to purchase same, escrow instructions, and any and all documents necessary to effect the transfer of REO Property

- 11. Servicer has the power to execute additional limited powers of attorney and delegate the authority given to it by U.S Bank National Association, as Trustee, under the applicable servicing agreements for the Trusts listed on Schedule A, attached
- 12. To execute, record, file and/or deliver any and all documents of any kind for the purpose of fulfilling any servicing duties, including but not limited to those listed in subparagraphs (1) through (11), above, where Trustee's interest is designated, stated, characterized as or includes any reference to one or more of the following: "Indenture Trustee", "Owner Trustee", "Delaware Trustee", "Successor Trustee", "Successor in Interest", "Successor to" "Successor by Merger", "Trustee/Custodian", "Custodian/Trustee" or other similar designation

The Trustee also grants unto Servicer the full power and authority to correct minor ambiguities and errors in documents necessary to effect or undertake any of the items or powers set forth in items (1) to (12), above.

In addition to the indemnification provisions set forth in the applicable servicing agreements for the Trusts listed on Schedule A, attached, Servicer hereby agrees to indemnify and hold the Trustee, and its directors, officers, employees and agents harmless from and against any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, costs, expenses or disbursements of any kind or nature whatsoever incurred by reason or result of the misuse of this Limited Power of Attorney by the Servicer. The foregoing indemnity shall survive the termination of this Limited Power of Attorney and the related servicing agreements or the earlier resignation or removal of the Trustee for the Trusts listed on Schedule A.

SIGNATURE PAGE FOLLOWS

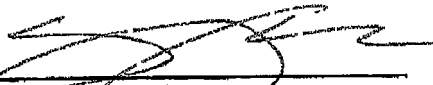
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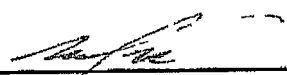
Witness my hand and seal this 22nd day of August, 2024

NO CORPORATE SEAL


On Behalf of the Trusts, by U.S. Bank National Association, as Indenture Trustee



Witness Greg Olson

By 

Name: Michael G Patruk
Title Vice President



Witness: Staci Carey

CORPORATE ACKNOWLEDGEMENT

STATE OF MINNESOTA

COUNTY OF RAMSEY

On the 22nd day of August, in the year 2024, before me, the undersigned, personally appeared Michael G Patruk, the Vice President of U S Bank National Association, as Indenture Trustee, personally known to me to be the individual(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 individual(s), or person upon behalf of which the individual(s) acted, executed the instrument voluntarily for its stated purpose, and that such individual(s) made such appearance before the undersigned in the State of Minnesota, County of Ramsey.

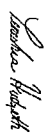
WITNESS my hand and official seal.

Signature: 
Notary Public Patricia A. Benson



My commission expires 1/31/2027

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County Clerk Harris County, Texas



Shirley Huggins



Schedule A

LHOME MORTGAGE TRUST 2021-RTL2

U S Bank National Association, as Indenture Trustee, for LHOME MORTGAGE TRUST 2021-RTL2, MORTGAGE-BACKED NOTES, SERIES 2021-RTL2

LHOME MORTGAGE TRUST 2021-RTL3

U S Bank National Association, as Indenture Trustee, for LHOME MORTGAGE TRUST 2021-RTL3, MORTGAGE-BACKED NOTES, SERIES 2021-RTL3

LHOME MORTGAGE TRUST 2022-RTL1

U S Bank National Association, as Indenture Trustee, for LHOME MORTGAGE TRUST 2022-RTL1, MORTGAGE-BACKED NOTES, SERIES 2022-RTL1

LHOME MORTGAGE TRUST 2022-RTL2

U S Bank National Association, as Indenture Trustee, for LHOME MORTGAGE TRUST 2022-RTL2, MORTGAGE-BACKED NOTES, SERIES 2022-RTL2

LHOME MORTGAGE TRUST 2022-RTL3

U S Bank National Association, as Indenture Trustee, for LHOME MORTGAGE TRUST 2022-RTL3, MORTGAGE-BACKED NOTES, SERIES 2022-RTL3

LHOME MORTGAGE TRUST 2023-RTL1

U S Bank National Association, as Indenture Trustee, for LHOME MORTGAGE TRUST 2023-RTL1, MORTGAGE-BACKED NOTES, SERIES 2023-RTL1

LHOME MORTGAGE TRUST 2023-RTL2

U.S Bank National Association, as Indenture Trustee, for LHOME MORTGAGE TRUST 2023-RTL2, MORTGAGE-BACKED NOTES, SERIES 2023-RTL2

LHOME MORTGAGE TRUST 2023-RTL3



U.S Bank National Association, as Indenture Trustee, for LHOME MORTGAGE TRUST 2023-RTL3, MORTGAGE-BACKED NOTES, SERIES 2023-RTL3

LHOME MORTGAGE TRUST 2023-RTL4

U S. Bank National Association, as Indenture Trustee, for LHOME MORTGAGE TRUST 2023-RTL4, MORTGAGE-BACKED NOTES, SERIES 2023-RTL4

LHOME MORTGAGE TRUST 2024-RTL1

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U S Bank National Association, as Indenture Trustee, for LHOME MORTGAGE TRUST 2024-RTL1,
MORTGAGE-BACKED NOTES, SERIES 2024-RTL1

LHOME MORTGAGE TRUST 2024-RTL2

U S Bank National Association, as Indenture Trustee, for LHOME MORTGAGE TRUST 2024-RTL2,
MORTGAGE-BACKED NOTES, SERIES 2024-RTL2

LHOME MORTGAGE TRUST 2024-RTL3

U.S. Bank National Association, as Indenture Trustee, for LHOME MORTGAGE TRUST 2024-RTL3,
MORTGAGE-BACKED NOTES, SERIES 2024-RTL3

Shirley H. Hays



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Countdown to the 2024
Election
September 6, 2024