

Prepared by and return to:  
Richard S. McIver, Esq.  
Kass, Shuler, P.A.  
P.O. Box 800  
Tampa, Florida 33601-0800

REO-120632

**WARRANTY DEED**

This WARRANTY DEED is made this 11 day of July, 2012 by and between **GMAC MORTGAGE, LLC** as Grantor, whose post office address is 1100 Virginia Drive, Fort Washington, PA 19034 and **FEDERAL HOME LOAN MORTGAGE CORPORATION**, its successors and/or assigns, as Grantee, whose post office address is 5000 Plano Pkwy, Carrollton, TX 75010. (All references to the parties herein shall include their heirs, personal representatives, successors, and assigns; and when applicable the singular shall include the plural, and the masculine shall include the feminine and neuter).

WITNESS: That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to him in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to Grantee forever, the real property situated in **Wakulla County Florida**, legally described as follows:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION**

Parcel ID: 00-00-059-273-10047-H23

AKA: 103 Farrier Ln, Crawfordville, Florida 32327

TO HAVE AND TO HOLD the above described property, with all improvements thereon, unto Grantee in fee simple forever.

AND Grantor does hereby covenant with Grantee that said described property is free from all liens and encumbrances except (a) conditions, restrictions, limitations, and easements of record, if any, but this provision shall not operate to reimpose the same; (b) zoning and other governmental regulations; and (c) taxes and assessments for the current year and subsequent years.

AND the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomever.

EXECUTED the date first stated above.

Grantor

Signed, Sealed and Delivered in the presence of:

Michelle Forgacic  
(typed name)  
Erica Kirkpatrick  
(typed name)

**GMAC MORTGAGE, LLC**

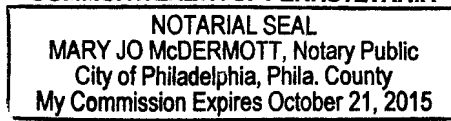
By: Pratiksha Jain  
(typed name)  
As its: Authorized Officer



STATE OF Pennsylvania  
COUNTY OF Montgomery

The foregoing instrument was acknowledged before me this 11 day of July, 2012 by Pratiksha Jain as Authorized Officer of **GMAC MORTGAGE, LLC**. He/she is personally known to me and did take an oath.

Mary Jo McDermott  
(typed name)  
Notary Public  
COMMONWEALTH OF PENNSYLVANIA



**EXHIBIT "A" LEGAL DESCRIPTION**

**LOT 23, BLOCK "H" THE FARM, PHASE 1, A SUBDIVISION AS PER MAP OR  
PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 93 OF THE PUBLIC  
RECORDS IN WAKULLA COUNTY, FLORIDA.**

**Parcel ID: 00-00-059-273-10047-H23**

**AKA: 103 Farrier Ln, Crawfordville, Florida 32327**

REO-120632

**Unofficial Copy**

11/14/2011 10:49 AM

**GMAC MORTGAGE, LLC**

**CERTIFICATE OF ASSISTANT SECRETARY**

I, Jennifer Shank, Assistant Secretary of GMAC Mortgage, LLC (the "Company"), hereby certify that the following is a true and correct copy of the resolution(s) adopted by the Board of Directors of the Company by the Unanimous Written Consent dated November 14, 2011, which resolution(s) I certify to be in full force and effect on the date hereof.

**RESOLVED**, that solely for the purpose of these resolutions and the signing authority granted hereby, the following classifications of authorized officers (each an "Authorized Officer") shall be created:

*"Category 1 Authorized Officer"* means any individual appointed by the Board to hold the office of Category 1 Authorized Officer for the Company, as well as the Executive Officers of the Company, including the President, Chief Financial Officer, Treasurer, Treasury Executive, General Counsel and Secretary.

*"Category 2 Authorized Officer"* means any individual appointed by the Board to hold the office of Category 2 Authorized Officer for the Company, as well as the senior officers of the Company, including the Executive Vice President(s) and Senior Vice President(s).

*"Category 3 Authorized Officer"* means (i) any person holding the previous or current title of "Limited Signing Officer" for the Company, (ii) any person appointed as a Category 3 Authorized Officer by the Board or by the General Counsel or Secretary of the Company pursuant to applicable resolutions, and (iii) junior officers of the Company, such as the Vice President(s), Assistant Vice President(s), Assistant Treasurer(s) and Assistant Secretary(s).

*"Category 4 Authorized Officer"* means (i) any person holding the current or previous title of "Limited Signing Officer REO Asset Management" for the Company, and (ii) any person appointed as a Category 4 Authorized Officer by the General Counsel or Secretary of the Company, pursuant to applicable resolutions.

*"Authorized Officer"* means any associate listed on a (i) Certificate of Delegation, (ii) any person appointed to any aforementioned officer title by the Board or by the General Counsel or Secretary of the Company pursuant to applicable resolutions, or (iii) any person listed on a Certificate of Appointment of Third Parties.

*GMACM - Sec Cert re General Signing Authority Pursuant to 11.14.2011 Board Consent*

**RESOLVED**, that, when executing documents, the Authorized Officer of the Company may (i) describe his or her title and/or signing capacity as "Authorized Officer" (without designating to which category of Authorized Officer he or she belongs) or (ii) execute documents in any other official capacity he or she has with respect to the Company.

*Category 1 Authorized Officers*

**RESOLVED**, that any Category 1 Authorized Officer is authorized and empowered to execute deeds and conveyances of real property and conveyances of any personal property.

**RESOLVED**, that any Category 1 Authorized Officer is authorized and empowered to execute any other documents that may be necessary, proper, or expedient to be executed in conducting the business of the Company, specifically excluding any documents for the borrowing of money and/or the transfer of securities for which authority may be granted by specific resolution of the Board.

**RESOLVED**, that any Category 1 Authorized Officer is authorized and empowered to execute any and all documents that any Category 2 Authorized Officer is authorized to execute.

*Category 2 Authorized Officers*

**RESOLVED**, that any Category 2 Authorized Officer is authorized and empowered to execute deeds and conveyances of real or personal property for \$300,000 or less.

**RESOLVED**, that any Category 2 Authorized Officer is authorized and empowered to execute endorsements of mortgage notes and/or assignments or assumptions of security instruments (mortgages, deeds of trust, security deeds, etc.), allonges to notes, lost note affidavits, and note endorsements relating to real estate loans held by the Company, either in its own behalf or in a fiduciary or agency capacity.

**RESOLVED**, that any Category 2 Authorized Officer is authorized and empowered to execute full or partial releases, subordinations, satisfactions and modifications of security instruments (mortgages, deeds of trust, security deeds, etc.), certificates of redemption, and assignments of sheriff's certificates.

**RESOLVED**, that any Category 2 Authorized Officer is authorized and empowered to execute loan and/or loan servicing acquisition agreements and loan and/or loan servicing sale agreements, including participation agreements and participation certificates, broker agreements, commitment letters with customers, indemnification agreements, workout agreements and settlement agreements.

**RESOLVED**, that any Category 2 Authorized Officer is authorized and empowered to execute any and all documents relating to an individual loan closing, including, but not limited to matters relating to the application for HUD insurance, private mortgage insurance or a VA loan guarantee.

**RESOLVED**, that any Category 2 Authorized Officer is authorized and empowered to execute any power of attorney as the officer deems necessary or appropriate for the transaction of business on behalf of the Company.

*GMACM - Sec Certificate General Signing Authority Pursuant to 11.14.2011 Board Consent*

**RESOLVED**, that any Category 2 Authorized Officer is authorized and empowered to execute all applications for renewal of any state or federal license, permit or similar authorization as from time to time may be necessary for the Company to lawfully continue to engage in its business.

**RESOLVED**, that any Category 2 Authorized Officer is authorized and empowered to execute "Doing Business" qualification forms or annual reports.

**RESOLVED**, that any Category 2 Authorized Officer is authorized and empowered to execute any other document that may be necessary, proper or expedient in conducting the business of the Company of an aggregate value not to exceed \$300,000.

**RESOLVED**, that any Category 2 Authorized Officer is authorized and empowered to execute the following documents on behalf of the Company:

- (i) Trustees Deeds;
- (ii) Rescission of Notice of Default;
- (iii) Deed of Reconveyance;
- (iv) Rescission of Trustee Deed upon Sale; and
- (v) Any document that may be found necessary, proper or expedient to be executed in connection with foreclosure proceedings..

**RESOLVED**, that any Category 2 Authorized Officer is hereby authorized and empowered to execute any and all documents that a Category 3 or Category 4 Officer is authorized to execute.

*Category 3 Authorized Officers*

**RESOLVED**, that any Category 3 Authorized Officer is authorized and empowered to execute any endorsements of mortgage notes and/or assignments or assumptions of security instruments (mortgages, deeds of trust, security deeds, etc.), allonges to notes, lost note affidavits, and note endorsements, but only if such instruments, documents or agreements, (i) relate to one-to-four family real estate loans held by the Company, either in its own behalf or in a fiduciary or agency capacity, and (ii) are intended to transfer beneficial interest to FNMA, FHLMC, GNMA, the Company, GMAC Mortgage, LLC or Homecomings Financial, bond agencies, private investors and/or home equity securitizations.

**RESOLVED**, that any Category 3 Authorized Officer is authorized and empowered to execute full or partial releases, subordinations, satisfactions and modifications of security instruments (mortgages, deeds of trust, security deeds, etc.), certificates of redemption, and assignments of sheriff's certificates, but only if such instruments, documents or agreements relate to one-to-four family mortgage loans held by the Company, either in its own behalf or in a fiduciary or agency capacity.

**RESOLVED**, that any Category 3 Authorized Officer is authorized and empowered to execute deeds under power, substitutions of trustee, special warranty deeds, assignments, general warranty deeds, grant deeds, allonges, assignments, affidavits, loss assignment affidavits, forbearance agreements, quit claim deeds or any other instruments, documents or agreements which may be found necessary, proper or expedient to be executed in connection with foreclosure proceedings or REO property sales in which the company is involved as owner, mortgagee or in a similar capacity.

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**RESOLVED**, that any Category 3 Authorized Officer is authorized and empowered to execute any documents relating to mortgage origination, consolidation, extension and modification agreements that require a signature of the Company.

**RESOLVED**, that any Category 3 Authorized Officer is authorized and empowered to execute any and all documents that a Category 4 Authorized Officer is authorized to execute.

*Category 4 Authorized Officers*

**RESOLVED**, that any Category 4 Authorized Officer shall have the limited authority to execute REO listing agreements, State Purchase Agreements, REO riders, amendments or addendums to State Purchase Agreements, disclosures and other similar documents necessary as part of the initial contracting process of a REO property on behalf of the Company.

**RESOLVED**, that the President of the Company may, by means of executing a Request for Officer Appointment form (a "Request for Officer Appointment") substantially in the form attached as Exhibit B hereto and delivering the same to the Corporate Secretary or an Assistant Secretary of the Company, request that any individual be appointed as an officer of the Company, to any position so desired with the exception of the following positions, which require approval from the Board: President, Treasurer and Corporate Secretary. Such appointments do not require separate approval by the Board.

**RESOLVED**, that the General Counsel or Corporate Secretary of the Company may, by means of executing a Request for Officer Appointment, substantially in the form attached as Exhibit B hereto and delivering the same to either the General Counsel, Corporate Secretary or an Assistant Secretary of the Company, request that any individual be appointed as a Assistant Vice President, Category 3 and/or 4 Authorized Officer, Assistant Secretary and/or an Assistant Treasurer of the Company. Such appointments do not require separate approval by the Board.

**RESOLVED**, that the aforementioned resolutions replace all prior versions of signing authority delegations, effective November 14, 2011.

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I further certify that the following are duly elected, qualified and acting officers and hold the position as stated opposite their names as of the date set forth below:

- |                      |                               |
|----------------------|-------------------------------|
| Steven M. Abreu      | President                     |
| Steven M. Abreu      | Secretary                     |
| Juan Antonio Aguirre | Category 3 Authorized Officer |
| Juan Antonio Aguirre | Category 4 Authorized Officer |
| Donald Albers        | Category 3 Authorized Officer |
| Donald Albers        | Category 4 Authorized Officer |
| John Albor           | Vice President                |
| Belinda Alexander    | Vice President                |
| Robert Allen         | Category 4 Authorized Officer |
| Linda Anders         | Category 3 Authorized Officer |

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Davida Harriott	Category 3 Authorized Officer
Davida Harriott	Category 4 Authorized Officer
Christine Hasson	Vice President
William M. Hayward	Category 4 Authorized Officer
Teresa Hazlet	Category 3 Authorized Officer
Brian Heider	Category 4 Authorized Officer
Gina Herman	Category 3 Authorized Officer
Gina Herman	Category 4 Authorized Officer
Vickie Hickson	Assistant Vice President
Patricia L. Hobbib	Assistant Secretary
Clinton J. Hodder	Vice President
Charles R. Hoecker	Senior Vice President
Laura Hoodjer	Category 3 Authorized Officer
Kenneth Horne	Category 3 Authorized Officer
Kenneth Horne	Category 4 Authorized Officer
John Hosey	Vice President
Jason Houle	Category 3 Authorized Officer
Jason Houle	Category 4 Authorized Officer
Craig Hounsel	Category 4 Authorized Officer
Horace Hunter	Category 3 Authorized Officer
Horace Hunter	Category 4 Authorized Officer
Joseph Hutchison	Vice President
Geoffrey R Hynes	Category 3 Authorized Officer
Geoffrey R Hynes	Category 4 Authorized Officer
Martin Hynes	Category 3 Authorized Officer
Cassandra Inouye	Category 3 Authorized Officer
Camille Baker	Category 4 Authorized Officer
Pratiksha Jain	Category 3 Authorized Officer
<del>Pratiksha Jain</del>	<del>Category 4 Authorized Officer</del>
Anne M. Janiczek	Senior Vice President
Erin Jensen	Category 3 Authorized Officer
William Jensen	Category 3 Authorized Officer
Arkeshia Johnson	Category 3 Authorized Officer
Arkeshia Johnson	Category 4 Authorized Officer
Erika Johnson	Limited Signing Officer
Tamika Johnson	Category 3 Authorized Officer
Katrina Jordan	Category 3 Authorized Officer
Charlotte E. Julion	Category 3 Authorized Officer
Michael Kacergis	Category 3 Authorized Officer
Julie A. Kacher	Vice President
Teerayut Kaewpradit	Category 3 Authorized Officer
Teerayut Kaewpradit	Category 3 Authorized Officer
Heidi Karns	Category 3 Authorized Officer
Patricia Karpowicz	Category 3 Authorized Officer
Patricia Karpowicz	Category 4 Authorized Officer
Rhonda Kastli	Category 3 Authorized Officer
Jeffrey S. Katz	Assistant Treasurer
Varinderjit Kaur	Category 3 Authorized Officer

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Barbara P. Winterberger	Vice President
Rebecca Wirtz	Category 3 Authorized Officer
Sateama Witherspoon	Category 3 Authorized Officer
Sateama Witherspoon	Category 4 Authorized Officer
Michael Timothy Witten	Vice President
Twillia Wojciechowski	Limited Signing Officer
Nia Wolfgramm	Category 4 Authorized Officer
Dana Worrall	Category 3 Authorized Officer
Christopher M. Wright	Assistant Treasurer
Janine Yamoah-Freeman	Category 3 Authorized Officer
Janine Yamoah-Freeman	Category 4 Authorized Officer
Liz Yeranorian	Category 3 Authorized Officer
Cheryl Young	Category 3 Authorized Officer
Cheryl Young	Category 4 Authorized Officer
Scott Zeitz	Category 3 Authorized Officer
Scott Zeitz	Category 4 Authorized Officer
Tracy Zobel	Vice President
Lauren Elizabeth Zonies	Category 3 Authorized Officer
Lauren Elizabeth Zonies	Category 4 Authorized Officer

IN WITNESS WHEREOF, I have hereunto set my hand, said Assistant Secretary of the

Company, this 29 day of February, 2012

  
 Jennifer Shank Assistant Secretary