

This Instrument Prepared By:

CAROL ZIMMERLY  
300 CREST DR 512  
HAINES CITY, FL 33844

Return to:

STEWART LENDER SERVICES  
9700 BISSONNET ST  
HOUSTON, TX 77036  
File No. 1151093

Unpaid Mortgage: ~~\$112,669.16~~ \$116,378.00  
Doc. Stamps Due: \$

**DEED IN LIEU OF FORECLOSURE**

State of FLORIDA  
County of WAKULLA

1296143

KNOW ALL MEN BY THESE PRESENTS, that **ROBERT FOSTER AND DIANNE FOSTER, HUSBAND AND WIFE** whose mailing address is 125 SHAR-MEL-RE LANE, CRAWFORDVILLE, FL 32327 hereinafter called grantor, for ~~\$112,669.16~~ and other good and valuable consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY** who address is 350 HIGHLAND DR, LEWISVILLE, TX 75067, hereinafter called grantee, and unto grantee's successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in the County of WAKULLA, State of Florida, to-wit: \* \$116,378.00

**LOTS 42 AND 43, BLOCK "O", MAGNOLIA GARDENS, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 37, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.**

**Commonly known as:** 125 SHAR-MEL-RE LANE, CRAWFORDVILLE, FL 32327

Tax Parcel Identification Number: R 2283200

To have and to hold the same unto the said grantee and grantee's successors and assigns forever.

This deed is absolute in effect and conveys fee simple title of the premises above described to the grantee and does not operate as a mortgage, deed of trust or security of any kind.

This deed does not constitute a merger of the fee ownership and the lien of the mortgage described below. The fee and lien shall hereafter remain separate and distinct.

By acceptance and recording of this deed, grantee covenants and agrees that it shall forever forbear taking any action whatsoever to collect against grantor on the obligations which are secured by the mortgage/deed of trust (referred to herein as "mortgage") described below, other than by foreclosure of that mortgage; and, that in any proceeding to foreclose that mortgage, grantee shall not seek, obtain or permit a deficiency judgment against grantors, their heirs, successors or assigns, such right being hereby waived. This paragraph shall be inapplicable in

the event that grantor attempts to have this deed set aside or this deed is determined to transfer less than fee simple title to grantee.

Grantor does hereby assign and transfer to grantee any equity of redemption and statutory rights of redemption concerning the real property and the mortgage described below.

Grantor is not acting under any misapprehension as to the legal effect of this deed, nor under duress, undue influence or misrepresentation of grantee, its agent, attorney or any other person. Grantor declares that this conveyance is freely and fairly made.

The true and actual consideration for this transfer consists of \$ <sup>116,378.00</sup> ~~112,669.16~~ and grantee's waiver of its right to bring an action against grantor based on the promissory note secured by the mortgage hereinafter described and agreement not to name the grantor as a party to a foreclosure action as stated above with respect to that certain mortgage signed 7/2/2008 by **ROBERT FOSTER AND DIANNE FOSTER, HUSBAND AND WIFE** in favor of **GENERATION MORTGAGE COMPANY** and recorded in Book 768, Page 602, on 8/27/2008. Said Mortgage assigned to **NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY**, by an assignment recorded in Book 929, Page 859 on 12/30/2013, in real property records of WAKULLA County, Florida.

In construing this deed and where the context so requires, the singular includes the plural and the plural includes the singular and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

See Estoppel Affidavit attached as Exhibit "A"

IN WITNESS WHEREOF, the grantor has executed this instrument this 18 day of December, 2014.

Robert Foster  
ROBERT FOSTER

Dianne Foster  
DIANNE FOSTER

Breanne Thomas  
Witness #1 Signature

Mary A. Boyce  
Witness #2/Notary Signature

Breanne Thomas  
Witness #1 Printed Name

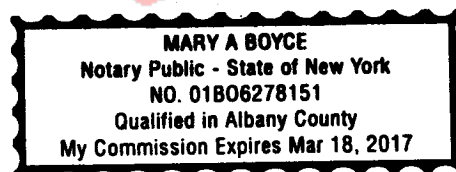
Mary A. Boyce  
Witness #2/Notary Printed Name

STATE OF <sup>NY</sup> ~~Florida~~ New York  
COUNTY OF Schenectady

The Foregoing Instrument was acknowledged before me on 12/18/2014, by **ROBERT FOSTER AND DIANNE FOSTER**, who is/are personally known to me or who has/have produced a valid driver's license as identification.

Mary A. Boyce  
My Commission Expires: 3/18/17

NOTARY PUBLIC





making said deed in lieu of foreclosure affiants believed and now believe that the aforesaid consideration therefore represents the fair value of the property so deeded, or more.

This affidavit is made for the protection and benefit of **NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY**, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described.

That affiants, and each of them will testify, declare, depose, or certify before any competent tribunal, officer, or person, in any case now pending or which may hereafter be instituted, to the truth of the particular facts hereinabove set forth.

**I/WE (THE BORROWERS) UNDERSTAND THAT I/WE HAD A RIGHT TO OBTAIN LEGAL ADVICE BEFORE SIGNING THE AFORESAID DEED. I/WE HAVE EITHER DONE SO OR HAVE ELECTED TO PROCEED WITHOUT LEGAL ADVICE.**

Dated: 12/18/2014

Robert Foster  
ROBERT FOSTER

Dianne Foster  
DIANNE FOSTER

Breanne Thomas  
Witness #1 Signature

Mary A Boyce  
Witness #2/Notary Signature

Breanne Thomas  
Witness #1 Printed Name

Mary A. Boyce  
Witness #2/Notary Printed Name

STATE OF ~~Florida~~ <sup>NY</sup> New York  
COUNTY OF Schenectady

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Mary A Boyce  
NOTARY PUBLIC

My Commission Expires: 3/18/17

