

WARRANTY DEED
(STATUTORY FORM --SECTION 689.02, F.S.)

This Indenture, made this 5th day of September, 2014, between John Dedyne and Linda Dedyne, husband and wife, whose address is 898 Fairhaven Street Northeast, Palm Bay, FL, 32907, ("Grantor"), and Nationstar Mortgage LLC, whose address is 350 Highland Drive, Lewisville, TX 75067 ("Grantee").

Witnesseth that said Grantor, for and in consideration of the sum of Two Hundred Fifty-Nine Thousand Thirty-Eight and 34/100 Dollars (\$259,038.34), and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Brevard County, Florida, to-wit:

Lot 15, Block 290, PORT MALABAR, UNIT EIGHT, a subdivision according to the plat thereof, recorded in Plat Book 14, Pages 142 through 150, Public Records of Brevard County, Florida.

Together with all the tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder, and easement thereunto belonging or in anywise appertaining;

Subject to restrictions and easements of record and taxes for the year 2014 and thereafter.

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

This deed is executed and delivered with the purpose and intention of being an absolute irrevocable and unconditional conveyance in consideration of Grantee not pursuing a deficiency judgment against Grantor in the event Grantee determines it necessary to foreclose that certain mortgage dated September 15, 2006, recorded in Book 5700 at Page 6252, of the public records

(6072.140, 0618827877)

Mail to: 570-225212
LenderLive Settlement Services, LLC
1044 Main Street, Ste. 700
Kansas City, MO 64105
(816) 221-0881

of Brevard County, Florida. This deed is executed and delivered voluntarily without duress or undue influence and is not intended to be additional security for said note. It is the intention of the parties that there shall not be a merger of the fee simple title of the Grantee with the lien of the mortgage, but that the lien of the mortgage be preserved and remain in full force and effect. It is specifically acknowledged by said Grantor that the subject property, located at 898 Fairhaven Street Northeast, Palm Bay, FL 32907, is not Grantor's homestead and is presently vacant.

Grantor owns record legal and equitable title in fee simple absolute, in and to the Property, and there are no existing liens, encumbrances, encroachments, overlaps, special assessments, claims, leases, tenancies, other adverse interests or defects upon or affecting the Property. The Warranty Deed was not given as a preference against any other creditors of Grantor, and at the time it was given there were no other person or persons, firms or corporations, interested, either directly or indirectly in said Property, other than Lender. Grantor is solvent and has no other creditors whose rights would be prejudiced by such conveyance, and Grantor is not obligated upon any bond or other mortgage whereby any lien has been created or exists against the Property described in the Warranty Deed.

In construing this Agreement, the singular shall be held to include the plural, the plural shall include the singular, and the use of any gender shall include every other and all genders.

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IN WITNESS WHEREOF, the Grantor has hereunto set their hand on the day and year first above written.

Laura Adams
FIRST WITNESS

John Dedyne
John Dedyne

Laura Adams
(Print name of First Witness)

Shirley Brewer
SECOND WITNESS

Linda Dedyne
Linda Dedyne

Shirley Brewer
(Print name of Second Witness)

STATE OF Florida

COUNTY OF Brevard

The foregoing instrument was acknowledged before me this 5th day of September, 2014, by John Dedyne and Linda Dedyne, husband and wife, who are personally known to me or has produced FL Drivers Licence (type of identification) as identification.



Diane Adams
Notary Public

My Commission Number: FF127865
My Commission Expires: 9/13/18

This Instrument was prepared by:
Kelly E. Elkins (Bar No. 469963)
Kelly E. Elkins, P.A.

Whose address is:
200 South Andrews Avenue, Suite 100
Fort Lauderdale, FL 33301