

This Document Prepared By:  
ServiceLink, LLC  
1400 Cherrington Parkway  
Coraopolis, PA 15108

Parcel ID #: 2940992

Return To:  
ServiceLink, LLC  
1400 Cherrington Parkway  
Coraopolis, PA 15108

SL # 160081143

## **SPECIAL WARRANTY DEED**

This SPECIAL WARRANTY DEED, dated *March 1, 2017* by BANK OF AMERICA, NATIONAL ASSOCIATION, whose post office address is 2505 W Chandler Blvd, Chandler, AZ 85224, hereinafter called the GRANTOR, to **ERIC BAKER and ELIZABETH BAKER, husband and wife**, whose post office address is 7815 SE BABCOCK ST, GRANT VALKARIA, FL 32909, hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of One Hundred, Ninety-Nine Thousand, Five Hundred and 00/100 Dollars (\$199,500.00), and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in BREVARD County, FLORIDA:

**ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF BREVARD AND STATE OF FLORIDA BEING KNOWN AND DESIGNATED AS FOLLOWS:**

**THE WEST ONE HALF OF THE NORTH 200 FEET OF THE SOUTH 600 FEET OF THE NORTH THREE FOURTH OF LOT 24, LESS THE SOUTH 10 FEET THEREOF, SECTION 22, TOWNSHIP 29 SOUTH, RANGE 37 EAST, PLAT OF FLORIDA INDIAN RIVER LAND CORPORATION AS RECORDED IN PLAT BOOK 1, PAGE 165, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LESS THE WEST 50 FEET FOR ROAD RIGHT OF WAY AND LESS AND EXCEPT THE SOUTH 35 FEET THEREOF, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3810, PAGE 136, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.**

Tax/Parcel ID: 2940992

Being the same property conveyed to BANK OF AMERICA, NATIONAL ASSOCIATION, recorded 02/23/2016, O.R. BOOK 7554, PAGE 1524.

Commonly known as: 7815 SE BABCOCK ST, GRANT VALKARIA, FL 32909

GRANTOR HEREBY AFFIRMS THE PROPERTY DESCRIBED HEREIN IS NON-HOMESTEAD.

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2016 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, 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 fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through and under grantor, but against no others.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

BANK OF AMERICA, NATIONAL  
ASSOCIATION

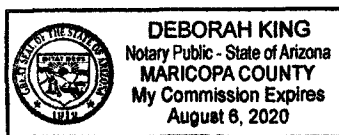
Signature: Lucinda Landin 3-1-17  
Print Name: Lucinda Landin

By: Ann Louise ALLED 3-1-17  
Its: ASSISTANT Vice PRESIDENT (AVP)

Signature: NJ Davis 3-1-17  
Print Name: Nicole J. Davis

STATE OF ARIZONA  
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT was acknowledged before me this 1 day of March 2017, by Ann Louise ALLED, as AVP of BANK OF AMERICA, NATIONAL ASSOCIATION. He/She has produced DRIVER License as identification.



Deborah King 3/1/17  
Notary Public  
Print Name: Deborah King  
My Commission Expires: August 6, 2020

**AFFIDAVIT CERTIFYING COPY OF  
CERTIFICATE OF ASSISTANT SECRETARY**

STATE OF Pennsylvania  
COUNTY OF Allegheny

BEFORE ME an officer authorized to take oaths, this day personally appeared Christine Costamagna of Bank of America, N.A., who, being first duly sworn deposes and says:

I, Christine Costamagna, if called to testify in this matter would testify under oath and to the extent of my personal knowledge, based upon a review of the books and records kept in the regular course of business at Bank of America, N.A. ("BANA") concerning the following:

1. My name is Christine Costamagna and I am over 18 years of age and am competent to testify to the matters below.
2. I am an employee of BANA. My current job title at BANA is Senior Vice President and Assistant Secretary. I am authorized to sign this affidavit on behalf of BANA, as an officer of BANA.
3. Some of the information in this affidavit is taken from BANA's business records. I have personal knowledge of BANA's procedures for creating and maintaining these records. Such business records are: (a) made at or near the time of the occurrence of the matters set forth therein by persons with personal knowledge of the information in the business record, or from information transmitted by persons with personal knowledge; and (b) kept in the course of BANA's regularly conducted business activities. It is the regular practice of BANA to make such records.
4. Attached hereto as Exhibit I is a true and correct copy of my Certificate of Assistant Secretary dated as this 13<sup>th</sup> day of September, 2016, certifying the appointing certain officers to their offices of BANA.

FURTHER AFFIANT SAYETH NOT.

DATED: 9/13/16

Christine Costamagna  
Affiant's Signature  
Christine Costamagna  
Affiant's Name  
SVP & Assistant Secretary  
Affiant's Title

SWORN TO and subscribed before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, as an \_\_\_\_\_ of Bank of America, N.A. He/she ( ) is personally known to me or ( ) produced \_\_\_\_\_ as identification. See attached form

\_\_\_\_\_  
Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Francisco

Subscribed and sworn to (or affirmed) before me on this 13th day of September, 2016,  
by Christine Costamagna, proved to me on the basis of  
satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature Susan Ann Scaletti

**Exhibit A**

[CERTIFICATE OF ASSISTANT SECRETARY]

*[attached hereto]*

**CERTIFICATE OF ASSISTANT SECRETARY  
OF  
BANK OF AMERICA, NATIONAL ASSOCIATION**  
a national banking association

The undersigned, a duly appointed and acting Assistant Secretary of Bank of America, National Association (the "Association"), a national banking association organized and existing under the laws of the United States of America and having its principal place of business in the City of Charlotte, County of Mecklenburg, State of North Carolina, does hereby certify that:

1. The following is a true and complete copy of an excerpt from the Bylaws of the Association, and the same is in full force and effect as of the date hereof:

**Section 5.2. Execution of Instruments.** All indentures, mortgages, deeds, conveyances, contracts, notes, loan documents, letters of credit, master agreements, swap agreements, guarantees, discharges, releases, satisfactions, settlements, affidavits, bonds, undertakings, powers of attorney, and other instruments or contracts may be signed, executed, acknowledged, verified, attested, delivered or accepted on behalf of the Association by the Chairman of the Board, the Chief Executive Officer, the President, any Vice Chairman of the Board, any Division President, any Managing Director, any Director (as described in Section 4.7 of these Bylaws), any Principal, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Officer, or any individual who is listed on the Association's personnel records in a position equal to any of the aforementioned officer positions, or such other officers, employees or agents as the Board of Directors, the Chief Executive Officer or any officer reporting directly to the Chief Executive Officer may direct in a written delegation kept in the minute book of the Association. The provisions of this Section 5.2 are supplementary to any other provision of these Bylaws and shall not be construed to authorize execution of instruments otherwise dictated by law.

2. Each of the individuals named on Exhibit A attached hereto is a duly elected or appointed and acting officer of the Association holding the title of **Assistant Vice President**.

IN WITNESS WHEREOF, I have hereunto signed my name on this 13<sup>th</sup> day of September, 2016.

BANK OF AMERICA, NATIONAL ASSOCIATION

By: \_\_\_\_\_

Christine Costamagna  
Assistant Secretary

**EXHIBIT A**  
**FORECLOSURE SERVICES DOCUMENT EXECUTION**  
**ASSISTANT VICE PRESIDENTS**

Agnew, Melanie Anne  
 Ali, Shamim  
 Allred, Ann Louise  
 Ayala, Wilfredo  
 Banda, Jamie Gonzales  
 Banks, Caressa Jenice  
 Barry, Darlene Jeannette  
 Begum, Suhala  
 Bell, Carolyn Wanjiku  
 Bolds, Rickey Trent  
 Bowling, Karen Marie  
 Braby, Sherry LaSha  
 Bratton, Teylore Laurice  
 Brewer, Julie Ann  
 Briceno, Andrea Janay  
 Bryan, Sandra Leyda  
 Bush, Michael A.  
 Cabanayan, Annie Serquina  
 Canastillo, Melba Barraza  
 Candelaria, Alma N.  
 Carmody, Gabrielle Lynn  
 Carmona, Elvia  
 Carrillo, Matthew Caleb  
 Case, Laurie Michelle  
 Chartrand, Erica Ashley  
 Chorney, Lori Diane  
 Clark, Amber Johnae  
 Cramer, Caryn Elaine  
 Crane, Jeremy Jerome  
 Cruz, Kimberly Marie  
 Davis, Nicole J.  
 Davis, Sherry Dvon  
 DeBarros, Kimberly Nicole  
 Dennison, Evelyn Delores  
 Dennison, Kevin Vaughn  
 Dockery, Brittany Marie  
 Edwards, Carmeka Yushay  
 Farkash, Patricia Ann  
 Fisher, Jared Robert  
 Flannigan, Jonathan Glenn  
 Flood, Joseph F.  
 Francois, Regina Irving  
 Fuentes, Andra Robledo  
 Galante, Carolin  
 Ganison, DeKendrick Karon  
 Ganison, Everly Jasmin

Garcia, Marcela  
 Garcia, Marco Antonio  
 Garcia, Sylvia C.  
 Garcia, Yanira Izel  
 Gibson, Janice R.  
 Gleason, Frances Cherrie  
 Goff, Maria Luz  
 Gomez Kponton, Arlette Akouyo  
 Good, Kevin James  
 Griffin, Verlina Ann  
 Guardado, Margarita  
 Guerrero, Myra P.  
 Guillen, Denise Jordan  
 Hernando, Sonia Iliana  
 Hill, Sharon Jean  
 Holguin, Judy Lee  
 Holt, Brian Benjamin  
 Humphrys, Emily Marie  
 Hushagen, Jeffrey Tyler  
 Ingram, Angie A. A.  
 Isaac, Ashley Marie  
 Iskierski, Denise Wall  
 Jackson, Adrian Lawrence  
 Jackson, Colette  
 Jameson Jr., Michael Lawrence  
 Jauregui, Karla Juliet  
 Johnson-Rieger, Andria D.  
 Johnson, JaNell LaTrice  
 Johnson, Jennifer Mae  
 Johnson, Stephen Allen  
 Joseph, Chasity Sharrell  
 Keith-Tuttle, Elissa  
 Kerns, Kevin C.  
 Khamisani, Amna  
 Klapperich, Cory Donovan  
 Kobylarek, Kelly Kathleen  
 Kolomitz, Mandi L. J.  
 Koons, Karen Elaine  
 Kraft, Kayla Jo  
 Lajza, Jane Marie  
 Landin, Lucinda  
 Landry, Caroline Palacio  
 Lansiquot, Siddhartha  
 Laughlin, Bobbi Gaye  
 Leach Jr., Kip David  
 Letham, Amy D.

Lewis Jr., Calvin  
 Lowden, Lisa Ann  
 Lyon, Christiny A.  
 Maggitt, Kenyetta Devon  
 Mallow, Monja Melissa  
 Manning, Shannon Annette  
 Marks, Christine Lynn  
 Marquez, Ronald Romeo  
 Marsh, Lorene Alford  
 Marsh, Shay Denise  
 Mathews, Rebekah Marie  
 McDowell, Sabrina Allene  
 McGinnis, Brent Travis  
 Messmer, Anne Carter  
 Mitchell, Yasmin Y.  
 Montano, Victoria A.  
 Moore, Tametka Renea  
 Morgan, Courtney Alice  
 Morua, Norma Marie  
 Navarro, Lilliana R.  
 Neff, Tamar Jewel Lillian  
 Nunez, Alberto Fera  
 Nunez, Angela Marie  
 Nunn, Sanetrick Darnell  
 Ohara, Maureen J.  
 Okolita, Marlene V.  
 Oldham, Holly M.  
 Ortega, Wanda Lucy  
 Outman, Robert Leon  
 Pack, Judy Smith  
 Pena, Angie Graciela  
 Pham, Luan  
 Pham, TU-UYEN NU  
 Pilgrim, Sabrina Elyse  
 Pittman, Lori Denise  
 Quahi, Cathreen Renee  
 Quesada, Nicholas Ryan  
 Ramos-Leyva, Yanneth  
 Rhodes, Regina Lenale  
 Robinson, Gloria  
 Robinson, Michele Renae  
 Rodriguez, John Carlos  
 Rogers, Frederick C.  
 Rogers, Shaun Jermaine  
 Rougeau, Essie Malone  
 Ruiz De La Torre, Artemio

Salazar, Brenda Aracely  
Samuels, Ariel Mercedes  
Sanchez, Dianna M.  
Sanders, Chatanya Joyce  
Santana, Christina L.  
Schwartz, Abril  
Sed, Asli Olad  
Segui, Elsa Rebeca  
Sevier, Wendy Covarrubias  
Sharko, Lupita  
Shears II, Clayton  
Shehata, Jamie Leora  
Sin, Sorn  
Solano, Michael

Sorenson, Kelly Marie  
Spiller, Adriel J.  
Spiller, Roderick R.  
Sulcer, Emily Lynn  
Swink, Scott Edward  
Tabish, Jennifer June  
Thomas, Duane Wells  
Thomas, Tramelie Martise  
Thompson, Kelly Marie  
Thompson, Ronald Allen  
Tooks, Suprena Lanell  
Ussery, Glenda Faye  
Valenzuela, Michelle Jennifer  
Vore, Christine Eliza

Walker, Grisel E.  
Walker, Lisa Martin  
Walter, Rachael Dawn  
Washington, Symeon Sjolund  
Wheaton, Odis James  
White, Kristin Elizabeth  
Wiley Jr., Dossey C.  
Williams, Nichole Renee  
Wilson, Alicia J.  
Wilson III, Lewis  
Wood, Christopher Scott  
Woody, Michael Bruce



**CERTIFICATE OF ASSISTANT SECRETARY  
OF  
BANK OF AMERICA, NATIONAL ASSOCIATION  
a national banking association**

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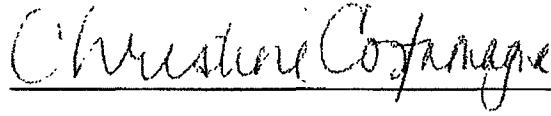
2. The following persons have been duly elected or appointed and have duly qualified as officers of the Association and they hold the office set forth opposite their names:

<u>Name</u>	<u>Title</u>
Rebecca Lynn Dillavou	Vice President
Melanie D'lin Horton	Vice President
Nicolle E. King	Vice President
Daniel Gregory Moreno	Vice President

Robbin Karen Wakimoto Vice President

IN WITNESS WHEREOF, I have hereunto signed my name on this 13<sup>th</sup> day of  
September, 2016.

BANK OF AMERICA, NATIONAL ASSOCIATION

A handwritten signature in cursive script, reading "Christine Costamagna", is written over a horizontal line.

By:  
Christine Costamagna  
Assistant Secretary