

**Return To After Recording:**

Vantage Point Title, Inc.  
Attn: Default Services  
25400 US 19 N, Suite 135  
Clearwater, FL 33763  
Reference Number: D-FL462025

**Mail Tax Statements To:**

NRZ REO X LLC  
c/o Fay Servicing, LLC  
440 S. LaSalle Street, Suite 2000  
Chicago, IL 60605

Amount Still Owing: \$169,003.35  
Consideration Amount: \$169,003.35

**This document prepared by:**

Vantage Point Title, Inc.  
Mark Geiger  
25400 US 19 N, Suite 135  
Clearwater, FL 33763

Tax ID No.: 2311366

**DEED IN LIEU OF FORECLOSURE**

This deed is subject to the terms of an Estoppel Affidavit recorded concurrently, and Deed in Lieu of Foreclosure Agreement, both effective this 12<sup>th</sup> day of April, 2018

THIS INDENTURE made and entered into on this 12<sup>th</sup> day of April, 2018, by and between Linda J. Patete, a single woman, whose mailing address is 512 Bay Ct. - IHB 32832 hereinafter referred to as Grantor(s) and NRZ REO X LLC, located at c/o Fay Servicing, LLC, 440 S. LaSalle Street, Suite 2000, Chicago, IL 60605, hereinafter referred to as Grantee(s).

Witnesseth, That consideration for this Deed is \$169,003.35 and release of liability owed by Grantor under the terms of the Promissory Note dated 1/24/2008 executed by Grantor in favor of MERS as nominee for Countrywide Bank, FSB and subsequently assigned to Grantee, to secure against the Property by Mortgage and to avoid foreclosure, and fees and costs associated with foreclosure. Grantor does hereby grant, bargain and sell, release and confirm unto the said Grantee(s), their heirs and assigns all that certain land more fully described on the attached Exhibit "A":

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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 and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTORS hereby covenant with and represent unto the said Grantee and unto his successors or assigns, that they are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that they have a good and lawful right to sell and convey the same as aforesaid and that they will forever warrant and defend the title to same unto the said Grantee and unto his successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

Subject to that certain Mortgage from Linda J Patete, a single woman (borrower) dated 1/24/2008 and filed on 2/7/2008 in Book 5842 Page 8235, of the official property records of Brevard County, Florida in the amount of \$98,600.00 and in favor of MERS as nominee for Countrywide Bank, FSB (Lender). Said Mortgage was last assigned to **NRZ REO X LLC** by Assignment recorded 5/10/2010 in OR Book 8161 Page 284.

The parties to this agreement specifically intend that this conveyance shall not constitute a merger of the interest of Lender under the mortgage/deed of trust with the fee title conveyed to the lender. It is the intention of the parties that the property shall remain subject to the liens of the mortgage/deed of trust as well as any other security interests in other collateral that lender holds or may hold. The loan documents shall be and remain at all times valid and continuous liens on the property and other collateral subject only to lender's written and recorded releases as lender may, in its sole discretion, subsequently execute.

This deed is an absolute conveyance, the grantor(s) having sold said land to the grantee(s) for a fair and adequate consideration. Grantor(s) declare that this conveyance is freely and fairly made, and that there are no agreements, oral or written, or other than this deed between grantor(s) and grantee(s) with respect to said land.

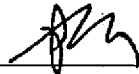
Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.


IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 12<sup>th</sup> day of April, 2019.

  
Linda J. Patete

Signed, sealed and delivered in our presence:

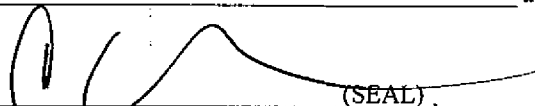
WITNESSES:

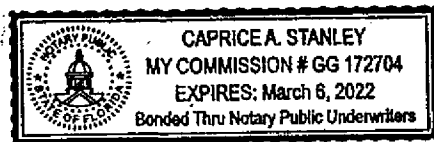
  
WITNESS #1 SIGNATURE  
WITNESS #1 PRINTED NAME: Pierre Mommes

  
WITNESS #2 SIGNATURE  
WITNESS #2 PRINTED NAME: SHERILL MCKAY

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before this 12<sup>th</sup> day of April, 2019 by Linda J. Patete who is personally known to me or who has/have produced \_\_\_\_\_ as identification.

 (SEAL)  
Notary Public  
State of FLORIDA  
My Commission Expires: 3/6/22



**EXHIBIT "A"**

LOT 27, BLOCK 34, PORT ST. JOHN UNIT TWO AS RECORDED IN PLAT BOOK 14, PAGE  
48 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

Commonly Known As: 3950 Scotland Street, Cocoa, FL 32927  
Parcel ID: 2311366