

Return to:
North American Title Company
7380 Murrell Road, Suite 105
Melbourne, Florida 32940
This Instrument Prepared By:
Mark Loterstein, Esq.
North American Title Company
7380 Murrell Road, Suite 105
Melbourne, Florida 32940
Property Appraisers Parcel Identification (Folio) Number: 273831E000039.00001.16
Our File No.11604-09-00108H0

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NORTH AMERICAN TITLE CO
1015 N SR 7 STE A

SPECIAL WARRANTY DEED

THIS DEED is made on this 20 of April, 2009 by Aurora Loan Services, LLC ("Grantor") whose address is 10350 Park Meadows Drive, Littleton, CO 80124 to CPS Florida Investments, LLC whose mailing address is 1500 Spring Creek Drive, Yukon OKLAHOMA 73099 ("Grantee").

The terms "Grantor" and "Grantee" in these instruments include the respective successors and assigns of said parties.

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee in the following property (the "Property") lying and in Brevard County, Florida and more particularly described as follows:

Unit No. 2201, in accordance with and subject to the Covenants, Conditions, Restrictions, terms and other Provisions of the Declaration of condominium of Magnolia Key, a Condominium, recorded in Official Records Book 5621, Page 1655, and amendments thereto, of the Public Records of Brevard County, Florida, together with exclusive use to Garage Space(s) No. P226 and Supply Bin No. S215. Together with an undivided interest or share in the common elements appurtenant thereto.

SUBJECT TO THE FOLLOWING:

- 1. Real estate taxes for the year 2009 and subsequent years.
- 2. Covenants, conditions, easements, encumbrances, reservations and restrictions of record, without hereby reimposing same.
- 3. Zoning and other governmental restrictions.

TOGETHER, with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to said Property.

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

Grantor does hereby warrant, and will defend, the title to the Property hereby conveyed, subject as aforesaid, against the lawful claims of all persons claiming by, through or under Grantor, but none other.

IN WITNESS WHEREOF, THE Grantor has caused this Special Warranty Deed to be executed the day and year first above written.

WITNESSES:

Leona C Owens
First Witness Signature
Leona C Owens
Printed Signature
Nancy Nadeau
Second Witness Signature
Nancy Nadeau
Printed Signature

Norma J. Dudgeon, AVP
LPS Asset Management Solutions,
as attorney in fact
Aurora Loan Services, LLC

STATE OF Colorado
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 20th day of April, 2009 by Norma J Dudgeon as AVP for LPS who is/are personally known to me or who produced a ID as identification.

MARIA L. OROZCO
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 12/14/09

Maria L Orozco
NOTARY PUBLIC, State of Colorado
at Large
Print Notary Name: Maria L. Orozco
My Commission Expires: 12/14/09