

Prepared by and Return to:  
Bay National Title Company  
Leah Rowe  
13577 Feather Sound Drive, Ste 250  
Clearwater, FL 33762

File #: NSR-21870

Parcel ID #: 28-37-25-06-00072.0-0021.00

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For official use by Clerk's office only

**SPECIAL WARRANTY DEED**  
(Corporate Seller)

THIS INDENTURE, made this September 10 2013, between **Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, L.P.**, party of the first part, and **KCS VENTURES LLC, a Florida Limited Liability Company**, whose mailing address is: 790 E Fairview Ave, Annapolis, MD 21403, party/parties of the second part,

**WITNESSETH:**

First party, for and in consideration of the sum of THIRTY EIGHT THOUSAND AND NO/100 DOLLARS (\$38,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

**Lot 21, Block 72, Port Malbar Unit Two, according to the map or plat thereof, as recorded in Plat Book 13, Page 55, of the Public Records of Brevard County, Florida.**

**More commonly known as: 773 Bianca Dr NE, Palm Bay, FL 32905**

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements 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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on September 10 2013.

Signed, sealed and delivered  
in the presence of:

Bank of America, N.A., as successor by merger to BAC  
Home Loans Servicing, LP f/k/a Countrywide Home Loans  
Servicing, L.P., by Nationstar Mortgage LLC, as Attorney  
in Fact

By: [Signature]

Print Name: Andrew Thomas

Address: 350 Highland Drive  
Lewisville, TX 75067

(Corporate Seal)

[Signature]  
Witness signature

Amanda Cefalu  
Print witness name

[Signature]  
Witness signature

Tammy Simon  
Print witness name

State of Texas

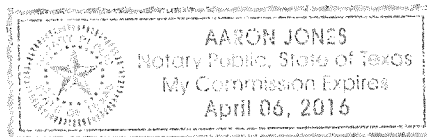
County of Denton

THE FOREGOING INSTRUMENT was acknowledged before me this 10 day of September 2013  
by: Andrew Thomas of Nationstar Mortgage LLC, as Attorney in Fact, for Bank  
of America, N.A., as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, L.P.  
who is personally known to me or who has produced driver's license as identification.

[Signature]  
Notary Public

Aaron Jones  
Print Notary Name

My Commission Expires: April 6, 2016  
Notary Seal



More commonly known as: 773 Bianca Dr NE, Palm Bay, FL 32905