

LandCastle Title Group, LLC**License #: E102142**

12750 Citrus Park Lane Suite 105, Tampa, FL 33625

Phone: (813)405-1361 | Fax: (813)341-0680

MASTER STATEMENT**Settlement Date:** July 26, 2018**Disbursement Date:** July 26, 2018**Escrow Number:** LT41180414PR**Escrow Officer:** Zachary Taylor**Email:** Zachary.Taylor@fnf.com

Buyer: EW LESA, LLC, A Florida Limited Liability Company
6220 SW 56 Street
Davie, FL 33314

Seller: Bank of America, N.A.
55 Beattie Place, Suite 110
Greenville, SC 29601

Property: 4533 SW 51st St
Fort Lauderdale, FL 33314

SELLER		BUYER	
\$	DEBITS	\$	CREDITS
FINANCIAL CONSIDERATION			
	244,287.75	Sale Price of Property	244,287.75
		Deposit or earnest money	12,214.39
PRORATIONS/ADJUSTMENTS			
3,030.64		County Taxes at \$5,369.83 01/01/18 to 07/26/18	3,030.64
COMMISSIONS			
150.00		Equator Fee to New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing	
5,666.38		Listing Agent Commission to Prestige Real Estate Group \$232,655.00 @ 2.5000% = \$5,666.38 - \$150 Equator Fee	
2,326.55		Referral Fee to New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing \$232,655.00 @ 1.0000% = \$2,326.55	
5,816.38		Selling Agent Commission to Hagan Real Estate \$232,655.00 @ 2.5000% = \$5,816.38	
TITLE & ESCROW CHARGES			
650.00		Title - Settlement or Closing Fee to LandCastle Title Group, LLC	650.00
125.00		Title - Abstract or Title Search Fee to Fidelity/ LandCastle	
3.75		Title - Buyer eRecording to Simplifile	
450.00		Title - Prelim Curative Fee to LandCastle Title Group, LLC	
1,296.50		Title - Owner's Title Insurance to LandCastle Title Group, LLC	
		Policies to be issued:	
		Owners Policy	
		Underwriter: Fidelity National Title Insurance Company	
		Coverage: \$244,287.75 Premium: \$1,296.50	
		Version: ALTA Owner's Policy 2006 (with Florida Modifications)	
GOVERNMENT CHARGES			
95.00		Recording Fees (\$95.00) to Simplifile	
1,710.10		Transfer Taxes (\$1,710.10) to Simplifile	
MISCELLANEOUS CHARGES			
11,632.75		Buyer's Premium to Auction.com	
450.00		Lien Search to Coast 2 Coast	

MASTER STATEMENT - Continued

33,403.05	244,287.75	Subtotals	244,937.75	15,245.03
		Balance Due FROM Buyer		229,692.72
210,884.70		Balance Due TO Seller		
244,287.75	244,287.75	TOTALS	244,937.75	244,937.75

The undersigned hereby certify that they have carefully received the Closing Disclosure or other settlement statement form, and they approve and agree to the payment of all fees, costs, expenses and disbursement as reflected on the Closing Disclosure or other settlement statement form to be paid on their behalf. We further certify that we have received a copy of the Closing Disclosure or other settlement statement.

SELLER:

Bank of America, N.A

BY: _____

Brenda Bugaj

Brenda Bugaj (Full Signature)
2018-07-25 15:50:00

BUYER:

EW LESA, LLC, A Florida Limited Liability Company

BY: _____

I have reviewed the Closing Disclosure, the settlement statement, the lender's closing instructions and any and all other forms relative to the funds held in escrow, including any disclosure of the Florida title insurance premiums being paid, and I agree to disburse the escrow funds in accordance with the terms of this transaction and Florida law.

LandCastle Title Group, LLC
Zachary Taylor
License Number: E102142

MASTER STATEMENT - Continued

33,403.05	244,287.75	Subtotals	244,937.75	15,245.03
		Balance Due FROM Buyer		229,692.72
210,884.70		Balance Due TO Seller		
244,287.75	244,287.75	TOTALS	244,937.75	244,937.75

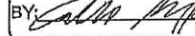
The undersigned hereby certify that they have carefully received the Closing Disclosure or other settlement statement form, and they approve and agree to the payment of all fees, costs, expenses and disbursement as reflected on the Closing Disclosure or other settlement statement form to be paid on their behalf. We further certify that we have received a copy of the Closing Disclosure or other settlement statement.

SELLER:

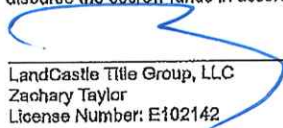
Bank of America, N.A.

BY: _____

BUYER:

EW LESA, LLC, A Florida Limited Liability
Company Signed by:BY: 
5A0CB908C1DB4DA...

I have reviewed the Closing Disclosure, the settlement statement, the lender's closing instructions and any and all other forms relative to the funds held in escrow, including any disclosure of the Florida title insurance premiums being paid, and I agree to disburse the escrow funds in accordance with the terms of this transaction and Florida law.


LandCastle Title Group, LLC
Zachary Taylor
License Number: E102142

Prepared By and Return To:
LandCastle Title Group, LLC
12750 Citrus Park Lane Suite 105
Tampa, FL 33625

File No.: LT41180414PR

Property Appraiser's Parcel I.D. (folio) Number(s):
Tax Parcel ID: 504136-02-0030

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 7.9.18 by Bank of America, N.A hereinafter called the grantor and EW LESA, LLC, A Florida Limited Liability Company whose post office address is 6220 SW 56 Street, Davie, Florida 33314, hereinafter called the grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of \$244,287.75 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all the certain land situated in Broward County, Florida, viz:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 4533 SW 51st St, Fort Lauderdale, FL 33314

SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF FOR INCUMBENCY STATEMENT

SEE EXHIBIT C ATTACHED HERETO AND MADE A PART HEREOF FOR POWER OF ATTORNEY

Subject to the following:

Any encumbrances, easements and restrictions of record, and taxes for the year 2018 and thereafter.

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 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; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor, but against none other.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

Susan J. Knard
(Witness Signature)

Susan J. Knard
(Print Name of Witness)

Wendy M. Armona
(Witness Signature)

Wendy M. Armona
(Print Name of Witness)

Bank of America, N.A.

By: New Penn Financial, LLC d/b/a Shellpoint Mortgage
Servicing, as Attorney-in-Fact

By: [Signature]

Print Name: Shawn Garrison

Its: AVP

[Corporate Seal]

Address:

55 Beattie Place, Suite 110
Greenville, SC 29601

STATE OF SC

COUNTY OF GREENVILLE

The foregoing instrument was acknowledged before me this 9 day of July, 2013, by Shawn Garrison, as AVP of New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, as Attorney-in-Fact for Bank of America, N.A., who ☒ is personally known to me or who ☐ has produced _____ as identification.

[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

[Notary Seal]

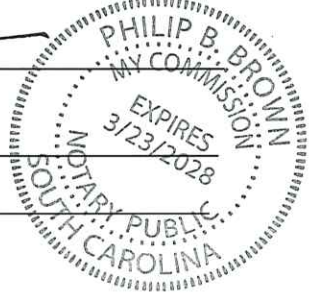


EXHIBIT A

Lot 4, Block 1, Broward Gardens, according to the map or plat thereof, as recorded in Plat Book 21, Page(s) 48, of the Public Records of Broward County, Florida.

**WRITTEN CONSENT
OF
REQUISITE MEMBERS OF THE BOARD OF MANAGERS
OF
NEW PENN FINANCIAL, LLC**

February 2, 2015

Exhibit "B"

The undersigned, constituting not less than a majority of the members of the Board of Managers (the "**Board**") of New Penn Financial LLC, a limited liability company organized and existing under the laws of the State of Delaware (the "**Company**"), do hereby consent, pursuant to Section 18-404(d) of the Delaware Limited Liability Company Act, as amended from time to time (the "**Act**"), and Section 2.12 of the Second Amended and Restated Limited Liability Company Agreement of the Company, dated as of November 26, 2014, as amended from time to time (the "**LLC Agreement**"), to the adoption of the resolutions set forth herein and that such action be taken without a meeting pursuant to the Act and the LLC Agreement. Capitalized terms used but not defined herein shall have the meanings ascribed thereto in the LLC Agreement.

Appointment of Officers

WHEREAS, by prior resolutions duly adopted by the Board, the Board established senior and general offices of the Company and appointed certain persons to such offices, which Prior Resolutions remain in full force and effect as of the date hereof (except with respect to any persons who have left the employ of the Company or except as to any persons whose appointments have been terminated);

WHEREAS, the Chief Executive Officer/President of the Servicing Division has recommended the appointment of certain persons to the offices of the Company in its servicing division doing business as Shellpoint Mortgage Servicing ("**SMS**") as set forth on Exhibit A hereto;

WHEREAS, a majority of the members (a "**Majority**") of the Board has determined it to be in the best interest of the Company to appoint such persons to the offices of the Company as set forth opposite such persons name on Exhibit A hereto.

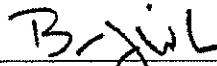
NOW THEREFORE BE IT RESOLVED, that a Majority of the Board hereby approves the appointment of each of the persons named on Exhibit A attached hereto to the offices of the Company set forth opposite each such person's name, with such appointment to be effective as of the date hereof, authorizing each such person to serve in such capacities (subject to the LLC Agreement) until his/her termination of employment or until his/her successor has been duly elected and qualified, whichever is earlier; and it is

FURTHER RESOLVED, that all actions heretofore taken by any of the foregoing officers on behalf of the Company be, and they hereby are, approved, adopted, ratified and confirmed in all respects.

FURTHER RESOLVED, that this written consent of the Board of New Penn Financial LLC may be executed in counterparts and by facsimile and pdf, each of which shall be an original and all of which, when taken together, shall constitute one and the same instrument.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the undersigned members of the Board have set their hands hereto effective as of the date first written above.



Bruce J. Williams



Saul I. Sanders



Jerry Schiano

Jack Navarro

Bruce J. Williams

Saul I. Sanders

Jerry Schiano

Jack Navarro

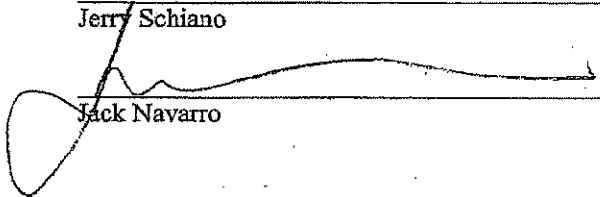
A handwritten signature in black ink, starting with a large loop on the left and extending horizontally to the right, crossing the line for Jack Navarro.

EXHIBIT A

Name

Office

Kyle Ross

Assistant Vice President – SMS – Default Administration

Shawn Garrison

Assistant Vice President – SMS – Default Administration





2014015718

P/ATTY
3 PGS

Book DE 2440

Page 2452-2454

March 10, 2014 10 41 04 AM

Rec \$15 00

Cnty Tax \$0 00

State Tax \$0 00

FILED IN GREENVILLE COUNTY, SC

LIMITED POWER OF ATTORNEY

exhibit "C"

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, BANK OF AMERICA, N.A., a national banking association ("Servicer"),¹ by these presents does hereby make, constitute and appoint New Penn Financial LLC dba Shellpoint Mortgage Servicing, a North Carolina limited liability company ("Subservicer"), Servicer's true and lawful attorney-in-fact, and hereby grants it authority and power to take, through its duly authorized officers, the Actions (as such term is defined herein) in Servicer's name, place and stead. This limited power of attorney ("Limited Power of Attorney") is given in connection with, and relates solely to that certain Flow Subservicing Agreement dated as of September 10, 2012 (the "Agreement"), by and between Servicer and Resurgent Capital Services, LP dba Resurgent Mortgage Servicing, under the terms of which Subservicer has the duty to provide servicing, administration, management and disposition services with respect to certain mortgage loans (such loans, the "Loans") serviced by Servicer.² Each of the Loans comprises a promissory note evidencing a right to payment and performance secured by a security interest or other lien on real property evidenced by one or more mortgages, deeds of trust, deeds to secure debt or other forms of security instruments (each, a "Mortgage").

As used above, the term "Actions" shall mean and be limited to the following acts, in each case only with respect to one or another of the Loans and only as mandated or permitted by federal, state or local laws or other legal requirements or restrictions:

1. Execute or file assignments of mortgages, or of any beneficial interest in a Mortgage;
2. Execute or file reconveyances, deeds of reconveyance or releases or satisfactions of mortgage or similar instruments releasing the lien of a Mortgage;
3. Correct or otherwise remedy any errors or deficiencies contained in any transfer or reconveyance documents provided or prepared by Servicer or a prior transferor, including, but not limited to note indorsements;
4. Indorse all checks, drafts and/or other negotiable instruments made payable to Servicer as payments by borrowers in connection with the Loans;
5. Execute or file quitclaim deeds or, only where necessary and appropriate, special warranty deeds or other deeds causing the transfer of title to a third party, in respect of property acquired through a foreclosure or deed-in-lieu of foreclosure ("REO Property");
6. Execute and deliver documentation with respect to the marketing and sale of REO Property, including, without limitation: listing agreements; purchase and sale agreements; escrow instructions; HUD-1 settlement statements; and any other document necessary to effect the transfer of REO Property.
7. Execute or file any documents necessary and appropriate to substitute the creditor or foreclosing party in a bankruptcy or foreclosure proceeding in respect of any of the Loans;

¹ This Limited Power of Attorney is intended to cover Actions, as such term is defined herein, taken in the name of Bank of America, N.A.; or Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP formerly known as Countrywide Home Loans Servicing LP.

² Effective February 1, 2014, Resurgent Capital Services, LP assigned all of its rights and delegated all of its performance under the Agreement to Subservicer

provided, however, that nothing herein shall permit Subservicer to commence, continue, or otherwise prosecute or pursue any foreclosure proceedings in the name of Servicer. All indorsements executed pursuant to this Limited Power of Attorney shall contain the words "without recourse."

With respect to the Actions, Servicer gives to said attorney-in-fact full power and authority to execute such instruments and to do and perform all and every act and thing requisite, necessary and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully, to all intents and purposes, as the undersigned might or could do, and hereby does ratify and confirm all that said attorney-in-fact shall lawfully do or cause to be done by authority hereof.

Nothing contained herein shall be construed to grant Subservicer the power to (i) initiate or defend any suit, litigation, or proceeding in the name of Servicer or be construed to create a duty of Servicer to initiate or defend any suit, litigation, or proceeding in the name of Subservicer, (ii) incur or agree to any liability or obligation in the name of or on behalf of Servicer, or (iii) execute any document or take any action on behalf of, or in the name, place, or stead of, Servicer, except as provided herein. This Limited Power of Attorney is entered into and shall be governed by the laws of the State of California without regard to conflicts of law principles of such state.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, Bank of America, N.A. has executed this Limited Power of Attorney this 6th day of March, 2014.

BANK OF AMERICA, N.A.

By:

Name:


Title:


Lee Wardlow
Senior Vice President

Witness:

Name:

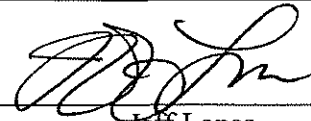
Title:


Justin Dahl
Senior Vice President

Witness:

Name:

Title:

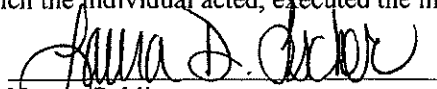

Jeff Lopes
Senior Vice President

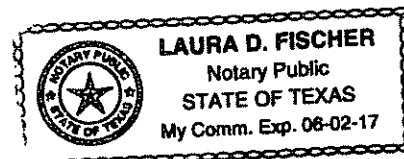
STATE OF TEXAS :

: SS.

COLLIN COUNTY

On the 6th day of March in the year 2014, before me, the undersigned, personally appeared Lee Wardlow, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that the individual executed the same in his or her capacity, and that by his or her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public
My commission expires: June 2, 2017



FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD
2014015718 Book: DE 2440 Page: 2452-2454
March 10, 2014 10 41 04 AM

