



## **EXHIBIT A**

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Accepted for Filing in:  
Kent County  
Doc# 352620  
On: Nov 30, 2018 at 11:11A

TPN: 36589

**PREPARED BY:**

ROBERT WELSHMER, DE BAR NO.000105  
O/B/O BC LAW FIRM, P.A.  
26 HAINES STREET  
NEWARK, DE 19711

Sm-00-129.00-04-14.00/000

Return To:

SOLIDIFI  
127 JOHN CLARKE ROAD, FIRST FLOOR  
MIDDLETOWN, RI 02842

Loan No. 2003086416

**FOR RECORDER'S USE ONLY**

**SPECIAL WARRANTY DEED**

The Grantor, **EMBRACE HOME LOANS, INC.**, a Rhode Island corporation whose mailing address is 5016 PARKWAY PLAZA BLVD. SUITE 200, CHARLOTTE, NC 28217, for and in consideration of **\$84,500.00** and other valuable consideration, receipt of which is hereby acknowledged, grant, bargain, sell, convey and confirm to **MOUNTAIN PRIME 2018 LLC, A UTAH LIMITED LIABILITY COMPANY** whose mailing address is 3138 N1250 W, PLEASANT VIEW, UT 84414, (Grantee), the following described land in KENT County, State of Delaware, free and clear with WARRANTY COVENANTS; to wit:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTH MURDERKILL HUNDRED, KENT COUNTY, DELAWARE BEING ON THE SOUTHERLY SIDE OF PARDONER'S TALE LANE, A 50 FOOT WIDE RIGHT-OF-WAY AND BEING LOT 14 AS SHOWN ON A RECORD PLAN ENTITLED "CANTERVILLE" SUB-DIVISION AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR KENT COUNTY, DELAWARE IN PLAT BOOK 32, PAGE 97 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF SUMMONER'S TALE LANE, A 50 FOOT WIDE RIGHT-OF-WAY WITH THE EASTERLY RIGHT-OF-WAY OF PARDONER'S TALE LANE, BEING A 50 FOOT WIDE RIGHT-OF-WAY, THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF PARDONER'S TALE LANE, THE FOLLOWING TWO (2) COURSES AND DISTANCES;

1. SOUTH 37° 58' 23" EAST 1,418.06 FEET TO THE POINT OF BEGINNING.
2. BY AND WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 53.46 FEET AND SUBTENDED BY A CHORD BEARING SOUTH 07° 20' 44" EAST 50.95 FEET TO THE POINT OF BEGINNING.

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF PARDONER'S TALE LANE, A 50 FOOT WIDE RIGHT-OF-WAY, SAID POINT BEING SOUTH 55° 42' WEST 0.60 FEET FROM AN IRON PIPE FOUND, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF LANDS NOW OR FORMERLY BELONGING TO STEVEN W. JEFFERSON AND TINA M. JEFFERSON AND FILED FOR

RECORD AT THE KENT COUNTY RECORDER OF DEEDS OFFICE IN DEED BOOK VOLUME 452 PAGE 114 AND BEING LOT 15 OF SAID "CANTERVILLE" SUBDIVISION.  
THENCE LEAVING SAID LANDS AND BINDING ON THE LANDS OF SAID JEFFERSON AND LOT 15, THE FOLLOWING TWO (2) COURSES AND DISTANCES;

3. SOUTH 66° 43' 04" EAST 53.97 FEET TO AN IRON PIPE FOUND.
4. NORTH 52° 01' 37" EAST 291.00 FEET TO AN IRON PIPE FOUND.

THENCE LEAVING SAID LANDS AND BINDING ON A PORTION OF THE LANDS NOW OR FORMERLY BELONGING TO WILLIAM GERALD MACK AND FILED FOR RECORD AT THE KENT COUNTY RECORDER OF DEEDS OFFICE IN DEED BOOK VOLUME 473 PAGE 239, THE FOLLOWING COURSE AND DISTANCE;

5. SOUTH 37° 58' 23" EAST 258.12 FEET TO A SPIKE NAIL SET IN WOOD POST.

THENCE LEAVING SAID LANDS AND BINDING ON A PORTION OF THE LANDS NOW OR FORMERLY BELONGING TO ROBERT D. BIGGS AND DORIS L. BIGGS, TRUSTEES AND FILED FOR RECORD AT THE KENT COUNTY RECORDER OF DEEDS OFFICE IN DEED BOOK VOLUME T 50 PAGE 236, THE FOLLOWING TWO (2) COURSES AND DISTANCES;

6. SOUTH 71° 04' 25" WEST 444.00 FEET TO AN IRON PIPE FOUND.
7. SOUTH 68° 26' 03" WEST 51.54 FEET TO A REBAR AND CAP FOUND.

THENCE LEAVING SAID LANDS AND BINDING ON A PORTION OF THE LANDS NOW OR FORMERLY BELONGING TO CONDA W. LEWIS AND LADONNA A. LEWIS AND FILED FOR RECORD AT THE KENT COUNTY RECORDER OF DEEDS OFFICE IN DEED BOOK VOLUME 4787 PAGE 206 AND BEING LOT 13 OF SAID "CANTERVILLE" SUBDIVISION, THE FOLLOWING TWO (2) COURSES AND DISTANCES;

8. NORTH 21° 33' 57" WEST 160.86 FEET TO A REBAR FOUND.
9. NORTH 28° 46' 59" EAST 40.00 FEET TO AN IRON PIPE FOUND.

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF PARDONER'S TALE LANE, THE FOLLOWING COURSE AND DISTANCE;

10. BY AND WITH A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 83.34 FEET AND SUBTENDED BY A CHORD BEARING NORTH 71° 02' 01" EAST 74.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.031 ACRES OF LAND, MORE OR LESS, AS SURVEYED BY DONALD G. GROWER, PLS, INC., IN APRIL 2015 AS LOB NO. 1139-2015.

SUBJECT TO CONDITIONS, RESTRICTIONS, AGREEMENTS, EASEMENTS AND RIGHTS-OF-WAY AS DESCRIBED IN PLAT BOOK 95 PAGE 12.

PROPERTY ADDRESS: 279 PARDONERS TALE LN, FELTON, DE 19943

THIS BEING THE SAME PROPERTY CONVEYED TO EMBRACE HOME LOANS, INC. FROM JASON A MOLLOHAN, SHERIFF OF KENT COUNTY IN A DEED DATED JULY 30, 2018 AND RECORDED AUGUST 13, 2018 IN BOOK 9246 AND PAGE 150 AS INSTRUMENT NO. 2018-346055.

The Grantor for itself, and its successors in interest do/does by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor(s) and not otherwise, Grantor(s) will forever warrant and defend the said described real estate.

IN WITNESS WHEREOF RoundPoint Mortgage Servicing Corporation has hereunto set its hand and seal as attorney in fact for EMBRACE HOME LOANS, INC. this 12<sup>th</sup> day of September, 2018.

EMBRACE HOME LOANS, INC. by RoundPoint  
Mortgage Servicing Corporation, as attorney in  
fact

By: Hannah Harvey  
Name: Hannah Harvey  
Title: BK Oversight Mgr.

State of North Carolina  
County of Mecklenburg

This instrument was acknowledged before me on this 12 day of September, 2018, by Hannah Harvey as BK Oversight Manager of RoundPoint Mortgage Servicing Corporation, as attorney in fact for EMBRACE HOME LOANS, INC.

Joshua E. Sullivan  
Notary Public  
My commission expires: 1/29/23

