

PREPARED BY:  
TYLER A. GOLD, ESQ.  
TYLER A. GOLD, P.A.  
1250 SOUTH PINE ISLAND ROAD  
SUITE #450  
PLANTATION, FL 33324

AURORA LOAN #: 45954179  
NATIONSTAR LOAN # 600033351

QUIT-CLAIM DEED

THIS INDENTURE made on this 17 day of January 2013, between **AURORA LOAN SERVICES, LLC**, "GRANTOR", whose mailing address is 10350 Park Meadows Drive, Littleton, CO 80124, and **NATIONSTAR MORTGAGE, LLC**, whose mailing address is 350 Highland Drive, Lewisville, TX 75067, "GRANTEE".

WITNESSETH, That said Grantor, for and in consideration of the sum of *Ten and No/100 (\$10.00) Dollars*, and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever all of the right, title, interest, claim and demand which the said Grantor has in and to the following described land located in the County of Flagler, State of Florida, to wit:

**UNIT 714, TIDELANDS, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1313, PAGES 1311 THROUGH 1491, INCLUSIVE, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.**

A/K/A Property Address: 70 Riverview Bend S Unit 714, Palm Coast, FL 32137

Folio Number: 42-10-31-5919-00070-0714

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal on this 17 day of January 2013

Witnesses:  
[Signature]  
[Signature]  
(printed name of witness)

[Signature]  
[Signature]  
(printed name of witness)

STATE OF Colorado  
SS:  
COUNTY OF Douglas

AURORA LOAN SERVICES, LLC  
[Signature]  
By: Gloria A. DeAgrosa-Price  
As Its: Attorney in fact

\* by Nationstar Mortgage LLC

This instrument was acknowledged before me by Gloria A. DeAgrosa-Price as Attorney in fact of AURORA LOAN SERVICES, LLC, on this 17 day of January 2013 who is personally known to me or who produced as identification and who did take an oath.

[Signature]

My commission expires:

FLORIKA BALDWIN NOTARY PUBLIC, STATE OF \_\_\_\_\_  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20004015689  
MY COMMISSION EXPIRES AUGUST 21, 2016



**NATIONSTAR MORTGAGE LLC**  
a Delaware limited liability company

**UNANIMOUS WRITTEN CONSENT  
IN LIEU OF MEETING  
OF THE BOARD OF MANAGERS**

July 17, 2012

The undersigned, being all of the members of the board of managers (the "Board") of Nationstar Mortgage LLC, a Delaware limited liability company ("Nationstar"), do hereby waive notice for a meeting of the Board and do hereby consent to the adoption of the resolutions attached hereto as Exhibit A, which resolutions shall be deemed to be adopted as of the date hereof, to the same extent and to have the same force and effect as if such resolutions were adopted by unanimous vote of the Board at a duly convened meeting held for such purpose, all in accordance with the Delaware Limited Liability Company Act.

\_\_\_\_\_  
Peter Smith  
Manager

\_\_\_\_\_  
Jay Bray  
Manager





**EXHIBIT A**

WHEREAS, in accordance with the Third Amended and Restated Limited Liability Company Agreement, dated July 11, 2006 (as amended to date, the "*LLC Agreement*") of Nationstar Mortgage LLC (the "*Company*") the Board of Managers of the Company (the "*Board*") has determined that it is in the best interest of the Company to ratify and confirm, appoint or remove, as applicable, officers of the Company.

NOW, THEREFORE, BE IT RESOLVED, that the persons set forth on Schedule I hereto (the "*Authorized Persons*") are hereby declared chosen, qualified and appointed to the offices of the Company set forth opposite their respective names, to hold such offices for the sole and limited purpose of executing the types of documents as set forth opposite their respective names on Schedule I, with respect to certain property owned or serviced by the Company related to real property owned, purchased, sold or assigned by the Company and with no authority to bind the Company in any other capacity or for any other purposes except to the extent such authority has been granted to the Authorized Persons in connection with additional offices to which the Authorized Persons have been appointed in accordance with the LLC Agreement, until their respective successors have been duly chosen and qualified or until their earlier death, resignation, retirement or removal, effective immediately;

RESOLVED FURTHER, each of the Authorized Persons is hereby authorized to sign certain of the following documents as hereinbefore described: (i) foreclosure documents, assignments and BK affidavits; (ii) executing deeds, instruments of conveyance and any other similar document; (iii) eviction documents; (iv) loss mitigation affidavits; (v) sales contracts; (vi) HUD-1's or similar forms; (vii) vendor contracts; (viii) MERS documents; and (ix) modifications of the foregoing (collectively, the "*Authorized Documents*") and shall assume and perform their respective duties and responsibilities, as supplemented by the Board from time to time in a manner not inconsistent with the LLC Agreement, effective immediately; and

RESOLVED FURTHER, that each of the lawful acts of the officers of the Company or persons acting as officers of the Company taken prior to the date hereof is hereby ratified, approved, adopted and confirmed as if each such act had been presented to and approved by the Board prior to being taken.



Schedule I

<u>Name</u>	<u>Title</u>	<u>Additional Title</u>	<u>Authorized to Sign</u>
Aaron Henderson	Assistant Secretary		Loss Mitigation Affidavits
Aaron Jones	Assistant Secretary		Sales Contract (Document), HUD-1 or similar form (Document)
Adam Davis	Assistant Secretary	Limited Vice President	Foreclosure Documents, Assignments, BK Affidavits, Executing deeds, instruments of conveyance and any other similar (Document)
Adam Wood	Assistant Secretary	Vice President	Modifications, Executing deeds, instruments of conveyance and any other similar (Document), MERS Documents
Adrian Dawson	Assistant Secretary		Sales Contract (Document), HUD-1 or similar form (Document)
Adrienne Meyer	Assistant Secretary		Modifications
Al Broadway	Assistant Secretary		Loss Mitigation Affidavits
Al Camen	Assistant Secretary		Executing Deeds, Instruments of Conveyance and other similar documents
Alan Blunt	Assistant Secretary		Affidavits, Modifications, Executing deeds, instruments of conveyance and any other similar (Document)
Alan Flanagan	Assistant Secretary		Foreclosure Documents, Assignments, BK Affidavits, Executing deeds, instruments of conveyance and any other similar (Document)
Alana Henderson	Assistant Secretary		Foreclosure Documents, Assignments, BK Affidavits, Executing deeds, instruments of conveyance and any other similar (Document)
Albert Nguende	Assistant Secretary		Foreclosure Documents, Assignments, BK Affidavits, Executing deeds, instruments of conveyance and any other similar (Document)





Gloria A Deagrosa-Price	Assistant Secretary		Sales Contract (Document), HUD-1 or similar form (Document), Executing deeds, instruments of conveyance and any other similar (Document), Eviction Documents
Grant Lacalve	Assistant Secretary		Loss Mitigation Affidavits
Hannah Achim	Assistant Secretary		Foreclosure Documents, Assignments, BK Affidavits, Executing deeds, instruments of conveyance and any other similar (Document)
Heather Hester	Assistant Secretary		Sales Contract (Document)
Helen Scott	Assistant Secretary		Lien Releases, Endorsements, Allonges, and Assignments
Hugh Zhao	Assistant Secretary	Limited Vice President	Foreclosure Documents, Assignments, BK Affidavits, Executing deeds, instruments of conveyance and any other similar (Document)
Ingrid Jaschok	Assistant Secretary		Foreclosure Documents, Assignments, BK Affidavits, Sales Contract (Document), HUD-1 or similar form (Document), Executing deeds, instruments of conveyance and any other similar (Document)
Jaclyn Holloway	Assistant Secretary		Foreclosure Documents, Assignments, BK Affidavits, Executing deeds, instruments of conveyance and any other similar (Document)
James Leyba	Assistant Secretary		Loss Mitigation Documents
James Morgan	Assistant Secretary		Loss Mitigation Documents
Jamesia Austin	Assistant Secretary	Limited Vice President	Foreclosure Documents, Assignments, BK Affidavits, Executing deeds, instruments of conveyance and any other similar (Document)
Jami Peters	Assistant Secretary		Loan Modification Agreements, Foreclosure Documents, Assignments, Affidavits, Executing deeds, instruments of conveyance and any other similar (Document)
Jan Nagle	Assistant Secretary		Endorsements, Allonges, and Assignments

