

AFTER RECORDING RETURN TO:
NATIONALLINK - REO
300 CORPORATE CENTER DR., SUITE 300
CORAOPOLIS, PA 15108
File No. 500393/1074849

MAIL TAX STATEMENTS TO:
48 N RIVERWALK DRIVE, LLC
8627 TOURMALINE BOULEVARD
BOYNTON BEACH, FL 33472

This document prepared by:
HEATHER MAYER, ESQ.
PO BOX 551121
JACKSONVILLE, FL 32255
716-634-3405

Tax ID No.: 27-11-31-4890-00000-0120

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 8th day of October, 2015, by and between **PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO RBC BANK (USA), FORMERLY KNOWN AS RBC CENTURA BANK**, organized and existing under the laws of THE UNITED STATES OF AMERICA, a mailing address of 620 LIBERTY AVENUE, PITTSBURGH, PA 15222 hereinafter referred to as Grantor(s) and **48 N RIVERWALK DRIVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, a mailing address of 8627 TOURMALINE BOULEVARD, BOYNTON BEACH, FL 33472, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of ONE HUNDRED THIRTY-EIGHT THOUSAND AND 00/100 (\$138,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in FLAGLER County, FLORIDA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: BOOK 2065, PAGE 1226, Recorded: 05/26/2015

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

Grantor hereby warrants to the Grantee(s) that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.

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IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 8th day of Oct, 2015.

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO RBC BANK (USA), FORMERLY KNOWN AS RBC CENTURA BANK

BY: Jerriann Brunns

PRINT NAME:

Jerriann Brunns**Officer, PNC Bank, National Association**See Exhibit
Certificate

TITLE:

Authorized Signer

Signed, sealed and delivered in the presence of:

WITNESSES:

SIGNATURE Joseph M. Brennan

PRINT NAME:

Joseph M. Brennan**Officer, PNC Bank, National Association****Authorized Signer**SIGNATURE Kelly L. Irvine

PRINT NAME:

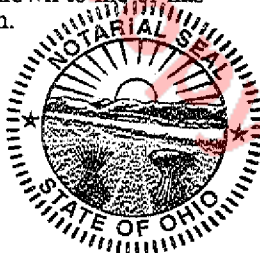
Kelly L. Irvine**Officer**STATE OF OHIOCOUNTY OF BUTLER

The foregoing instrument was acknowledged before this 8th day of Oct, 2015 by Jerriann Brunns as OFFICER on behalf of the corporation/company. He/she is personally known to me or has produced: _____ as identification.

Notary Public

State of Ohio

My commission expires: _____



SHARI L. BOWMAN
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 05-18-18

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF FLAGLER AND
STATE OF FLORIDA, DESCRIBED AS FOLLOWS:

LOT 12, SUBDIVISION PLAT OF PALM COAST PLANTATION PUD UNIT 1A, ACCORDING TO
THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 41 THROUGH 55, OF THE
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

TAX ID NUMBER: 27-11-31-4890-00000-0120

PROPERTY COMMONLY KNOWN AS: 48 NORTH RIVERWALK DRIVE, PALM COAST, FL
32137

Unofficial Copy



Exhibit CERTIFICATE

The undersigned, Janet L. Deringer, a duly appointed Assistant Secretary of PNC Bank, National Association (the "Bank"), does hereby certify that:

- (1) the following is a true and correct copy of an excerpt from the By-Laws of the Bank and a true and correct copy of Resolutions adopted by the Board of Directors of the Bank on November 18, 2010;
- (2) that the excerpt from the By-Laws of the Bank and Resolutions described above are in full force and effect as of the date of this Certificate; and
- (3) the following were duly elected to, and are validly acting in, the offices listed opposite each of their names, and each are authorized to act either individually or jointly on behalf of, and in the name of PNC Bank, National Association.

Ferguson, Michael D.	Vice President
Pechiney, James E.	Vice President
Stoutenborough, Douglas D.	Assistant Vice President
Bowman, Shari L.	Officer
Brennan, Joseph M.	Officer
Bruns, Jerriann	Officer
Bullio, Leslie M.	Officer
Cross, Maria L.	Officer
Curry, Gretchen J.	Officer
Fortney, Jill A.	Officer
Garcia, Mauricio J.	Officer
Gibson, Michael A.	Officer
Gray, Beverly A.	Officer
Henderson, Stephanie R.	Officer
Karas, Dawn M.	Officer
Parks, Peggy S.	Officer
Waddell, Melissa J.	Officer

Excerpt from By-Laws of PNC Bank, National Association

"Article VI. General Powers of Officers

Section 1. The corporate seal of the Bank may be imprinted or affixed by any process. The Secretary and any other officers authorized by resolution of the Board of Directors shall have authority to affix and attest the corporate seal of the Bank.

Section 2. The authority of officers and employees of this Bank to execute documents and instruments on its behalf in cases not specifically provided for in these By-Laws shall be as determined from time to time by the Board of Directors, or, in the case of employees, by officers in accordance with authority given them by the Board of Directors."

Member of The PNC Financial Services Group

Board Resolutions Adopted November 18, 2010

RESOLVED, that the Chief Executive Officer, the President, each Senior Vice Chairman, each Vice Chairman, each Executive Vice President, each Senior Vice President, each Vice President, each Assistant Vice President, the Cashier and each Assistant Cashier, the Secretary and each Assistant Secretary, each Trust Officer and Assistant Trust Officer, each Chief Investment Officer, each Regional President or chief executive of a business region, the General Counsel, each Senior Deputy General Counsel, each Deputy General Counsel, and each Managing Counsel of The PNC Financial Services Group, Inc. (the "Corporation") or PNC Bank, National Association (the "Bank") shall have the authority to affix and attest the seal of the Bank;

RESOLVED FURTHER, that the Chief Executive Officer, the President, each Senior Vice Chairman, each Vice Chairman, each Executive Vice President, each Senior Vice President, each Vice President, each Assistant Vice President, the Cashier and each Assistant Cashier, the Secretary and each Assistant Secretary, each Trust Officer and Assistant Trust Officer, each Chief Investment Officer, each Regional President or chief executive of a business region, the General Counsel, each Senior Deputy General Counsel, each Deputy General Counsel, and each Managing Counsel of the Corporation or of the Bank, and any other officers acting at the discretion of any officer authorized to affix and attest the seal of the Bank, are and each of them is hereby authorized and empowered in the name and on behalf of the Bank to execute, acknowledge and deliver any and all agreements, instruments, or other documents relating to the property or rights of all kinds held or owned by the Bank or to the operation of the Bank, either for its own account or in any agency or fiduciary capacity. Notwithstanding the foregoing, any and all agreements of sale, contracts, deeds and other documentation pertaining to the purchase, sale or transfer of real estate or buildings occupied by the Bank in the transaction of its business shall be executed in accordance with the terms of resolutions adopted from time to time in connection therewith and specifically designating the officer or officers authorized to execute the same;

RESOLVED FURTHER, that any officer of the Bank and any non-officer employee of the Corporation or the Bank (or any affiliate of the Corporation or Bank) designated in writing by the Chief Executive Officer, the President, any Senior Vice Chairman, Vice Chairman, Executive Vice President or Senior Vice President of the Corporation or Bank, are each hereby authorized and empowered:

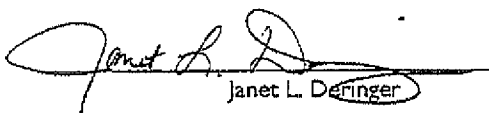
- (a) To sign or countersign checks, drafts, acceptances, guarantees of signatures on assignments of securities, certificates of securities of entities for whom the Bank is acting as registrar or transfer agent or in a fiduciary or representative capacity, correspondence or other papers or documents not ordinarily requiring execution under seal; and
- (b) To receive any sums of money or property due or owing to the Bank in its own right, as an agent for another party, or in any fiduciary or representative capacity and, either as attorney-in-fact for the Bank or otherwise, to sign or countersign agreements, instruments, or other documents related to the foreclosure of residential real estate loans owned or serviced by the Corporation or the Bank or the enforcement of any other rights and remedies with respect to such loans (including, without limitation, in a bankruptcy or insolvency proceeding), including, without limitation, correspondence, affidavits, certifications, declarations, deeds, substitutions of trustee, verifications, assignments, powers of attorney, sales contracts or any other papers or documents, to execute any instrument of satisfaction for any mortgage, deed of trust, judgment or lien in the Office of the Recorder of Deeds, Prothonotary, or other office or court of record in any jurisdiction, provided, however, that in respect to any mortgage or deed of trust made to this Bank as trustee for bondholders, the foregoing authority shall be exercised only pursuant to and authorization of the Board of Directors or committee of the Board of Directors with oversight of fiduciary risk.

RESOLVED FURTHER, that the actions of any non-officer employee on or after October 21, 2010 who was designated in writing by an officer pursuant to resolutions adopted by the Executive Committee of the Board of Directors of the Bank on October 21, 2010, which actions were within the scope of their employment, were not prohibited by applicable law and would have been authorized by the foregoing resolutions except that such

actions were taken prior to the adoption of these resolutions, are hereby ratified, approved and adopted in all respects as fully as if such actions had been approved by the Board of Directors of the Bank prior to such actions being taken.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and affixed the seal of the Association this 20th day of January, 2011.




Janet L. Deringer

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