

This Document Prepared By:

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Loan No.: 856459
Investor No.: 6000396379

**GENERAL WARRANTY DEED
DEED IN LIEU OF FORECLOSURE**

THIS INDENTURE, made this 2nd day of March, 2017,
between William P. Edwards and Joyce A. Edwards, husband and wife

hereinafter called Grantor, whose post office address is 7 White Dove Lane, Palm Coast, Florida 32164

and Nationstar Mortgage LLC d/b/a Champion Mortgage Company

hereinafter called Grantee, whose post office address is 8950 Cypress Waters Blvd, Coppell, Texas 75019

(Wherever used herein the terms "Grantor and Grantee" include the parties to this instrument and their/its heirs, legal representatives and assignees of individuals, and assigns of corporations)

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged by these presents does grant, bargain and sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Flagler, County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

SEE EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN.

PARCEL I.D. NO.: 0711317023004900140

ALSO KNOWN AS: 7 White Dove Lane, Palm Coast, Florida 32164

TOGETHER with all the tenements, hereditament and appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or equity, for the use, benefit and profit of the said Grantee forever.

AND the Grantor hereby covenants with said Grantee 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, and does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject of full Documentary Stamps to the extent of 100% of the extent of the existing mortgage, which 100% is \$ 177,868.10 State documentary tax required is \$ 1,245.30.

Loan No.: 856459
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AND the Grantor conveys the subject property in Lieu of Foreclosure commenced by Grantee for that certain Mortgage in the original principal sum of \$ 327,750.00 in favor of American Reverse Mortgage Corporation

executed by William P. Edwards and Joyce A. Edwards, husband and wife, as Beneficiary,

dated August 30th, 2007, filed September 13th, 2007, in Official Records Book 1614, Page 1, Instrument No. N/A of the Public Records of Flagler County, Florida and previously assigned to Nationstar Mortgage LLC d/b/a Champion Mortgage Company by an Assignment recorded in Official Records Book N/A, Page N/A, Instrument No. N/A, or by an Assignment recorded simultaneously herewith.

THIS IS an absolute conveyance of title in consideration of the cancellation of the personal liability of the Grantor of the debt secured by the Mortgage recorded in Official Records Book 1614, Page 1, Instrument No. N/A of the Public Records of Flagler County, Florida (the "Mortgage") and previously assigned to Nationstar Mortgage LLC d/b/a Champion Mortgage Company by an Assignment recorded in Official Records Book N/A, Page N/A, Instrument No. N/A, or by an Assignment recorded simultaneously herewith, and is not intended to be an additional security.

THIS DEED is not intended as a mortgage, trust conveyance or security of any kind. Notwithstanding anything herein to the contrary, it is the intention of the Grantor and the Grantee that the fee interest shall not merge with the lien of the Mortgage, and that said Mortgage shall remain in full force and effect until specifically released.

IN WITNESS WHEREOF Grantor has caused these presents to be executed in his name the day and year first above written.

Wherever the text in the Deed so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural.

Signed, sealed and delivered in our presence:

Patricia McNutt
-Witness
Witness Name: Patricia McNutt

William P. Edwards
-Grantor

Nannette Overing
-Witness
Witness Name: Nannette Overing

Patricia McNutt
-Witness
Witness Name: Patricia McNutt

Joyce A. Edwards
-Grantor

Nannette Overing
-Witness
Witness Name: Nannette Overing

Loan No.: 856459
Investor No.: 6000396379

-Witness
Witness Name: _____

-Grantor

-Witness
Witness Name: _____

-Witness
Witness Name: _____

-Grantor

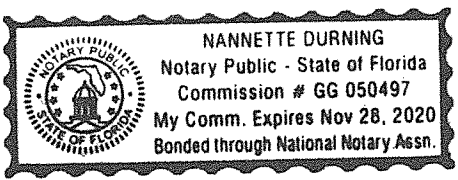
-Witness
Witness Name: _____

GRANTOR ACKNOWLEDGMENT

State of FL §
 §
County of Flagler §

The foregoing instrument was acknowledged before me, Nannette Durning (Notary Name), this March 2, 2017, by William P. Edwards and Joyce A. Edwards

who is personally known to me or who has produced Driver's license as identification.



Nannette Durning
Signature of Person Taking Acknowledgment

Nannette Durning
Name Typed, Printed or Stamped

Notary Public
Title or Rank

GG 050497
Serial Number, if any

Loan No.: 856459
Investor No.: 6000396379

EXHIBIT "A"

SITUATED IN THE COUNTY OF FLAGLER AND STATE OF FLORIDA:

LOT 13 & 14, BLOCK 49, OF PALM COAST, MAP OF WYNNFIELD, SECTION 23, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, AT PAGE(S) 23 THROUGH 38, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

TAX ID NO: 0711317023004900140

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED
GRANTOR: CHARLES W. PEARSON AND MARGARET B. PEARSON, HUSBAND AND WIFE
GRANTEE: WILLIAM P. EDWARDS AND JOYCE A. EDWARDS, HUSBAND AND WIFE
DATED: 05/23/2000
RECORDED: 06/13/2000
DOC#/BOOK-PAGE: 697-1013

ADDRESS: 7 WHITE DOVE LANE, PALM COAST, FL 32164

Loan No.: 856459
Investor No.: 6000396379

EXHIBIT "B" ESTOPPEL/SOLVENCY AFFIDAVIT

State of FL §
County of Flagler §

BEFORE ME, the undersigned authority, personally appeared William P. Edwards and Joyce A. Edwards, husband and wife, (hereinafter "Grantor" and/or "Affiant"), who being first duly sworn, deposes and says:

1. They are the parties who made, executed and delivered that certain deed to Nationstar Mortgage LLC d/b/a Champion Mortgage Company (hereinafter "Grantee") and dated 3/2/17 conveying the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

COMMONLY KNOWN AS: 7 White Dove Lane, Palm Coast, Florida 32164

TAX ID: 0711317023004900140

2. The deed was an absolute conveyance of the title to the property to the Grantee named therein in effect as well as in form, and was not intended as a mortgage, trust conveyance or security agreement of any kind, and possession of the premises has been surrendered to the Grantee.

3. The deed was not intended as a mortgage, trust conveyance or security of any kind. By accepting this deed, Grantee specifically intends that a merger of title shall not occur and that the Mortgage shall continue as a lien on the property until it is reconveyed and/or specifically released. Said Mortgage was made by William P. Edwards and Joyce A. Edwards, husband and wife

, as Mortgagor,
to American Reverse Mortgage Corporation, as Beneficiary,
dated August 30th, 2007, filed September 13th, 2007 in Official Records Book 1614, Page 1, Instrument No. N/A, of the Public Records of Flagler County, Florida, and previously assigned to Nationstar Mortgage LLC d/b/a Champion Mortgage Company by an Assignment recorded in Official Records Book N/A, Page N/A, Instrument No. N/A, or by an Assignment recorded simultaneously herewith.

4. The deed and conveyance were made by Affiant as a result of their request that Grantee accept the deed and was their free and voluntary act.

5. At the time of the execution and delivery of the deed the Mortgage indebtedness referred to above was equal to, or in excess of, the fair market value of the property so deeded.

6. The deed was not given as a preference against any other creditors of the Affiant.

Loan No.: 856459
Investor No.: 6000396379

7. At the time the deed was executed and delivered by the Affiant to the Grantee there were no other persons, firms or corporations, other than the Grantee named in the deed, with an interest in the property, either directly or indirectly.

8. The Affiant is solvent and have no other creditors whose rights would be prejudiced by execution and delivery of the deed to the Grantee, and/or conveyance of the real property to the Grantee.

9. Affiant is not obligated upon any bond or other mortgage by which any lien has been created or exists against the property described in the deed. Further, Affiant has not commenced the construction or repair of any improvements to the subject real property that would give rise to a mechanics lien under Chapter 713 of Florida Statutes.

10. In executing and delivering the deed to the Grantee, the Affiant was not subject to or under any duress, undue influence, misapprehension or misrepresentation by the Grantee in the deed, or the agent or attorney or any other representative of the Grantee in the deed, and was represented by an attorney of her own choosing.

11. It was the intention of the Affidavit as Grantor in the deed to convey, by the deed, and the Affiant does convey, to the Grantee, all of her right, title and interest in and to the property described in the deed.

12. This affidavit is made for the protection and benefit of the Grantee of the deed, its successors and assigns, and all other parties hereafter dealing with or who may acquire any interest in the property described in the deed, and it shall bind the respective heirs, executors, administrators and assigns of the undersigned. In exchange for a release from all personal liability under the above-described Mortgage, Affiant releases Grantee and it assigns from all claims, defenses or demands arising from or related to the above-described Mortgage.

William P. Edwards
-Grantor/Affiant

Joyce A. Edwards
-Grantor/Affiant

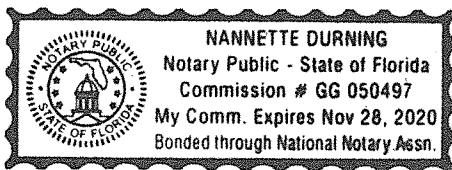
-Grantor/Affiant

-Grantor/Affiant

Sworn to subscribed before me this 2nd day of March, 2017.

The foregoing was subscribed and sworn to before me in the County of Flagler, and State of Florida, this 2nd day of March, 2017, by William P. Edwards and Joyce A. Edwards.

(Seal)



Nannette Durning
Notary Signature

Nannette Durning
Printed Name
Notary Public, State of Florida
My Commission Expires: Nov. 28, 2020

Loan No.: 856459
Investor No.: 6000396379

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