

This Document Prepared By:
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28100 US Hwy 19 North, Ste 300
Clearwater, Florida 33761

After Recording Return To:
Title 365
Advantage Title, Inc./Title365
850 Trafalgar Court, Suite 105
Maitland, FL 32751

Mail Tax Statements To:
MG Lehigh Acres Holding LLC
2295 NW Corporate Blvd.
Boca Raton, FL 33431

Property Tax ID: 474232-01-0180
File #: FL1-1401438-RL

THIS IS NOT AN OFFICIAL COPY

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 22 day of July, 2014, by and between DEUTSCHE BANK TRUST COMPANY AMERICAS as Trustee for Residential Accredit Loans, Inc Pass Through Certificates 2006-Q06, whose address is 350 Highland Dr., Lewisville, TX 75067, hereinafter called GRANTOR, grants to MG LEHIGH ACRES HOLDING LLC, whose address is 2295 NW Corporate Blvd. Boca Raton, FL 33431, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

Witnessed: That GRANTOR, for and in consideration of the sum of \$1,101,450.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells aliens, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Broward County, Florida:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Tax ID: 474232-01-0180
Commonly known as: 4100 Northwest 74Th Street Coconut Creek, FL 33073

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property

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, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

Signed, sealed and delivered in our presence:

Witnesses: [Signature]
 Witness: [Signature]
 Print Name: [Signature]
 DEUTSCHE BANK TRUST COMPANY
 AMERICAS as Trustee for Residential Accredit
 Loans, Inc Pass Through Certificates 2006-Q06
 By: NATIONSTAR MORTGAGE, LLC,
 As Attorney-In-Fact
 BY: [Signature]
 Assistant Secretary
 Gloria A. DeAgrosa-Price
 Assistant Secretary

Witness
[Signature]
Print Name

STATE OF Colorado
COUNTY OF Douglas

The foregoing instrument was hereby acknowledged before me this 26 day of January, 2014, by Gloria A. DeAgrosa-Price its Assistant Secretary of NATIONSTAR MORTGAGE, LLC, as Attorney-In-Fact for DEUTSCHE BANK TRUST COMPANY AMERICAS as Trustee for Residential Accredit Loans, Inc Pass Through Certificates 2006-Q06, who is personally known to me or who has produced [Signature], as identification, and who signed this instrument willingly.

[Signature]
 Notary Public
 My commission expires:
 LISA ANN BETTINGER
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID # 20134058371
 MY COMMISSION EXPIRES AUGUST 25, 2017

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"

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE AREA OF COCONUT CREEK, COUNTY OF BROWARD, STATE OF FL, AND IS DESCRIBED AS FOLLOWS:

TRACT 42, BLOCK 83, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, NOW LYING AND SITUATE IN BROWARD COUNTY, FLORIDA.

Commonly known as 4100 Northwest 74th Street, Coconut Creek, FL 33073

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