

When Recorded Return to:  
STEWART TITLE COMPANY  
601 CANYON DR, STE 100  
COPPELL, TX 75019

Prepared By:  
JESSICA BECERRA, BC LAW  
1181 CALIFORNIA AVE, STE #185  
CORONA, CA 92881

(top **[X]** inches reserved for recording data)

**QUITCLAIM DEED**

**THIS QUITCLAIM DEED**, by Grantor, **MARY BRUCE**, whose mailing address is 5443 LUCY LANE, MILTON, FL 32570, for consideration paid, quitclaims to Grantee, **MARSHAL BORJA AND RACHEL BORJA, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY**, whose address is 5443 LUCY LANE, MILTON, FL 32570.

**WITNESSETH**, That the said first party, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration paid by the second party, the receipt of which is hereby acknowledged does or do by these presents **QUITCLAIM** unto the said Grantee its successors and assigns forever, all the right, title, interest and claim, if any, which the said Grantor has in and to the following described real estate, and the improvements and appurtenances thereto in the County of SANTA ROSA, State of Florida, to wit:

**LOT-3, BLOCK-B, BARLAR HEIGHTS, SECTION 31, TOWNSHIP 2 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, STATE OF FLORIDA, RECORDED IN PLAT BOOK "D", PAGE 82.**

**Commonly Known As:** 5443 LUCY LANE, MILTON, FL 32570  
**Parcel No.:** 31-2N-28-0202-00B00-0030

The property hereinabove described was acquired by the Grantor by Deed dated **06/06/2017** and recorded on **06/11/2014** in Book **3349**, at Page **771**, as Document No. **201419585** in the official records of **SANTA ROSA**, County, State of Florida.

The Real Estate is conveyed subject to a mortgage dated **06/06/2014**, (the Mortgage), and recorded **06/11/2014**, in the Clerk's Office of the County of **SANTA ROSA**, Florida, in Book **3349**, at Page **773**, as File No. **201419586**, which secures the performance of the obligations set forth in the Mortgage and the payment of a mortgage note dated **06/06/2014** (the Note) made by **MARY BRUCE, AN UNMARRIED WOMAN** the Grantor, payable to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") ACTING SOLELY AS NOMINEE FOR UNIVERSITY LENGDING GROUP, LLC**, in the original principal sum of **\$95,000.00**, plus interest, and having an outstanding principal balance, as of the date hereof, of \$ **89,054.37**. The Grantee(s), by his/her/their execution hereof, hereby (i) assume and agree to perform all of the obligations of **MARY BRUCE**, the Grantor under the Note and Mortgage, and (ii) agree to indemnify and hold **MARY BRUCE** harmless from and against all loss, damage cost and expense (including reasonable attorney fees) incurred by **MARY BRUCE** as a result of a failure by the Grantee(s) to fulfill his/her/their obligations under the Note and Mortgage.

IN WITNESS WHEREOF, the said Grantee(s) has signed these presents.

Marshal Borja  
MARSHAL BORJA

Rachel Borja  
RACHEL BORJA

Cassandra Smith  
Printed Witness Name

Cassandra Smith  
Witness Signature

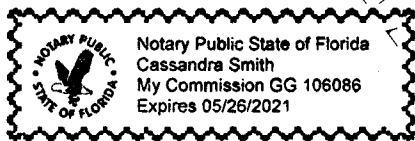
David Borja  
Printed Witness Name

David Borja  
Witness Signature

STATE OF FLORIDA  
COUNTY OF Santa Rosa SS.

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of February 2018, by **MARSHAL BORJA AND RACHE BORJA**, who is personally known to me or who has produced a (a) FL DLs as identification.

(Seal)



Cassandra Smith  
Notary Public  
Printed Name: Cassandra Smith  
My Commission Expires: 5/26/21  
Commission # GG106086

COPY

IN WITNESS WHEREOF, the said Grantor has signed these presents.

Mary Bruce  
MARY BRUCE

Cassandra Smith  
Printed Witness Name

Cassandra Smith  
Witness Signature

David Borja  
Printed Witness Name

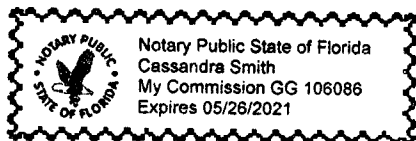
David Borja  
Witness Signature

STATE OF FLORIDA  
COUNTY OF Santa Rosa

SS. }

The foregoing instrument was acknowledged before me this 20th day of February 2018, by MARY BRUCE, who is personally known to me or who has produced a FL DL as identification.

(Seal)



Cassandra Smith  
Notary Public  
Printed Name: Cassandra Smith  
My Commission Expires: 5/26/21  
Commission # GG 106086

COPY