

**This document prepared by (and after recording return to):**

Name:	Patrick J. Schwery
Firm	Premium Title Services - FL, Inc. 1000 Abernathy Road NE, Suite 200 Atlanta, GA 30328
Phone:	(855) 339-6325
After recording return to	1408 Poppy Avenue, Pensacola, FL 32507
Asset No.	7091411459
File No.	CE1904-FL-3527103

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**SPECIAL WARRANTY DEED**

**STATE OF FLORIDA**  
**COUNTY OF Santa Rosa**

THIS DEED, made this 13 day of Dec, 2019 by and between The Bank of New York Mellon f/k/a The Bank of New York as Successor to JPMorgan Chase Bank, N.A., as Trustee for Asset Backed Funding Corporation, Asset-Backed Certificates, Series 2004-AHL1, a national banking association, organized and existing under the laws of The United States of America; hereinafter called the Grantor, whose mailing address is: C/O PHH Mortgage Corporation, 1 Mortgage Way, Mount Laurel, NJ 08054; and Vaclav Zampach and Susan Zampach, Husband and wife, tenants by the entirety hereinafter called the Grantee, whose mailing address is:

1408 Poppy Avenue, Pensacola, FL 32507

WITNESSETH, that the Grantor, for and in consideration for the sum of: \$161,193.00 and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that certain parcel of land in the County of Santa Rosa, State of Florida, to wit:

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

**PARCEL ID #:** 051N29580200B000090  
Located at 3420 Riverhill Drive, Pace, FL 32571

TOGETHER, with all of 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 does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons claiming by, through or under said Grantor but against none other.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness

Douglas Townsend

Print Name

The Bank of New York Mellon f/k/a The Bank of New York as Successor to JPMorgan Chase Bank, N.A., as Trustee for Asset Backed Funding Corporation, Asset-Backed Certificates, Series 2004-AHL1 by its attorney in fact NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing By PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC its attorney-in-fact

Witness

Marilyn Solivan

Print Name

BY

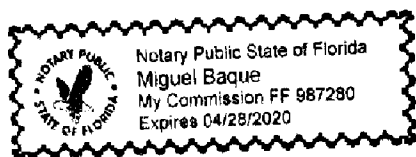
Jacqueline S. Michaelson

Contract Management Coordinator

Address: C/O PHH Mortgage Corporation,  
1 Mortgage Way, Mount Laurel, NJ 08054

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 13 day of Dec 2019 by Jacqueline S. Michaelson as Contract Management Coordinator of its attorney in fact NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing By PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC its attorney-in-fact for The Bank of New York Mellon f/k/a The Bank of New York as Successor to JPMorgan Chase Bank, N.A., as Trustee for Asset Backed Funding Corporation, Asset-Backed Certificates, Series 2004-AHL1, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did / (did not) take an oath.



(Notarial Seal)

Miguel Baque

Notary Public  
Miguel Baque

Printed Name

My Commission

Expires: \_\_\_\_\_

POA recorded simultaneously herewith

**EXHIBIT "A"**

CE1904-FL-3527-103

LOT 9, BLOCK B OF WOODBINE HILLS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK C, PAGE(S) 112, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA.

Parcel ID.No.: 051N29580200B000090

UNOFFICIAL COPY