

**Prepared By and Return To:**  
SelecTitle, LLC  
Attn: Charles R. Wood, Esq.  
12428 San Jose Blvd, Suite 5  
Jacksonville, FL 32223

File No.: FL-ST1700074

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made this 11 day of April, 2017,  
by **Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, not in its  
individual capacity, but solely as Trustee for BCAT 2015-13BTT**, whose post office address is: C/O  
Selene Finance LP, 9990 Richmond Ave S #400, Houston, TX 77042 (Grantor), to **Daniel Phillip Barth,**  
**unmarried** whose post office address is: 11615 82nd Terrace, Seminole, FL 33772 (Grantee).

#### WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land lying and being in **Pinellas** County, Florida, and more particularly described herein below (the "Property"):

Lot 91, Melrose Subdivision, according to the map or Plat thereof, recorded in Plat Book 6, Page(s) 53, of the Public Records of Pinellas County, Florida.

Parcel Identification No.: 14-31-16-57240-000-0910

TOGETHER WITH all the easements, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

SUBJECT TO those matters set forth in **Exhibit "A"** attached hereto and incorporated herein by this reference; provided, however, reference thereto shall not serve to re impose the same.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with Grantee that, except as noted above, at the time of delivery of this Special Warranty Deed said Property was free from all encumbrances made by Grantor and that Grantor shall and will WARRANT AND DEFEND the same against the lawful claims and demands of all persons claiming by, through or under Grantor but against none others.



**EXHIBIT "A"**

**Permitted Exceptions**

1. Zoning and other ordinances.
2. Real estate taxes for the year of closing and thereafter.
3. Installments of special taxes and assessments not required to be paid prior to the effective date of this Special Warranty Deed.
4. Special taxes and assessments becoming a lien on or after the effective date of this Special Warranty Deed.
5. Visible easements and all other matters that would be disclosed by a current survey of the Property.
6. All valid and enforceable covenants, restrictions, reservations, easements, agreements and other matters as shown on the public record.