

\$117,800

Return to:

This Instrument Prepared by:  
Albertelli Law  
Karen McMahan  
5404 Cypress Center Drive, Suite 300  
Tampa, Florida 33609  
Our File Number: TPA10-24879  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number (s): 52900600008

**SPECIAL WARRANTY DEED**

This Special Warranty Deed, made this 28 February, 2011, between BankUnited, a Federal Savings Association, also known as BankUnited, having its place of business at : 7815 NW 148 Street, Miami Lakes, Florida 33016 there by called the grantor,

to Jaroslaw Kowalski, a married man, whose Post Office address is: 2201 Kings Lake Blvd, Naples, Florida 34112, hereinafter called the grantee,

WITNESSETH: That grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, aliens, remis, releases, conveys and confirms unto grantee, all that certain land situate in Collier County, Florida, viz:

LOT 4, BLOCK J, KINGS LAKE UNIT NO. 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 12, PAGE 104, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

*See Exhibits*

**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.

**GRANTOR'S WILL WARRANT AND** the said party of the first part does hereby covenant with the said party of the second part that, except as above noted, that at the time of the delivery of this deed the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under it, but against none other.

(wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

**IN WITNESS WHEREOF**, the grantor has caused these presents to be executed in the name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Rebecca Bird  
Witness signature  
Rebecca Bird  
Print witness name

Khanda K. Kitchu  
Witness signature  
Khanda K. Kitchu  
Print witness name

BankUnited, a Federal Savings Association, also known as  
BankUnited, by Green River Capital, LLC as Attorney In Fact

By: [Signature]  
Print Name:  
Title: Green River Capital, LC attorney in fact  
AVIVA BUSH, VICE PRESIDENT  
(Corporate Seal)

State of Utah  
County of Salt Lake

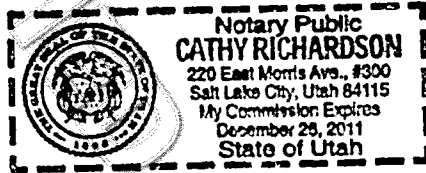
The foregoing instrument was acknowledged before me this 3rd day of February, 2011

by AVIVA BUSH as, VP of Green River Capital, LLC, a corporation organized and existing under the laws of the United States of America, Attorney in Fact for BankUnited, a Federal Savings Association, also known as BankUnited, on behalf of the company. He/she is personally known to me or who has produced Drivers License as identification.

Cathy Richardson  
Notary Public  
Print Notary Name

My Commission Expires: 12/28/2011

Notary Seal





*Exhibit B*  
GREEN RIVER CAPITAL

November 1, 2010

Green River Capital LC, ("Principal") a Utah limited liability company, with its principal place of business at 2691 S. Decker Lake Lane, West Valley City, UT 84119. The undersigned CEO and President of said company hereby assigns the right to sign as officers of the company to the parties named below. The following powers and/or duties are hereby granted to the officer named below:

- Upon receipt of instructions or approval by Principal or its designee regarding the price and terms of the sale or conveyance of a property, to grant, bargain, convey, sell or to contract for the sale on such terms and conditions, as attorney-in-fact may deem proper, and in Principal's name to make, execute, acknowledge and deliver a good and sufficient deed or deeds of conveyance, or other instruments, necessary to effect such sale conveyance, or agreement.
- To execute all documents on Principal's behalf which are required or evidence or aid in the sale of any and/or all property.
- To perform all acts to be done in and about the described matter as Principal could do if personally present.
- To request, demand, sue for, collect, recover, and receive all moneys that may become due and owing to Principal by reason of such sale and conveyance, whether by deed, contract or other instrument.
- To appoint a substitute to perform any of the acts that Green River Capital LC representative by this instrument, is authorized to perform, with the right to revoke such appointment of substitute at pleasure.

Joseph D'Urso	President
Magdalena Matthes	Chief Operating Officer
Aviva Bush	Vice President

The following powers and/or duties are hereby granted to the officers named below:

- Upon receipt of instructions or approval by Principal or its designee regarding the price and terms of the sale or conveyance of a property, to contract for the sale and conveyance of any or all of the described properties being serviced or owned by the Principal.
- To execute on behalf of Principal, sale contracts to any person for such price or prices and on such terms and conditions as authorized signers.

**SEE EXHIBIT "A"**

All rights, powers and authority of the officers to exercise any and all of the rights and powers granted shall commence and be in full force and effect on November 1, 2010. Such rights, powers and authority shall remain in full force and effect thereafter until December 31, 2011 or before if revoked in writing.

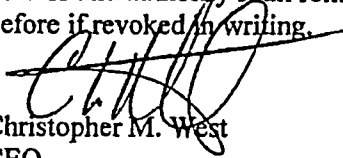
  
Christopher M. West  
CEO

Exhibit "A"

Adam Groussman	Kevin Rumsey
Adelbert Etsitty	Kelly Ferris
Andrew Oliverson	Kipp Geis
Anita Ashman	Laura Ferris
April Cook	Leilini Kinkini
Ashlie Blackham	Leslie Henrie
Ben Barber	Lindsay Egan
Brad Nash	Lisa McCook
Chris Blake	Lucinda Webb
Chris Wright	Mark Alder
Cory Kapetanov	Mark Emery
Dalin Larsen	Mark Hammond
Dan Shimmin	Matt Pasin
Dayton Hendrixson	Matt Smith
Douglas Redding	Melanie Hall
Dustin Bradbury	Merritt Taylor
Dustin Dean	Michael Van Staveren
Eric Fontana	Michael Wright
Erin Russell	Micah Roberts
Greg Cummings	Michelle Jentzsch
Gregg Hiller	Michelle Kauffman
Jacque Bruening	Miguel Vasquez
Janae Scanlon	Nathan Nicholls
Jared Van Staveren	Rachel Lenetsky
Jason Melton	Robert Tucker
Jason Sargent	Russell Douth
Jeff Breinholt	Scott Loftin
Jennifer Loverchio	Shannan Hoffman
Jhanny Pena	Shawn Delobel
Jim Houston	Sterling Barton
Joe Jaret	Susan Pyle
Joseph Quintana	Tina Carter
Ken Montague	Troy Routh
Kenn Turner	Tyson Egbert
Keri Bare	Valina Radtke

NOT A CERTIFIED COPY

*Exhibit B*

**SPECIAL POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, BankUnited, a federal savings association organized and existing under the laws of the United States of America with its principal offices located at 7815 NW 148<sup>th</sup> Street, Miami Lakes, FL 33016, does hereby make, approve and appoint Green River Capital, LC, a liability company organized and existing under the laws of the state of Utah, and having an office located at 2691 S. Decker Lake Lane, West Valley City, Utah, 84119, its agent and attorney-in-fact (the "Attorney-in-Fact"), with full power and authority to act for it and on its behalf in the management and disposition of the real estate owned (REO) held by BankUnited, with full power of substitution and revocation.

A. Delegation of Powers.

Except as otherwise limited by applicable law, or this Special Power of Attorney, the Attorney-in-Fact has full authority to perform without prior approval every act authorized and specifically set forth in that certain Service and REO Management Agreement, dated December 11, 2009, by and between BankUnited and Green River Capital, LLC, including any exhibits, schedules and amendments thereto.

B. Term.

This Special Power of Attorney shall be effective from the date of execution hereof and shall expire and be of no further force upon revocation in writing by BankUnited.

IN WITNESS WHEREOF, the said grantor has caused this instrument to be executed by the Senior Vice President, this 14th day of January 2010.

**ATTESTATION BY WITNESSES:**

I witnessed the signature of this Power of Attorney by Esther Santos, Senior Vice President, and I affirm that he appeared to me to be of sound mind, was not under duress, and signed it freely and voluntarily.

By: [Signature]

Name: TIM REILLY  
Title: SVP

**BANKUNITED**

By: [Signature]

Name: Esther Santos  
Title: Senior Vice President

I witnessed the signature of this Power of Attorney by Esther Santos, Senior Vice President, and I affirm that he appeared to me to be of sound mind, was not under duress, and signed it freely and voluntarily.

By: [Signature]

Name: TINA BAIRD  
Title: SVP

STATE OF Florida

)SS:

COUNTY OF Miami-Dade

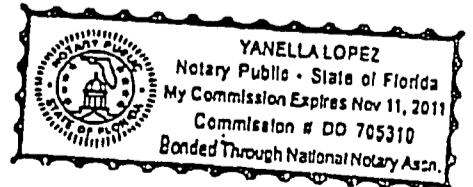
On this 14th day of January, 2010, before me, a Notary Public of the State of Florida, personally appeared Esther Santos, known to me to be the person whose name is subscribed to the within Special Power of Attorney and to be the Senior Vice President, of the said BankUnited, a federal savings association, and acknowledge that he/she executed same on behalf of the corporation for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

My commission expires:

11/11/11

[Signature]  
Notary Public



*Exhibit C*

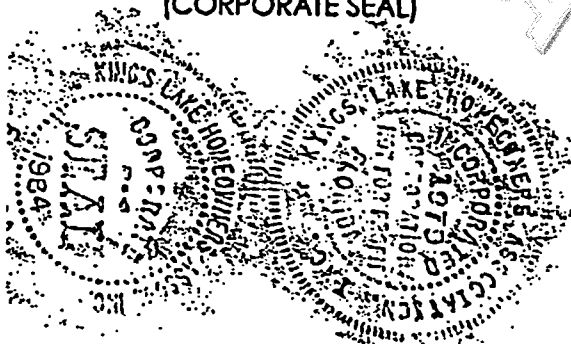
**CERTIFICATE OF APPROVAL**

THIS IS TO CERTIFY THAT Jaroslav and Urszula Kowalski  
has/have been approved by the King's Lake Homeowners'  
Association, Inc., a non-profit Florida Corporation, as the purchaser(s) of  
the following property in Collier County, Florida:

2201 Kings Lake Boulevard  
Naples, FL 34112

DATED THIS 16th DAY OF FEBRUARY, 2011.

(CORPORATE SEAL)



By: *[Signature]*  
Officer

Approval of buyer(s) subject to  
payment of all assessments, fees,  
interest, cost and attorney fees.

STATE OF FLORIDA.  
COUNTY OF COLLIER

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly  
authorized to administer oaths and take acknowledgments,  
Karl Neuchterlein, President of  
King's Lake Homeowners' Association, Inc.

a non-profit Florida Corporation, to me well known and who executed the foregoing  
Certificate of Approval and acknowledged before me that they executed the same freely  
and voluntarily for the purpose therein expressed as such officer duly authorized and  
affixed thereto the corporate seal.

WITNESS my hand and seal this 16th day of February, 2011.

By: *[Signature]*  
Notary Public

My Commission Expires:

