

DLN: 1002440265223

**SPECIAL WARRANTY DEED**

Property: 510 South Deer Isle Road, Deer Isle, ME 04627

Case Number: 231-103707

KNOWN ALL BY THESE PRESENTS, that the **SECRETARY OF HOUSING AND URBAN DEVELOPMENT**, with a mailing address of 451 7<sup>th</sup> Street SW, Washington, DC 20401, FOR CONSIDERATION PAID in the amount of One Hundred Fifty Seven Thousand Five Hundred Dollars (\$157,500.00), does hereby give, grant, bargain, sell and convey unto **KIANGA ELLIS**, with a mailing address of 412 Warren Street, Apt 4, Hudson, NY 12534, the following described real property located at 510 South Deer Isle Road, in the Town of Deer Isle, County of Hancock, and State of Maine.

**SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION**

**Secretary of Housing and Urban Development**

By: Michelle Mitchell

Print Name: Michelle Mitchell

Title: Manager

State of Georgia

County of Fulton, ss

IN WITNESS WHEREOF, Personally appeared Michelle Mitchell on this 16<sup>th</sup> day of February, 2024, and has set his/her hand and seal on behalf of the said Secretary of Housing and Urban Development, by virtue of a Delegation of Authority dated Sept. 1, 2023 for and on behalf of the said Secretary of Housing and Urban Development. A copy of said Delegation of Authority is attached hereto and incorporated herein by reference as set forth in its entirety hereat and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of said corporation.

Before me,

lll

Notary

Machelle Redmond

Print Name

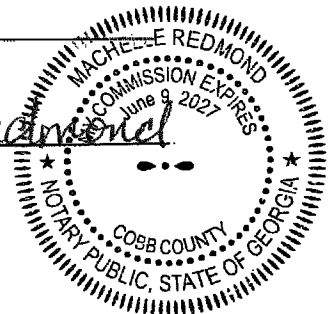


EXHIBIT A

A certain lot or parcel of land, together with the buildings thereon, situated in South Deer Isle, Town of Deer Isle, County of Hancock, and State of Maine, and being all and the same premises described and conveyed in deed of Amine C. Dodge to Lelia J. Eaton dated May 4, 1961 and recorded in the Hancock County, Maine, Registry of Deeds in Book 885, Page 365, wherein said premises are bounded and described as follows to wit:

On the West by the highway; on the North, East and South by land formerly occupied by Charles C. Warren and Elvira Thurston.

This conveyance is made subject to restrictions of record.

Being the same premises as described in the Deed in Lieu of Foreclosure and Estoppel from the Estate of Barbara W. Seymour to The Secretary of Housing and Urban Development, dated May 12, 2023 and recorded in the Hancock County Registry of Deeds, Book 7278, Page 311.



Homeownership Center  
The Strawbridge's Building  
801 Market Street  
Philadelphia, Pennsylvania 19107-3389

September 1, 2023

Machelle Redmond  
Raine & Company LLC  
3575 Piedmont Road NE  
Atlanta, GA 20305

RE: Contract Number: 86616022D00013

Dear Ms. Machelle Redmond:

SUBJECT: Delegation of Authority for Contract Area 3P

In accordance with the Redelegation of Authority dated June 20, 2012, and executed by the Assistant Secretary for Housing Federal Housing Commissioner, the authority to execute all documents necessary in connection with the management and sale of HUD owned properties located in CT, ME, MA, NH, NJ, NY, RI, and VT on behalf of the Department of Housing and Urban Development, is hereby delegated to:

Name	Position
Machelle Redmond	Principal
Alfreda Mayes	Senior Contract Manager
Nicole Brown	Contract Manager
Kate Watkins	Project Manager
Grace Feguer	Alternate Contract Manager
Michelle Mitchell	Area Manager
Lisa Stone	Area Manager
Ameer Drake	Area Manager
Katie Spell	Authorized Signer
Lanita Little-Maness	Authorized Signer

Effective with the date of this letter, the delegated authority granted in this document shall commence and be in full force and effect. Such delegated authority shall remain in full force and effect until February 29, 2024 unless otherwise terminated in writing by the execution and delivery of an instrument revoking the authority hereby granted.

Sincerely,

Anthony Tricilo  
HOC Director  
Philadelphia Homeownership Center

Cc:  
3AHR1 Chron  
3AHR McCoy  
3AHH Triolo

3 A H H R 1 3 A H H R 3AHH  
Surrey McCoy Triolo