

Prepared by and return to:  
Shapiro & Fishman, LLP/Craig T. Smith  
10004 N. Dale Mabry Highway, Suite 112  
Tampa, FL 33618  
S&F No.: 09-129900

18.50

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This area above this line is for the use of recording official

### ASSIGNMENT OF MORTGAGE

<sup>1</sup>Mortgage Electronic Registration Systems, Inc., as Nominee for <sup>2</sup>First Magnus Financial Corporation, ("Assignor"), C/O Shapiro & Fishman, LLP, 10004 N. Dale Mabry Highway, Suite 112, Tampa, FL 33618, in consideration from <sup>3</sup>JPMorgan Chase Bank, National Association, ("Assignee"), C/O Shapiro & Fishman, LLP, 10004 N. Dale Mabry Highway, Suite 112, Tampa, FL 33618, has granted, bargained, sold, assigned, transferred and set over, and by these presents does grant, bargain, sell, transfer and set over unto Assignee the following described Mortgage(s) recorded in the Public Records of Osceola County, State of Florida, together with the note of obligation described in said Mortgage(s), and the money due and to become, due thereon, with interest as therein provided.

Date of Mortgage: July 25, 2007  
Mortgage Recording Date: July 30, 2007  
Clerk's File Number: 2007-140414  
Book Number: 03532  
Page Number: 0027

**Legal Description:**

LOT 45, ROLLING HILLS ESTATES UNIT 1 AT FORMOSA GARDENS,  
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGES  
29 THROUGH 31, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

Original Mortgagors: Madge A. <sup>4</sup>Baston, a Single Person

This Assignment of Mortgage is made without recourse against Assignor.

IN WITNESS WHEREOF, Assignor has caused these presents to be executed this  
day of MARCH 18, 2009.

Mortgage Electronic Registration Systems, Inc., as Nominee for First Magnus Financial Corporation

By: *Federick Sala*

By: *Barbara Hind*

(CORPORATE SEAL)

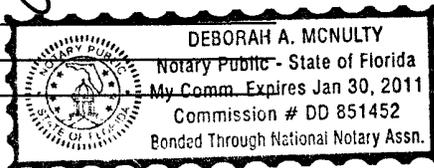
STATE OF Florida ]  
COUNTY OF Duval ]SS.

I HEREBY CERTIFY, That on this day personally appeared before me, an Attorney-in-Fact duly authorized to administer oaths and take acknowledgements of the above referenced duly authorized signatories of JP Morgan Chase Bank who are personally known to me and did take an oath and who are to the well known to be the persons described herein and who executed the foregoing Assignment of Mortgage and duly acknowledged before me and executed the same for the purposes therein expressed as the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, said County and State, this 18th day of MARCH, 2009

*Deborah A McNulty*  
\*NOTARY PUBLIC

Name of Notary: \_\_\_\_\_  
Commission NO. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



(SEAL)