

RECORDED IN THE US BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF FLORIDA,
JACKSONVILLE DIVISION
J.B. VOL. 54, NO. 8241

ORDERED.

Dated: June 05, 2015



Paul M. Glenn
United States Bankruptcy Judge

UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF FLORIDA
JACKSONVILLE DIVISION
www.flmb.uscourts.gov

IN RE: RONALD LEE CREWS, II
RONDA BRATSPER CREWS,
Debtors.

Case No.: 15-bk-00611-JAF
Chapter 13

ORDER GRANTING DEBTORS' AMENDED MOTION TO DETERMINE
SECURED STATUS OF KEYBANK NATIONAL ASSOCIATION AND TO
STRIP LIEN EFFECTIVE UPON DISCHARGE (Doc. 19)

THIS CASE came on for consideration on the filing of Debtors' Amended Motion to Determine Secured Status of Keybank National Association and to Strip Lien Effective Upon Discharge (the "Motion") (Doc. No. 19) on April 19, 2015, pursuant to the negative notice provisions of Local Rule 2002-4. The Court considering the Motion and the absence of any record objection to the relief requested in the Motion by any party in interest, it is

ORDERED:

1. The Motion is granted.
2. The secured claim of Keybank National Association as listed in Schedule D filed by the Debtors, account number xxxx6681, shall be treated as an unsecured claim in this Chapter 13 case.
3. The real property (the "Real Property") that is the subject of the Motion is

located at 55287 Bear Run Road, Callahan, FL, Nassau County, in that certain warranty deed dated December 21, 2001, and recorded January 11, 2002, at OR book 1030, page 1044 of the public records of Nassau County, Florida. A copy of the Warranty Deed is attached hereto as "Exhibit A."

4. The mortgage on the Real Property held by Keybank National Association on the Real Property, recorded at OR Book 1507, Page 1647 of the Public Records of Nassau County, Florida, Instrument # 200720639, is hereby deemed void and is extinguished.

Attorney, Lisa C. Cohen, is directed to serve a copy of this order on interested parties and file a proof of service within 3 days of entry of the order.

Return to: (enclose self-addressed stamped envelope)
Name: Venture Title Agency, Ltd., L.L.L.P.
Address: 4315 Pablo Oaks Court
Jacksonville, FL 32224

This Instrument Prepared by: Terri Lane
Venture Title Agency, Ltd., L.L.L.P.

Address: 4315 Pablo Oaks Court
Jacksonville, FL 32224

Property Appraiser Parcel Identification (Folio) Number(s): Returned
46-2n-25-197D-0016-0120 Stewart Title of Jacksonville, Inc.
219 Newman Street, 2nd Floor
Jacksonville, Florida 32202

File No.: 01-A4-0108

WARRANTY DEED
(FROM CORPORATION)
Doc# 200201186
Book: 1030
Page: 1044
Filed & Recorded
01/11/2002 09:16:25 PM
J. N. OXLEY JR.
CLERK OF CIRCUIT COURT
NASSAU COUNTY FLORIDA
DEED DOC STAMP \$ 213.50
RECORDING \$ 5.00
TRUST FUND \$ 1.00

This Warranty Deed Made and executed the 21st day of December A.D. 2001 by BKS, Inc., a Florida corporation

a corporation existing under the laws of Florida, and having its principal place of business at 3253 Fiddlers Hammock Lane, Ponte Vedra Beach, FL 32082 hereinafter called the grantor, to Ronald L. Crews II and Ronda B. Crews, husband and wife whose postoffice address is 5165 River Road Hilliard, FL 32046

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the 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, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Nassau County, Florida, viz:

Lot 12, Block 16, SPRING LAKE ESTATES UNIT IV REPLAT, according to the Plat thereof, as recorded in Plat Book 6, pages 177 through 188, inclusive, of the Public Records of Nassau County, Florida.

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2001 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it possesses right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

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

(CORPORATE SEAL)

BKS, Inc.

Signed, sealed and delivered in the presence of:

Pamela K. Graham
Pamela K. Graham

By: Michael E. Braren
Michael E. Braren, President

STATE OF Florida
COUNTY OF Duval

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Michael E. Braren

(Personally known to me or has been identified by Florida State Driver's License(s), being duly sworn and well known to me to be the President and respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 21 day of Dec 2001 A.D.

My Commission Expires:

CF # 01-A4-0108

