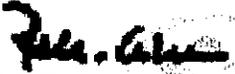


ORDERED.

Dated: June 16, 2015


Paul M. Glenn
United States Bankruptcy Judge

RECORDED IN THE US BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF FLORIDA,
JACKSONVILLE DIVISION

J.B. VOL. 54 NO. 8245

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-PMG

Chapter 13

ORDER GRANTING DEBTORS' MOTION TO DETERMINE
SECURED STATUS OF WELLS FARGO BANK, N.A. AND TO STRIP
LIEN EFFECTIVE UPON DISCHARGE (Doc. 16)

THIS CASE came on for consideration on the filing of Debtors' Motion to Determine Secured Status of Wells Fargo Bank, N.A. and to Strip Lien Effective Upon Discharge (the "Motion") (Doc. No. 16) 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 Wells Fargo Bank, N.A. as listed in Schedule D filed by the Debtors, account number xxxxxx4758xxxx, 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 Wells Fargo Bank, N.A., recorded on August 4, 2005, at OR Book 01338, Page 1946 of the Public Records of Nassau County, Florida, Instrument # 200528119, shall be deemed void, and shall be extinguished automatically, without further court order, upon entry of the Debtors' discharge in this Chapter 13 case, provided, however, that the Court reserves jurisdiction to consider, if appropriate, the avoidance of Wells Fargo Bank's mortgage lien prior to the entry of the Debtors' discharge.

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., LLLP
Address: 4315 Pablo Oaks Court
Jacksonville, FL 32224

WARRANTY DEED
(FROM CORPORATION)
Doc# **200201186**
Book: **1030**
Page: **1044**
Filed & Recorded
8/11/2002 01:16:25 PM
J. H. OXLEY JR
CLERK OF CIRCUIT COURT
NASSAU COUNTY, FLORIDA
DEED DOC STAMP \$ 213.50
RECORDING \$ 5.00
TRUST FUND \$ 1.00

This Instrument Prepared by: Terri Lane
Venture Title Agency, Ltd., LLLP
Address: 4315 Pablo Oaks Court
Jacksonville, FL 32224

Property Appraiser Parcel Identification (Folio) Number(s): 76270
46-2n-25-197D-0016-0120 Returned
Stewart Title of Jacksonville, Inc.
219 Newman Street, 2nd Floor
Jacksonville, Florida 32202

File No.: 01-A4-0108
SPACE ABOVE THIS LINE FOR PROCESSING DATA SPACE ABOVE THIS LINE FOR RECORDING DATA

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:

(Whoever 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,
remitse, 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 has full 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.

(CORPORATE SEAL)

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.

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

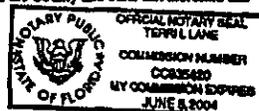
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments,
personally appeared Michael E. Braren

(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:

GF # 01-A4-0108



Terrell Lane

"Exhibit
A"

Rec 6.00
Doc 513.50
25.00

213.50
6.00