

Record & Return

This instrument prepared by:

Record & Return To:

Debra Rivera/REO Processor

Law Offices of David J. Stern, P.A.

900 South Pine Island Road, Suite 400

Plantation, FL 33324

File Number: 09-C29382

Folio No: 0711317007004000310

FHLMC Number: 328639923

Loan Number: 70305636

QUIT-CLAIM DEED

THIS DEED, made this 21st day of September, 2009, between **COUNTRYWIDE HOME LOANS, INC.** whose address is: 7105 Corporate Drive; Plano, Texas 75024 (First Party) and **FEDERAL HOME LOAN MORTGAGE CORPORATION**, (Second Party) whose address is: 5000 Plano Parkway; Carrollton, Texas 75010.

WITNESSETH, that First Party, for and in consideration of the sum of \$10.00 and other good and valuable consideration to First Party in hand paid by Second Party, the receipt of which is acknowledged, does hereby ~~remise~~, release and quit-claim unto Second Party and Second Party's successors and assigns forever, all the right, title, interest, claim and demand which First Party has in and to the following described land situated in Flagler County, Florida:

LOT 31, BLOCK 40, PALM COAST MAP OF FLORIDA PARK, SECTION 7, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 18 THROUGH 27, AND AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 35, PAGE 528, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

ALSO KNOWN AS: 40 FURNESS PLACE, PALM COAST FL 32137

TO HAVE AND TO HOLD the same, together with all and ~~singular~~ the appurtenances thereunto belonging or in anywise appertaining, and all the estate, ~~right~~, title, interest, lien, equity and claim whatsoever of First Party, either in law or equity, to the only proper use, benefit and behoof of Second Party forever.

CERTIFICATE OF ASSISTANT SECRETARY
OF
COUNTRYWIDE HOME LOANS, INC.
a New York corporation

The undersigned, a duly appointed and acting Assistant Secretary of Countrywide Home Loans, Inc., a New York corporation (the "Corporation"), also doing business as America's Wholesale Lender, hereby certifies on behalf of the Corporation as follows:

Attached hereto as Attachment I is a true and correct copy of resolutions duly adopted by the Board of Directors of the Corporation as of July 15, 1999 (the "Resolutions"). Such Resolutions are in full force and effect and have not been amended, modified, rescinded or revoked as of the date hereof.

Pursuant to the Resolutions, the titles held by the Authorized Officers of the Corporation (Assistant Secretary and above) consist of the following: Chief Executive Officer, President, Chief Operating Officer, Executive Managing Director, Senior Managing Director, Managing Director, Executive Vice President, Senior Vice President, First Vice President, Vice President, Assistant Vice President and Assistant Secretary.

I further certify that Christen Rocha is a duly elected or appointed, qualified and acting officer of the Corporation holding the title of Vice President, and as such is designated as an "Authorized Officer" pursuant to the Resolutions.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed the seal of the Corporation on this 24th day of July, 2009.

COUNTRYWIDE HOME LOANS, INC.

By: Devra Lindgren
Devra Lindgren
Assistant Secretary

ATTACHMENT I

**RESOLUTIONS ADOPTED BY
THE BOARD OF DIRECTORS OF
COUNTRYWIDE HOME LOANS, INC.
JULY 15, 1999**

RECONVEYANCE AUTHORITY

RESOLVED, That all officers of the Corporation with the title of Assistant Secretary and above (the "Authorized Officers") are, and each of them acting alone hereby is, authorized, directed and empowered in the name and on behalf of the Corporation to execute reconveyance documents, acts of conveyance, deeds in lieu of foreclosure, grant deeds, deeds of trust, including foreclosure deeds, releases of liens, escrow instruments, contracts for purchase and sale of the Corporation's REO properties, grants of easements and any and all related documents and instruments purporting to affect an interest or the transfer of an interest in real estate in the name of the Corporation; and

RESOLVED FURTHER, That the Authorized Officers shall have the authority to take any and all actions which are required or necessary in order for the Corporation to perform its obligations under any contract, agreement or commitment the Corporation has with any third party to service mortgage loans, including but not limited to the execution of grant deeds, deeds of trust, including foreclosure deeds, releases of liens, reconveyance documents, escrow instruments, contracts for purchase and sale of REO properties, grants of easements and any and all related documents and instruments purporting to affect an interest or the transfer of an interest in real estate in the name of any such third party; and

RESOLVED FURTHER, That the Board of Directors hereby ratifies, approves and confirms all actions taken on behalf of the Corporation or a third party by the Authorized Officers in connection with the transactions contemplated by the foregoing resolutions.