

This Instrument Was Prepared By:

Patricia Velazco
Southern Financial Title Services
450 N Park Road Ste 410
Hollywood, FL 33021
File No.: 10-4039
Tax Folio No.: 0711317024003700200
Litton Loan No.: 15512072
SALES PRICE: \$73,000.00 ✓

SPECIAL WARRANTY DEED
(Corporate Seller POA/Trust)

THIS INDENTURE, made this 2nd day of July, 2010, between **Wilmington Trust Company as Successor to JP Morgan Chase Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, series 2006-CB3**, whose post-office mailing address is 4828 Loop Central Drive, Houston, TX 77081, hereinafter called the Grantor, and JAMES M. VITELLO A SINGLE MAN, whose post office mailing address is 3 SAINT CHARLES PLACE, FLAGLER BEACH, FL 32136, hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include the parties to this instrument and their heirs, legal representatives and assignees of individuals, and assigns of corporations)

WITNESSETH: the Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents, does grant, bargain and sell, alien, remise, release, convey and confirm unto the Grantee all that certain land, situate in Flagler County Florida, viz:

Lot 20, Block 37, PALM COAST, MAP OF PINE GROVE, SECTION 24, a subdivision according to the Plat thereof, as recorded in Plat Book 8, at Pages 39 through 53, of the Public Records of Flagler County, Florida

Subject to: Restrictions, limitations, conditions, reservations, covenants and easements of record, if any; all applicable zoning ordinances; and taxes for the current year and all prior and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor.

Pursuant to the provisions of Sec. 689.071, F.S., the within named Trustee has the power and authority to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the above-described real property.

The undersigned Agent further states that the below-described Power of Attorney has not been heretofore revoked by the Principal and is still in full force and effect.

Wherever the text in this Special Warranty Deed so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural.

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 officer(s) thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in our presence:

Wilmington Trust Company as Successor to JP Morgan Chase Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, series 2006-CB3.

Karm Hein
Print Name: _____

(Seal)

Anaella Castillo
Print Name: _____

By: Litton Loan Servicing LP
Its Attorney-in-Fact

By: J Lynn Burrow
Print Name: J LYNN BURROW
Title: VICE PRESIDENT

P. O. Mailing Address:
4828 Loop Central Drive, Houston, TX 77081

STATE OF TX
COUNTY OF Harris

The foregoing instrument was acknowledged before me this 2 day of July, 2010, by J LYNN BURROW, as Authorized Signatory of Litton Loan Servicing LP, as Attorney-in-Fact for Wilmington Trust Company as Successor to JP Morgan Chase Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, series 2006-CB3, who executed same on behalf of the said corporation and who did take an oath. He/She is personally known to me or has produced TX D.L. as identification.

Jennifer M. Martinez
Notary Public, State of Texas
Print Name: _____

My commission expires: _____

