

\$73,000  
6/4

Prepared by and return to:

Albertelli Law

Donna Starboard

5404 Cypress Center Drive, Suite 300

Tampa, Florida 33609

Our File Number: TPA10-25303

as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (folio) Number (s): (folio) Number (s): R11 223 18 3498 0000 0770

## SPECIAL WARRANTY DEED

**This Special Warranty Deed, made this March 14, 2011, by Wells Fargo Bank, NA, as Trustee of HarborView Mortgage Loan Trust Mortgage Pass-through Certificates, Series 2006-10, who erroneously took title under a certificate of title as Wells Fargo Bank, N.A. as Trustee for HARBORVIEW 2006-10, having its place of business at: 2711 North Haskell Avenue 11th Floor, Dallas, TX 75204, here by called the grantor,**

**to Sandra Lilo, an unmarried woman, whose Post Office address is: P.O. Box 12646, St. Petersburg, FL 33733, hereinafter called the grantee,**

**W I T N E S S E T H:** That 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, aliens, remis, releases, conveys and confirms unto grantee, all that certain land situate in **Hernando** County, Florida, viz:

**LOT 77, OF SILVER RIDGE, ACCORDING TO THE PLAT THEREOF, AS  
RECORDED IN PLAT BOOK 36, PAGE(S) 1-3, INCLUSIVE, OF THE PUBLIC  
RECORDS OF HERNANDO COUNTY, FLORIDA.**

See attached exhibits

**Property address: 15655 Durango Circle, Brooksville, Florida 34604**

**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.


**GRANTOR'S WILL WARRANT** and forever defend the right and title to the above-described real property unto the Grantees against the claims of all people, claiming by , though or under Grantor's, but not otherwise.

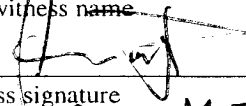
(wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

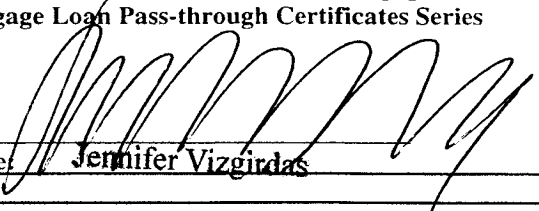
**IN WITNESS WHEREOF**, the grantor has caused these presents to be executed in the name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written..

Signed, sealed and delivered  
in the presence of:

**GMAC Mortgage, LLC as Successor by Merger to GMAC  
Mortgage Corporation, as attorney in fact for Wells Fargo  
Bank, N.A. as Trustee, for HarborView Mortgage Loan  
Trust Mortgage Loan Pass-through Certificates Series  
2006-10**

  
\_\_\_\_\_  
Witness signature  
Amanda Garcia  
\_\_\_\_\_  
Print witness name

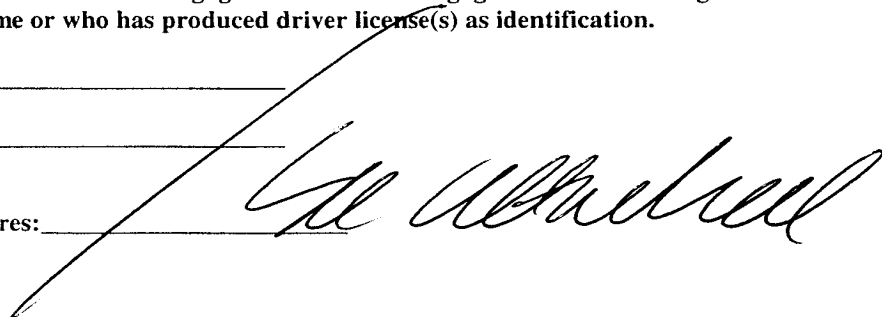
  
\_\_\_\_\_  
Witness signature  
Juan M. Tran  
\_\_\_\_\_  
Print witness name

  
By: \_\_\_\_\_  
Print Name: Jennifer Vizgirdas  
\_\_\_\_\_  
Title: \_\_\_\_\_  
  
(Corporate Seal)

State of \_\_\_\_\_  
County of \_\_\_\_\_

the foregoing instrument was acknowledged before me this \_\_\_\_ day of March, 2011 by \_\_\_\_\_ as  
of GMAC Mortgage, LLC as Successor by Merger to GMAC Mortgage Corporation, as attorney in fact for Wells Fargo Bank,  
N.A. as Trustee, for HarborView Mortgage Loan Trust Mortgage Loan Pass-through Certificates Series 2006-10. He/she is  
personally known to me or who has produced driver license(s) as identification.

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_  
Print Notary Name  
My Commission Expires: \_\_\_\_\_  
Notary Seal



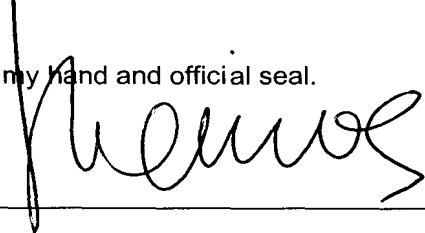
### ACKNOWLEDGMENT

State of California  
County of Orange )

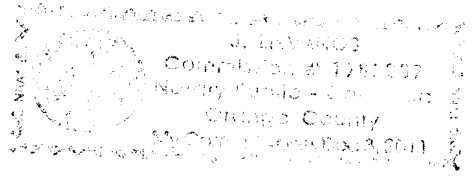
On 07/15/11 before me, J.Lievanos, Notary Public  
(insert name and title of the officer)

personally appeared Jennifer Vizgirdas,  
who proved to me on the basis of satisfactory evidence to be the pers on(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the pers on(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.  
  
Signature 

(Seal)



*Exhibit A*  
GMAC MORTGAGE, LLC

CERTIFICATE OF ASSISTANT SECRETARY

I, Carolyn B. Traczykiewicz, Assistant Secretary of GMAC Mortgage, LLC (the "Company"), hereby certify that the following is a true and correct copy of the resolution(s) adopted by the Board of Directors of the Company by the Unanimous Written Consent dated January 7, 2010, which resolution(s) I certify to be in full force and effect on the date hereof.

WHEREAS, the Company has entered into a Client Contract with LPS Default Title and Closing ("LPS Default");

WHEREAS, management of the Company recommends that certain individuals within LPS Default be delegated signature authority for the sole purpose of facilitating the sale of properties ("REO Properties") acquired by trustee's sale, foreclosure, deed-in-lieu of foreclosure or similar process and serviced by or on behalf of the Company;

THEREFORE, BE IT

RESOLVED, that the employees of LPS Default listed below are solely authorized to execute the following documents on behalf of the Company:

- a. Purchase and sale contracts and other related documents necessary for the sale of REO Properties owned or serviced by or on behalf of the Company;
- b. Warranty deeds, special warranty deeds, quit claim deeds or the equivalent thereof, and other related closing documents necessary for the transfer of title to REO Properties owned or serviced by or on behalf of the Company;

RESOLVED, that the following named employees of LPS Default are hereby designated as authorized signatories of the Company for the sole purpose of executing the documents referenced above, with the authorized signatory title set forth opposite their names:

Miriam Moore	Processing Management Officers
Andy Fragassi	Processing Management Officers
Kim Hartman	Processing Management Officers
Dale Pitman	Processing Management Officers
Joanne Hobbs	Processing Management Officers
Sandy Jones	Processing Management Officers
Amanda Bryant	Processing Management Officers
Steve Crocker	Processing Management Officers
Jennifer Vizgirdas	Processing Management Officers
Sandra Young	Processing Management Officers
Jeremiah Handley	Processing Management Officers

RESOLVED, that the foregoing resolutions replace any previous resolutions approved by the Board of Directors of the Company relating to the same subject matter.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed hereto the Company Seal

this 8<sup>th</sup> day of June, 2016.

(Seal)

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Carolyn B. Traczykiewicz, Assistant Secretary

*Exhibit B*

**LIMITED POWER OF ATTORNEY**

Wells Fargo Bank, NA, in its capacity as Trustee under that certain Servicing Agreement relating to HarborView Mortgage Loan Trust Mortgage Loan Pass-Through Certificates, Series 2006-10, dated as of October 1, 2006 (the "Agreement") by and among, Greenwich Capital Acceptance, Inc. (Issuer), GMAC Mortgage Corporation (Servicer) and Wells Fargo Bank, N.A. (as Trustee).

Hereby constitutes and appoints:

**GMAC Mortgage Corporation**

Its true and lawful attorney-in-fact (the "Attorney-in-Fact"), acting by and through its officers and employees, with full authority and power to execute and deliver on behalf of Principal any and all of the following instruments to the extent consistent with the terms and conditions of the Agreement:

- (I) All documents with respect to commercial mortgage loans serviced for Principal by said attorney-in-fact which are customarily and reasonably necessary and appropriate to the satisfaction, cancellation, or partial or full release of mortgages, deeds of trust or deeds to secure debt upon payment and discharge of all sums secured thereby; (II) Instruments appointing one or more substitute trustees to act in place of the trustees named in Deeds of Trust;
- (III) Affidavits of debt, notice of default, declaration of default, notices of foreclosure, and all such contracts, agreements, deeds, and instruments as are appropriate to effect any sale, transfer or disposition of real property acquired through foreclosure or otherwise; (iv) All other comparable instruments.

This Limited Power of Attorney is effective as of the date below and shall remain in full force and effect until revoked in writing by the undersigned or termination of the Agreement, whichever is earlier.

Dated: March 10, 2009

Attorn:

*Cynthia C. Day*  
By: Cynthia C. Day  
Its: Assistant Secretary

Wells Fargo Bank, NA,  
as Trustee under the Agreement

*Kevin Trogdon*  
By: Kevin Trogdon  
Its: Vice President

Unofficial Witness :

*Brian Vecchio*  
\_\_\_\_\_  
Brian Vecchio

Unofficial Witness:

*Hajrah Ahmad*  
\_\_\_\_\_  
Hajrah Ahmad

**STATE OF MARYLAND  
COUNTY OF BALTIMORE**

ss:

On the 10<sup>th</sup> day of March, 2009 before me, Colleen Perry, a Notary Public in and for said State, personally appeared Kevin Trogdon, known to me to be a Vice President of Wells Fargo Bank Minnesota, N.A., and also known to me to be the person who executed this Power of Attorney on behalf of said bank, and acknowledged to me that such bank executed this Power of Attorney.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my office seal the day and year written above,

*CP*  
\_\_\_\_\_  
Notary Public: Colleen Perry  
My commission expires: 8/21/2012

Colleen Perry  
Notary Public  
Baltimore County  
Maryland  
My Commission Expires 8-21-2012