

2012-01207

3/2

SPS LOAN # 0011191400

Prepared By and Return To:

Name: **DANIELLE AULD**

WATSON TITLE INSURANCE AGENCY, INC.

1901 W. CYPRESS CREEK ROAD 3RD FLOOR

FT. LAUDERDALE, FL 33309

WTI: 2012-01207

Folio Number: R32-323-17-5210-1406-0110

ged 4  
R-ENV

## Special Warranty Deed

THIS INDENTURE, made this 7th day of May 2012, **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE TERWIN MORTGAGE TRUST 2006-5 ASSET-BACKED SECURITIES, SERIES 2006-5 hereinafter called the Grantor**, whose address is 3815 SOUTH WEST TEMPLE, SALT LAKE CITY, UT 84115 and **SAMUEL WADDY AND CYNTHIA B WADDY, HUSBAND AND WIFE AND JOSHUA J WADDY, A SINGLE MAN, hereinafter called the Grantee**, whose address is 411 VIRGINIA AVE, BROOKSVILLE, FL 34601.

[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 DOLLARS (\$10.00) 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 **HERNANDO** County, Florida, viz:

**LOT 11, BLOCK 1406, SPRING HILL, UNIT #21, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGES 81-96, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.**

A/K/A: 2143 ARBUCKLE ROAD, SPRING HILL, FL 34608

**Subject to: Restrictions, limitations, conditions, reservations, covenants and easements of Record, if any, all applicable zoning ordinances, and Taxes for year 2012 and all subsequent years.**

TOGETHER with all the tenements, hereditament and appurtenances thereto belonging or in otherwise appertaining.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple, that it has good 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 claiming by, through or under the said Grantor.

**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.

Wherever the text in this 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.

**Signed, sealed and delivered  
In our presence:**



**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE,  
ON BEHALF OF THE HOLDERS OF THE TERWIN  
MORTGAGE TRUST 2006-5 ASSET-BACKED  
SECURITIES, SERIES 2006-5 BY SELECT  
PORTFOLIO SERVICING, INC., AS ATTORNEY IN  
FACT**

BY: \_\_\_\_\_

*[Signature]* 5-7-12

TITLE: PATRICK PITTMAN, DOC. CONTROL OFFICER  
POA RECORDED IN O.R. BOOK \_\_\_\_\_, PAGE \_\_\_\_\_,  
\_\_\_\_\_ COUNTY, FLORIDA

*[Signature]* 5-7-12  
WITNESS

**JULEE METTERS, SPS-REO CLOSER**

(Printed Signature)

*[Signature]* 5/7/12

WITNESS:

*[Signature]* Vanderlinden, REO Closer

\_\_\_\_\_  
(Printed Signature)

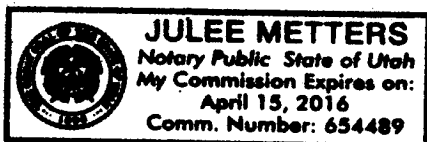
**STATE OF UTAH  
COUNTY OF SALT LAKE**

**SS:**

The foregoing instrument was acknowledged before me this 7<sup>TH</sup> of May, 2012 by PATRICK PITTMAN, DOC. CONTRL OFFICER of **SELECT PORTFOLIO SERVICING, INC, AS ATTORNEY IN FACT FOR U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE TERWIN MORTGAGE TRUST 2006-5 ASSET-BACKED SECURITIES, SERIES 2006-5** personally known to me and who did take oath.

(SEAL)

*[Signature]*  
NOTARY PUBLIC (SIGNATURE)



Doc # 2008108663, OR BK 14478 Page 841, Number Pages: 1, Filed & Recorded  
04/29/2008 at 10:50 AM, JIM FULLER CLERK CIRCUIT COURT DUVAL COUNTY RECORDING  
\$10.00

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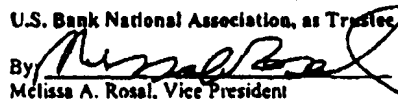
### LIMITED POWER OF ATTORNEY

U.S. BANK NATIONAL ASSOCIATION ("U.S. Bank"), a national banking association organized and existing under the laws of the United States of America, 209 South LaSalle Street, 3<sup>rd</sup> Floor, Chicago, IL 60604 hereby constitutes and appoints SELECT PORTFOLIO SERVICING, INC. ("SPS" or the "Servicer"), and in its name, aforesaid Attorney-In-Fact, by and through any officer appointed by the Board of Directors of SPS, to execute and acknowledge in writing or by facsimile stamp all documents customarily and reasonably necessary and appropriate for the tasks described in the items (1) through (4) below; provided, however, that the documents described below may only be executed and delivered by such Attorneys-In-Fact if such documents are required or permitted under the terms of the Pooling and Servicing Agreement, dated as of May 1, 2006, among Terwin Securitization LLC, as Depositor, Terwin Advisors LLC, as Seller, JPMorgan Chase Bank, National Association, as Servicer, Securities Administrator, Master Servicer, and Backup Servicer, SPS (assignee of Specialized Loan Servicing LLC), as Servicer, Clayton Fixed Income Services Inc., as Credit Risk Manager, and U.S. Bank, as Trustee, relating to Terwin Mortgage Trust 2006-S, Asset-Backed Securities, Series 2006-S and no power is granted hereunder to take any action that would be adverse to the interests of the Trustee. This Limited Power of Attorney is being issued in connection with SPS's responsibilities to service certain mortgage loans (the "Loans") held by U.S. Bank in its capacity as Trustee. These Loans are comprised of Mortgages, Deeds of Trust, Deeds to Secure Debt and other forms of Security instruments (collectively, the "Security Instruments") and the Notes secured thereby.

1. Demand, sue for, recover, collect and receive each and every sum of money, debt, account and interest (which now is, or hereafter shall become due and payable) belonging to or claimed by U.S. Bank National Association, and to use or take any lawful means for recovery by legal process or otherwise.
2. Transact business of any kind regarding the Loans, and obtain an interest therein and/or building thereon, as U.S. Bank National Association's act and deed, to contact for, purchase, receive and take possession and evidence of title in and to the property and/or to secure payment of a promissory note or performance of any obligation or agreement.
3. Execute bonds, notes, mortgages, deeds of trust and other contracts, agreements and instruments regarding the Borrowers and/or the Property, including, but not limited to, the execution of releases, satisfactions, assignments, and other instruments pertaining to mortgages or deeds of trust, and execution of deeds and associated instruments, if any, conveying the Property, in the interest of U.S. Bank National Association.
4. Endorse on behalf of the undersigned all checks, drafts and/or other negotiable instruments made payable to the undersigned.

WITNESS my hand and seal this 1st day of April, 2008.

  
Witness: Mary Ann Turbak

U.S. Bank National Association, as Trustee  
By:   
Melissa A. Rosal, Vice President

  
Witness: Joanne Bivins

By:   
Patricia M. Child, Vice President

  
Attest: Nancie J. Arvin, Vice President

### FOR CORPORATE ACKNOWLEDGMENT

State of Illinois  
County of Cook

On this 1st of April 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Melissa A. Rosal, Patricia M. Child, Nancie J. Arvin, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument all as Vice Presidents of U.S. Bank National Association, and known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledge to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Signature: 