

Prepared By and Return To:

Chris Drivas
Morris|Hardwick|Schneider, LLC
5110 Eisenhower Boulevard, Suite 102
Tampa, FL 33634

File No. FLC-130100135S

Property Appraiser's Parcel I.D. (folio) Number(s)

33-39-21-00016000600050/0

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this February 7, 2013 by BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OC10, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OC10 hereinafter called the grantor and MICHAEL R. BUSHONG and WENDY A. BUSHONG, Husband and Wife whose post office address is 4750 Josephine Manor SW, Vero Beach, FL. 32968, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$ 131,000.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all the certain land situated in Indian River County, Florida, viz:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 584 Calamondin Way SW, Vero Beach, FL 32968

SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF FOR INCUMBENCY STATEMENT

SEE EXHIBIT C ATTACHED HERETO AND MADE A PART HEREOF FOR POWER OF ATTORNEY

Subject to encumbrances, easements and restrictions of record, and taxes for the year 2013 and thereafter.

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

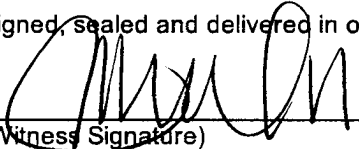
TO HAVE AND TO HOLD the same in fee simple forever.

AND the grantor hereby covenants with said 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; and hereby 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, but against none other.

SPECIAL WARRANTY DEED
(Continued)

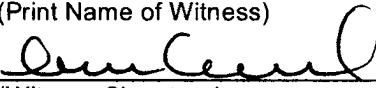
IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:


(Witness Signature)

Judy Lee Shu

(Print Name of Witness)


(Witness Signature)

Irene Carrillo

(Print Name of Witness)

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWALT, INC.
ALTERNATIVE LOAN TRUST 2006-OC10,
MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2006-OC10

BY: Bank of America, N.A., successor by merger
to BAC Home Loans Servicing, LP, FKA
Countrywide Home Loans Servicing, LP, as
servicer and attorney in fact

Signed By: 

Printed Name: Todd M Gabert

As It's: AVP

(Corporate Seal)

Address:

400 National Way

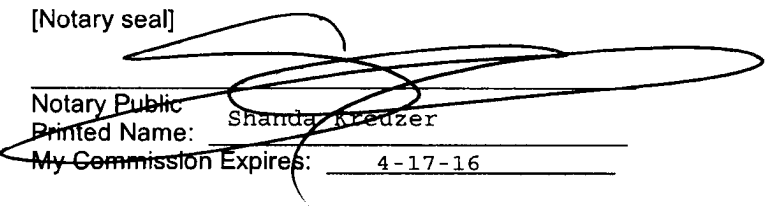
Simi Valley, CA 93065

SPECIAL WARRANTY DEED
(Continued)

State of Arizona
County of Maricopa

The foregoing instrument was acknowledged before me this 7th day of February, 2013, by Todd M Gabert, as AVP of Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, as servicer and attorney in fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OC10, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OC10, who is personally known to me or who has produced AZ DL as identification.

[Notary seal]


Notary Public
Printed Name: Shanda Kreuzer
My Commission Expires: 4-17-16



SPECIAL WARRANTY DEED
(Continued)

Exhibit "A"

LOT 50, VILLAGE F, CITRUS SPRINGS VILLAGE "D" & "F" PH 1-PD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 26, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

Exhibit " B "

**CERTIFICATE OF ASSISTANT SECRETARY
OF
BANK OF AMERICA, NATIONAL ASSOCIATION**

The undersigned, Devra Lindgren, an Assistant Secretary of Bank of America, National Association (the "Association"), a national banking association organized and existing under the laws of the United States of America and having its principal place of business in the City of Charlotte, County of Mecklenburg, State of North Carolina, does hereby certify that:

1. The following persons have been duly elected or appointed and have duly qualified as officers of the Association and they hold the office set forth opposite their names:

<u>Name</u>	<u>Title</u>
Bryan J. Appleton	Senior Vice President
Darla Ashby	Senior Vice President
Micall Marie Bachman	Senior Vice President
Jacqueline M. Bailey	Senior Vice President
William J. Borda	Senior Vice President
Alan L. Bryant	Senior Vice President
Donald R. Clark	Senior Vice President
Robert G. Connelly	Senior Vice President
Brian E. Crane	Senior Vice President
Kimberly Dawson	Senior Vice President
Jessica Tandy Del Olmo	Senior Vice President
Robert K. Eidson	Senior Vice President
Cassie L. Fitz	Senior Vice President
Tiffany Fletcher	Senior Vice President
Cherie L. Hagen	Senior Vice President
Lancia Ann Herzog	Senior Vice President
Mabeo Holmes	Senior Vice President
Robert E. Hora	Senior Vice President
Letishia R. Hunt	Senior Vice President
Jennifer Hurd	Senior Vice President
Diane Frisk Lee	Senior Vice President
Darron D. Lockett	Senior Vice President
Stephanie K. Lowe	Senior Vice President
Kimberly McDonald	Senior Vice President
Carolyn P. Quinn	Senior Vice President
Jamie Lynn Renstrom	Senior Vice President
Veronica Roman	Senior Vice President
Judith Greene Ross	Senior Vice President
Aparna Sagunathy	Senior Vice President
William Santora	Senior Vice President
John C. Schmidt	Senior Vice President
Hattie Sharp	Senior Vice President
Marc A. Tubbs	Senior Vice President
James A. Weller	Senior Vice President
Christina J. Albert	Vice President
Elizabeth M. Allen	Vice President

Sandy Chance	Assistant Vice President
Peace Chasi	Assistant Vice President
Melissa Chavez	Assistant Vice President
Alice Park Chin	Assistant Vice President
Shellet Chip	Assistant Vice President
Kevin Michael Clark	Assistant Vice President
Christopher T. Clay	Assistant Vice President
Pennie Clayton	Assistant Vice President
Marsha J. Coburn	Assistant Vice President
Sharon Coleman	Assistant Vice President
Sandra L. Colgrove	Assistant Vice President
Nuvia Colunge	Assistant Vice President
Kerri Ann Cornell	Assistant Vice President
Jennifer M. Cowan	Assistant Vice President
Scott M. Crain	Assistant Vice President
Todd A. Crawford	Assistant Vice President
Debbie M. Cummings	Assistant Vice President
Jason Cummings	Assistant Vice President
Rex Dalton	Assistant Vice President
Nancy Fairchild Daniels	Assistant Vice President
Ginger Dasher	Assistant Vice President
Cathy Davidson	Assistant Vice President
Jonathan E. Davies	Assistant Vice President
Pamela S. Davis	Assistant Vice President
Carrie Day	Assistant Vice President
Cathy L. Dees	Assistant Vice President
June C. DeMott	Assistant Vice President
Robin L. Dietz	Assistant Vice President
Susan Dillard	Assistant Vice President
Rosa M. Dinoto	Assistant Vice President
Todd W. Dirksen	Assistant Vice President
Daniel Dizon	Assistant Vice President
Dawn Dolan	Assistant Vice President
Anya K. Dominguez	Assistant Vice President
Scott E. Donaldson	Assistant Vice President
Zachary Downing	Assistant Vice President
Sonia Doyle	Assistant Vice President
Dawn L. Eddings	Assistant Vice President
Laura Elliott	Assistant Vice President
Robyn S. Ervin	Assistant Vice President
Amy Espinoza	Assistant Vice President
John Estes	Assistant Vice President
Shelia Ewing	Assistant Vice President
Orobah E. Fakhouri	Assistant Vice President
Patricia Farkash	Assistant Vice President
Rocio (Iniguez) Fellows	Assistant Vice President
Chet Flinders	Assistant Vice President
Chris Flynn	Assistant Vice President
Donovan A. Forrai	Assistant Vice President
Sheila M. Franke	Assistant Vice President
Todd M. Gabert	Assistant Vice President
Carolyn Galante	Assistant Vice President

2. The following is a true and complete copy of an excerpt from the Bylaws of the Association, and the same is in full force and effect as of the date hereof:

Section 5.2. Execution of Instruments. All agreements, indentures, mortgages, deeds, conveyances, transfers, contracts, checks, notes, drafts, loan documents, letters of credit, guarantees, master agreements, swap agreements, security and pledge agreements, guarantees of signatures, certificates, declarations, receipts, discharges, releases, satisfactions, settlements, petitions, schedules, accounts, affidavits, bonds, undertakings, powers of attorney, and other instruments or documents may be signed, executed, acknowledged, verified, attested, delivered or accepted on behalf of the Association by the Chairman of the Board, the President, any Vice Chairman of the Board, any Division President, any Managing Director, any Principal, any Vice President, any Assistant Vice President, or any individual who is listed on the Association's personnel records in a position equal to any of the aforementioned officer positions, or such other officers, employees or agents as the Board of Directors or any of such designated officers or individuals may direct. The provisions of this Section 5.2 are supplementary to any other provision of these Bylaws and shall not be construed to authorize execution of instruments otherwise dictated by law.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed the seal of the Association on this 19th day of June, 2012.

BANK OF AMERICA, NATIONAL
ASSOCIATION

By: Devra Lindgren
Devra Lindgren, Assistant Secretary

Exhibit "C"

LIMITED POWER OF ATTORNEY

The undersigned, as Trustee under the Pooling and Servicing Agreements (as defined below) hereby constitutes and appoints Bank of America, N.A., Successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP and its authorized officers (collectively, "CHL Servicing") and each of them, its true and lawful attorneys-in-fact and agents, with full powers of substitution and resubstitution, for and in its name, place and stead, in any and all capacities, for the limited purpose of executing and recording any and all documents necessary to effect (i) a foreclosure of a Mortgage Loan, (ii) the disposition of an REO Property, (iii) an assumption agreement or modification agreement or supplement to the Mortgage Note, Mortgage, or deed of trust, and (iv) a reconveyance, deed of reconveyance or release or satisfaction of mortgage or such instrument releasing the lien of a Mortgage in connection with the transactions contemplated in those certain Pooling and Servicing Agreements (the "Pooling and Servicing Agreement") by and among the undersigned, CHL Servicing, CHL, and CWALT, Inc. The undersigned also grants unto said attorneys-in-fact and agents, and each of them, the full power and authority to do and perform each and every act and thing requisite and necessary to be done in and about the premises, as fully to all intents and purposes as might or could be done in person to effect items (i), (ii) and (iii) above, hereby ratifying and confirming all that said attorneys-in-fact and agents or any of them, or their substitutes, may lawfully do or cause to be done by virtue hereof. Any capitalized term not otherwise defined herein shall have the meaning assigned to such term in the Pooling and Servicing Agreements.

This Limited Power of Attorney is effective until the earlier of (i) two (2) year from the date hereof or (ii) revocation by The Bank of New York Mellon. The authority granted to the attorney-in-fact by this limited power of attorney is not transferable to any other party or entity. The relationship of The Bank of New York Mellon and the Bank of America, N.A. under this Limited Power of Attorney is intended by the parties to be that of an independent contractor and not that of a joint venturer, partner, or agent.

This limited power of attorney shall be governed by, and construed in accordance with, the laws of the State of New York without regard to its conflicts of law principles.

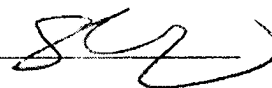
THE BANK OF NEW YORK MELLON F/K/A
THE BANK OF NEW YORK, as Trustee

Witness:

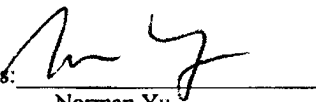


Kaitlyn McEvoy

By:


Steven Chrysanthis
Vice President

Witness:



Norman Yu

By:


Marybeth A. Lewicki
Managing Director

STATE OF: New York
COUNTY OF: New York

On the 17th day of May in the year 2012 before me, the undersigned, personally appeared Steven Chrysanthis and Marybeth A. Lewicki, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity (ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

IN WITNESS THEREOF, I have hereunto set my hand and affixed by official seal the day and year in this certificate first above written.



Notary Public

COREY KOSCH
Notary Public, State of New York
No. 01K06248771
Qualified in New York County
Commission Expires Sept 26, 2015

Please see attached "Exhibit A"

BONY POA – CWALT Series

"Exhibit A"

Updated 03/20/12

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE
 CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OA21, MORTGAGE
 PASS-THROUGH CERTIFICATES, SERIES 2006-OA21 (Investor 7010385)

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE
 CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OA22, MORTGAGE PASS-
 THROUGH CERTIFICATES, SERIES 2006-OA22 (Investor 7008706)

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE
 CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OA3, MORTGAGE PASS-
 THROUGH CERTIFICATES, SERIES 2006-OA3 (Investor 7008443, 7008444)

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE
 CERTIFICATEHOLDERS OF CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OA6, MORTGAGE PASS-
 THROUGH CERTIFICATES, SERIES 2006-OA6 (Investor 7008461, 7008462, 7009016, 7009015)

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE
 CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OA7, MORTGAGE PASS-
 THROUGH CERTIFICATES, SERIES 2006-OA7 (Investor 7008547, 7008548, 7008549)

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE
 CERTIFICATEHOLDERS OF CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OA8, MORTGAGE PASS-
 THROUGH CERTIFICATES, SERIES 2006-OA8 (Investor 7008471, 7008472)

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE
 CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OA9 MORTGAGE PASS-
 THROUGH CERTIFICATES, SERIES 2006-OA9 (Investor 7006691, 7006692)

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE
 CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OC1 MORTGAGE PASS-
 THROUGH CERTIFICATES, SERIES 2006-OC1 (Investor 7008355, 7008356)

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE
 CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OC10, MORTGAGE ✓
 PASS-THROUGH CERTIFICATES, SERIES 2006-OC10 (Investor 7008703, 7008704)

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE
 CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OC11, MORTGAGE
 PASS-THROUGH CERTIFICATES, SERIES 2006-OC11 (Investor 7008729, 7008730)

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE
 CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OC2 MORTGAGE PASS-
 THROUGH CERTIFICATES, SERIES 2006-OC2 (Investor 7008402, 7008403)

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE
 CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OC3, MORTGAGE PASS-
 THROUGH CERTIFICATES, SERIES 2006-OC3 (Investor 7008457, 7008458)

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE
 CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OC4, MORTGAGE PASS-
 THROUGH CERTIFICATES, SERIES 2006-OC4 (Investor 7008465, 7008466)