

This Instrument Prepared by:
Albertelli Law

5404 Cypress Center Drive, Suite 300
Tampa, FL 33609
Our File Number: TPA14-52551
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: 33401900005108000101.0

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 20 day of Jan, 2015 between THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR THE HOLDERS OF SAMI II TRUST 2006-AR7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR7, having its place of business at 350 Highland Drive, Lewisville, Texas 75067, there by called the grantor,

to Ashok Mazumdar, an unmarried man whose Post Office address is: 5320 SW 32 Ave, Fort Lauderdale, FL 33312, hereinafter called the grantee,

WITNESSETH: 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 Indian River County, Florida, viz:

APARTMENT NO. 101 OF CONDOMINIUM APARTMENT BUILDING NO. 108, VISTA ROYALE, PHASE 4, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 577, PAGE 1396, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, AS AMENDED.

Property address: 108 Springlake Ct Unit 101, Vero Beach, FL 32962

SEE ATTACHED EXHIBITS

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.

GRANTORS WILL WARRANT AND the said party of the first part does hereby covenant with the said party of the second part that, except as above noted, that at the time of the delivery of this deed the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under it, but against none other.

(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:

Witness signature

Print witness name

Witness signature

Print witness name

State of

County of

The foregoing instrument was acknowledged before me this 20 day of Jan 2015, by Jerry Mills, as Assistant Secretary of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR THE HOLDERS OF SAMI II TRUST 2006-AR7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR7, by Nationstar Mortgage, LLC, as Attorney-in-Fact, on behalf of the company. He/she is personally known to me or who has produced Drivers License as identification.

Notary Public

Print Notary Name

My Commission Expires:

Notary Seal

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR THE HOLDERS OF SAMI II TRUST 2006-AR7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR7, by Nationstar Mortgage, LLC, as Attorney-in-Fact

By:

Print Name

Title

Jerry Mills

Assistant Secretary

(Corporate Seal)

KAREN KARGOLL

NOTARY PUBLIC

STATE OF COLORADO

NOTARY ID 20144022855

MY COMMISSION EXPIRES JUNE 5, 2018

After Recording return to:
 Name
 Address

EXHIBIT A

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK** as successor in interest to **JP Morgan Chase Bank, N.A.**, having an office at 101 Barclay Street, NYC, NY 10286 (the "Bank"), hereby appoint **Nationstar Mortgage LLC**, to be the Bank's true and lawful Attorneys-in-Fact (the "Attorneys") to act in the name, and on behalf, of the Bank with power to do only the following in connection with the trusts included on **Exhibit A**, on behalf of the Bank:

1. The modification or re-recording of a Mortgage or Deed of Trust, where said modification or re-recordings is for the purpose of correcting the Mortgage or Deed of Trust to conform same to the original intent of the parties thereto or to correct title errors discovered after such title insurance was issued and said modification or re-recording, in either instance, does not adversely affect the lien of the Mortgage or Deed of Trust as insured.

2. The subordination of the lien of a Mortgage or Deed of Trust to an easement in favor of a public utility company or a government agency or unit with powers of eminent domain; this section shall include, without limitation, the execution of partial satisfactions/releases, partial reconveyances or the execution or requests to trustees to accomplish same.

3. The conveyance of the properties to the mortgage insurer, or the closing of the title to the property to be acquired as real estate owned, or conveyance of title to real estate owned.

4. The completion of loan assumption agreements and modification agreements.

5. The full or partial satisfaction/release of a Mortgage or Deed of Trust or full conveyance upon payment and discharge of all sums secured thereby, including, without limitation, cancellation of the related Mortgage Note.

6. The assignment of any Mortgage or Deed of Trust and the related Mortgage Note, in connection with the repurchase of the mortgage loan secured and evidenced thereby.

7. The full assignment of a Mortgage or Deed of Trust upon payment and discharge of all sums secured thereby in conjunction with the refinancing thereof, including, without limitation, the assignment of the related Mortgage Note.

8. With respect to a Mortgage or Deed of Trust, the foreclosure, the taking of a deed in lieu of foreclosure, or the completion of judicial or non-judicial foreclosure or termination, cancellation or rescission of termination, cancellation or rescission of any such foreclosure, including, without limitation, any and all of the following acts:

- a. the substitution of trustee(s) serving under a Deed of Trust, in accordance with state law and the Deed of Trust;
- b. the preparation and issuance of statements of breach or non-performance;
- c. the preparation and filing of notices of default and/or notices of sale;
- d. the cancellation/rescission of notices of default and/or notices of sale;

- e. the taking of a deed in lieu of foreclosure; and
- f. the preparation and execution of such other documents and performance of such other actions as may be necessary under the terms of the Mortgage, Deed of Trust or state law to expeditiously complete said transactions in paragraphs 8.a. through 8.e., above; and
- 9. to execute any other documents referred to in the above-mentioned documents or that are ancillary or related thereto or contemplated by the provisions thereof; and

to do all things necessary or expedient to give effect to the aforesaid documents including, but not limited to, completing any blanks therein, making any amendments, alterations and additions thereto, to endorse which may be considered necessary by the Attorney, to endorse on behalf of the Trustee all checks, drafts and/or negotiable instruments made payable to the Trustee in respect of the documents, and executing such other documents as may be considered by the Attorney necessary for such purposes.

The relationship of the Bank and the Attorney under this 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 Power of Attorney is effective for one (1) year from the date hereof or the earlier of (i) revocation by the Bank, (ii) the Attorney shall no longer be retained on behalf of the Bank or an affiliate of the Bank; or (iii) the expiration of one year from the date of execution.


The authority granted to the Attorney by the Power of Attorney is not transferable to any other party or entity.

This Agreement 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.

All actions heretofore taken by said Attorney, which the Attorney could properly have taken pursuant to this Power of Attorney, be, and hereby are, ratified and affirmed.

IN WITNESS WHEREOF, The Bank of New York Mellon f/k/a The Bank of New York successor in interest to JPMorgan Chase Bank, National Association as Trustee pursuant to the Pooling and Servicing Agreements listed on Exhibit A hereto attached and these present to be signed and acknowledged in its name and behalf by Gerard F. Facendola and Philip Reinle its duly elected and authorized Managing Director and Vice President this 29th day of January, 2014.

The Bank of New York Mellon, f/k/a The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for the securitizations listed on Exhibit A

By: 
Name: Gerard F. Facendola
Title: Managing Director

By: 
Name: Philip Reinle
Title: Vice President

Witness: 
Printed Name: Mageshwaran Ramasamy

Witness: 
Printed Name: Leela Ragbarsingh

NATIONSTAR MORTGAGE LLC

as Servicer

By: 

Name: Julie Martinez

Title: Assistant Secretary

Witness: 

Name: Ronda Van Winkle

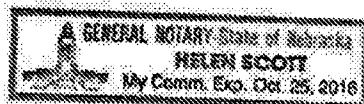
Witness: 

Name: Kerri Weinmaster

ACKNOWLEDGEMENT**STATE OF NEBRASKA****COUNTY OF SCOTTS BLUFF**

On Feb. 10th, 2014, before me a Notary Public in and for said State, personally appeared Julie Martinez, known to me to be an Assistant Secretary of Nationstar Mortgage LLC that executed the within instrument, and also known to me to be the person who executed said instrument on behalf of such corporation and acknowledged to me that such limited liability company executed the within instrument.

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


Helen Scott

NOTARY PUBLIC

My Commission expires: October 25, 2016


ACKNOWLEDGEMENT

STATE OF NEW YORK §

COUNTY OF KINGS §

On the 29th day of January in the year 2014 before me, the undersigned, personally appeared Gerard F. Facendola and Philip Reinle, known to be or proved to me on the basis of satisfactory evidence to be the Managing Director and Vice President, respectively of The Bank of New York Mellon, as Trustee and acknowledged that they executed the same as their free act and deed and the free act and deed of the Trustee.

Subscribed and sworn before me this 29th day of January, 2014


NOTARY PUBLIC
My Commission expires

ALEXANDER TITUS TONGE
Notary Public, State of New York
No. 01T08278768
Qualified in Kings County
Commission Expires March 25, 2017

The Bank of New York Mellon f/k/a The Bank of New York successor in interest to JP Morgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Trust Mortgage Pass-Through Certificates Series 2005-AR6

The Bank of New York Mellon f/k/a The Bank of New York successor in interest to JP Morgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Trust Mortgage Pass-Through Certificates Series 2005-AR7

The Bank of New York Mellon f/k/a The Bank of New York successor in interest to JP Morgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Trust Mortgage Pass-Through Certificates Series 2005-AR8

The Bank of New York Mellon f/k/a The Bank of New York successor in interest to JP Morgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Trust Mortgage Pass-Through Certificates Series 2006-AR1

The Bank of New York Mellon f/k/a The Bank of New York successor in interest to JP Morgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Trust Mortgage Pass-Through Certificates Series 2006-AR2

The Bank of New York Mellon f/k/a The Bank of New York successor in interest to JP Morgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Trust Mortgage Pass-Through Certificates Series 2006-AR3

The Bank of New York Mellon f/k/a The Bank of New York successor in interest to JP Morgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Trust Mortgage Pass-Through Certificates Series 2006-AR4

The Bank of New York Mellon f/k/a The Bank of New York successor in interest to JP Morgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Trust Mortgage Pass-Through Certificates Series 2006-AR6

The Bank of New York Mellon f/k/a The Bank of New York successor in interest to JP Morgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Trust Mortgage Pass-Through Certificates Series 2006-AR7 ✓

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for Structured Asset Mortgage Investments II Trust Mortgage Pass-Through Certificates Series 2006-AR8

Done
6/10/14
JL

Schedule I

DELEGATION OF DOCUMENT SIGNING AUTHORITY

I, Mike Rawls (**Executive Vice President or above**), a Delegating Officer of Nationstar Mortgage LLC ("*Company*"), pursuant to the Board of Managers' resolution dated January 15, 2014 and amended February 18, 2014 hereby delegate the limited and revocable document signing authority herein described to each employee or independent contractor of the Company listed below (each a "*Delegatee*") on the following terms and conditions:

Revocable Delegation of Document Signing Authority

Each Delegatee listed below, who is under my supervision and control, is hereby authorized to execute and deliver those documents, instruments and agreements listed opposite his or her name, in the name and on behalf of the Company, as may from time to time be necessary for the usual and customary transaction of the business of the Company. (Please attach additional pages as necessary).

Name of Delegatee	Officer Title(s) Being Requested ⁽¹⁾	Documents Authorized to Sign ⁽²⁾
Tina Mason	Assistant Secretary	REO Property Sales Contract(Document) HUD, or Similar Form (Document)
Thomas Sabin	Assistant Secretary	REO Property Sales Contract (Document) HUD or Similar Form (Document)
Jerry Mills	Assistant Secretary	REO Property Sales Contract,(Document), HUD or Similar Form (Document), Deeds, Instruments of Conveyance, and other Similar (Document) Eviction Documents ✓
Lisa Hettinger	Assistant Secretary	REO Property Sales Contract(Document) HUD, or Similar Form (Document)
Karen Kargoll	Assistant Secretary	REO Property Sales Contract(Document) HUD, or Similar Form (Document)
Tracey Johnson-Hooks	Assistant Secretary	REO Property Sales Contract(Document) HUD, or Similar Form (Document)
Current Employee Promoted	Click here to enter text.	
Lauren Trevathan	Assistant Secretary/AVP	REO Property Sales Contract,(Document), HUD or Similar Form (Document), Deeds, Instruments of Conveyance, and other Similar (Document) Eviction Documents
Name Change on already existing employee		
Jaime Greene—she was Jaime Hirsh	Assistant Secretary	REO Property Sales Contract (Document) HUD or Similar Form (Document)

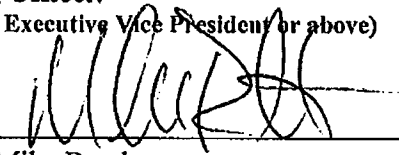
ATTACH ADDITIONAL SHEETS, IF NECESSARY		

- (1) List Assistant Secretary when another specific title is not required.
 (2) Please be as specific as possible when describing types of documents.

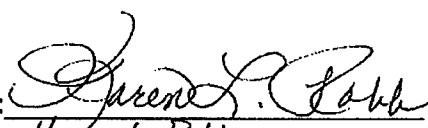
Limitations

1. A Delegatee may not delegate any authority set forth herein to any other employee, agent or attorney-in-fact.
2. Notwithstanding anything herein to the contrary, the document signing authority granted herein shall be limited solely to the power to execute and deliver the documents listed opposite a Delegatee's name and no additional authority is granted hereunder.
3. This Delegation of Document Signing Authority shall automatically terminate and expire on the effective date of a Delegatee's termination of employment with the Company or removal from the position requiring Delegatee to execute the documents listed opposite such Delegatee's name above.
4. This Delegation of Document Signing Authority is at the convenience and pleasure of the Company, and may be revoked, modified, or amended by me, my successor, the Office of Corporate Secretary or the Board of Managers, in whole or in part, at any time and from time to time.

Delegating Officer:
 (Must be an Executive Vice President or above)

Signature: 
 Name: Mike Rawls
 Title: Executive Vice President
 Date: 6/10/2014

Office of the Corporate Secretary:

Signature: 
 Name: Karen L. Robb
 Title: Assistant Secretary
 Date: 6/10/14

Instructions to Delegating Officer:

Sign one original Delegation of Document Signing Authority.
 Send original signed copy to the Office of the Corporate Secretary for signature.
 Office of the Corporate Secretary will forward a copy of the fully executed form back to the Delegating Officer for his or her files.

EXHIBIT B

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT ASHOK MAZUMDAR HAS/HAVE BEEN APPROVED BY THE VISTA ROYALE ASSOCIATION, INC. AS THE PURCHASER/S OF THE FOLLOWING DESCRIBED PROPERTY IN INDIAN RIVER COUNTY:

APARTMENT NO. 101 OF VISTA ROYALE APARTMENT BUILDING 108, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, DATED 12/11/1978 AND RECORDED 12/11/1978 IN OFFICIAL RECORD BOOK 577 PAGES 1396 OF PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

SUCH APPROVAL HAS BEEN GIVEN PURSUANT TO THE PROVISIONS OF SECTION 15.2 OF THE DECLARATION OF CONDOMINIUM OF SUCH CONDOMINIUM DATED THIS 2ND DAY OF FEBRUARY, 2015.

VISTA ROYALE ASSOCIATION, INC.

BY: George Fuller
SECRETARY

ATTEST: Walter Allen
DIRECTOR

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2ND DAY OF FEBRUARY, 2015 BY GEORGE FULLER AND WALTER ALLEN OF VISTA ROYALE ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION ON BEHALF OF THE CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME.

Mary Jo Erdwein

MARY JO ERDWEIN
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO.: EE 166164
MY COMMISSION EXPIRES: 5/26/2016

