

PREPARED BY:

HEATHER MAYER, ESQ.
PO BOX 551121
JACKSONVILLE, FL 32255
716-634-3405

RETURN TO:

OPTIMA LENDER SERVICES
4640 RICHMOND RD, STE 100
CLEVELAND, OH 44128
File No. 104181

APN/PIN:

33-40-31-00001-0070-00005/0

SPECIAL WARRANTY DEED

This Special Warranty Deed made between **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2006-AM2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AM2** whose address is C/O WELLS FARGO BANK, NATIONAL ASSOCIATION, 8480 STAGECOACH CIRCLE, FREDERICK, MD 21701, Grantor, and **MICHELLE LOUCKS, A SINGLE WOMAN** whose address is **2540 89TH COURT, VERO BEACH, FL 32966**, Grantee:

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum FORTY-NINE THOUSAND NINE HUNDRED AND 00/100 (\$49,900.00) DOLLARS and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt and sufficiency whereof is hereby acknowledged, has Granted, bargained, and sold to the said Grantee, and Grantee's successors, heirs and assigns forever, the following described land, situate, lying and being in INDIAN RIVER County, Florida, to-wit:

LOT 5, BLOCK 7, FLORIDA RIDGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 93, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

SUBJECT TO:

1. Taxes and assessments for the current calendar year and all subsequent years;
2. Zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority;
3. Conditions, restrictions, reservations, limitations and easements of record, if any, but this reference shall not operate to reimpose same;

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.

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; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, GRANTOR has signed these presents on 4/17/15.

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE
FOR MASTR ASSET BACKED SECURITIES TRUST
2006-AM2, MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-AM2 BY WELLS
FARGO BANK, N.A., ITS ATTORNEY-IN-FACT**

By: x Amanda Quinn 4/17/15

Name: Amanda Quinn
Vice President
Loan Documentation

Its: _____

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness: Chad Kuhl

Name: Chad Kuhl

Witness: [Signature]

Name: [Signature]

State of Iowa

County Dallas

On this 17th day of April, A.D., 2015, before me, a Notary Public in and for said county, personally appeared Amanda Quinn, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VP (title) of said Wells Fargo Bank, N.A as attorney in fact for **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2006-AM2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AM2**, by authority of its board of (directors or trustees) and the said(officer's name) Amanda Quinn acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature]

(Signature)

(Stamp or Seal)

Notary Public
220-FL-V3

