

Prepared by and return to:

Jennifer Ann Coya, Esq.

Attorney at Law

Joseph H. Ganguzza & Associates, P.A.

1360 S. Dixie Highway Suite 100

Miami, FL 33146

305-662-9908

File Number: 5079.091

Will Call No.:

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## Special Warranty Deed

This Special Warranty Deed made this 21 day of Jan. , 2010 between Wells Fargo Bank N.A., as Trustee for Carrington Mortgage Loan Trust Series 2006-NC3 Asset Backed Pass-Through Certificates whose post office address is c/o Carrington Mortgage Loan, 1610 St. Andrew Place, Santa Ana, CA 92705, grantor, and Laurie T. Mountford, a single woman whose post office address is 12472 York Durham Line, Stouffville, ON L4A7X4 Canada, 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 TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Collier County, Florida, to-wit:

The South 70 feet of Lots 10, 11 and 12, Block 29, Tier 13, Plan of Naples, according to the Plat thereof, recorded in Plat Book 1, Page 8, of the Public Records of Collier County, Florida.

Property address: 762 12th Street North, Naples, Florida 33940

Parcel Identification Number: 14054720005

**Subject To:** Taxes for the year 2010 and subsequent years, which taxes are not yet due and payable; zoning restrictions imposed by governmental authority; restrictions and matters appearing on the Plat or otherwise common to the subdivision; utility easements of record.

**By Accepting** this Special Warranty Deed, Grantee acknowledges that it has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed, this conveyance is made without warranty or representation, either expressed or imposed and is on an "AS IS" and "WHERE IS" basis.

**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 fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Wells Fargo Bank N.A., as Trustee for Carrington Mortgage Loan Trust Series 2006-NC3 Asset Backed Pass-Through Certificates

By: Greg Schleppey Jr., Carrington Mortgage Services, LLC, its attorney-in-fact

Witness Name: Landra Torres

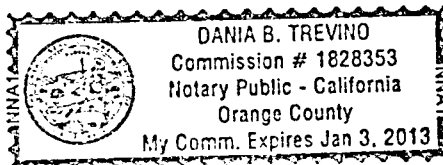
Witness Name: Monica Anderson

(Corporate Seal)

State of CA  
County of Orange

The foregoing instrument was acknowledged before me this 21st day of January, 2010 by Greg Schleppey Jr. as SVP of Carrington Mortgage Services, LLC, attorney-in-fact for Wells Fargo Bank N.A., as Trustee for Carrington Mortgage Loan Trust Series 2006-NC3 Asset Backed Pass-Through Certificates, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name:

Dania B. Trevino

My Commission Expires:

January 3, 2013

Property address: 762 12th Street North, Naples, Florida 33940