

**ASSET ID 0010061786**

Prepared By and Return To:  
Name: DONNA TERWILLIGER  
WATSON TITLE INSURANCE AGENCY, INC.  
1901 W. CYPRESS CREEK ROAD  
3rd Floor  
FT. LAUDERDALE, FL 33309  
WTI 28-10358-FL  
Tolio Number: 0711317059004300080

**Special Warranty Deed**

RECORD AND RETURN TO

THIS INDENTURE, made this 12 day of FEBRUARY, 2009, **DLJ MORTGAGE CAPITAL, INC.** hereinafter called the Grantor, whose address is 3815 S WEST TEMPLE SLC, UT 84115 and **DARRYL A. FRAZIER AND MEREDITH A. FRAZIER, HUSBAND AND WIFE** hereinafter called the Grantee whose address is 5 SEAMAIDAN PATH PALM COAST, FL 32164.

[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 FLAGLER County, Florida, viz:

LOT 8, BLOCK 43, SUBDIVISION PLAT, SEMINOLE PARK-SECTION 59, SEMINOLE WOODS AT PALM COAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 19, PAGES 41 THROUGH 50, INCLUSIVE AND IN MAP BOOK 20, PAGE 1 THROUGH 8, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

A/K/A 5 SEAMAIDAN PATH PALM COAST, FL 32164

**Subject to: Restrictions, limitations, conditions, reservations, covenants and easements of Record, if any, all applicable zoning ordinances, and Taxes for year 2009 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.

28-10358  
1/12/09  
DWT

**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:**

**DLJ MORTGAGE CAPITAL, INC.**



BY: Debra Reilly  
TITLE: DEBRA REILLY, DOC. CONTROL OFFICER  
POA RECORDED IN O.R. BOOK \_\_\_\_\_, PAGE \_\_\_\_\_,  
\_\_\_\_\_ COUNTY, FLORIDA

Tracee Vanderlinden  
WITNESS  
Tracee Vanderlinden, REO Closer

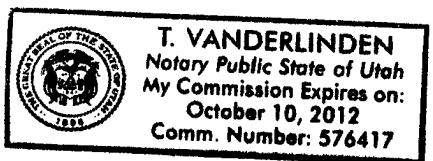
(Printed Signature)

Dhari Lindsey  
WITNESS:  
Dhari Lindsey, REO Closer  
(Printed Signature)

STATE OF Utah SS:  
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me this 12 of  
FEBRUARY, 2009 by DEBRA REILLY, DOC. CONTROL OFFICER as  
\_\_\_\_\_ of **DLJ MORTGAGE CAPITAL, INC.** personally  
known to me and who did take oath.

(SEAL)



T. Vanderlinden  
NOTARY PUBLIC (SIGNATURE)

9731714

Cert.#2009012220096 1/22/2009  
Certified by Salt Lake County Recorder  
http://slcorecorder.siredocs.com/cert

9731714  
05/23/2006 12:00 PM \$12.00  
Book - 9297 Pg - 8159-8160  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
SELECT PORTFOLIO SERVICING  
PO BOX 65250 **PO BOX 65250**  
SLC UT 84165  
BY: SAM, DEPUTY - WI 2 P. **SLC UT 84165**

Watson Title Insurance Agency, Inc.  
1901 West Cypress Creek Road  
3rd Floor  
Fort Lauderdale, FL 33309  
RECORD AND RETURN TO

RECORDING REQUESTED BY:  
Select Portfolio Servicing, Inc.  
Document Control Department  
P.O. Box 65250  
Salt Lake City, UT 84165-0250

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT:

That DLJ Mortgage Capital, Inc., a corporation organized and existing under the laws of the State of Delaware, hereby constitutes and appoints Select Portfolio Servicing, Inc. ("SPS"), fka Fairbanks Capital Corp., having its principal office located at 3815 South West Temple, Salt Lake City, Utah 84115, organized and existing under the laws of the State of Utah, its true and lawful Attorney-in-Fact with only such power and authority as is expressly enumerated and hereby conferred in its name, place and stead and for its use and benefit, to make, sign, endorse, execute, acknowledge, deliver, file for record and record any such instruments on its behalf and to perform such other act or acts as may be customarily and reasonably necessary and appropriate to effectuate the following enumerated transactions in respect of any of the mortgages or deeds of trust (the "Mortgages") and promissory notes secured thereby (the "Mortgage Notes") for which SPS is acting in the capacity as Servicer, Sub-Servicer, Special Servicer or master Servicer.

This appointment shall apply to the following transactions:

1. The modification or re-recording of a Mortgage at the written request of DLJ Mortgage Capital, Inc. or its designee (the "Owner") of the Mortgage or the title company that insured the Mortgage, where said modifications or re-recording is solely for the purpose of correcting the Mortgage to conform 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 as insured;
2. The subordination of the lien of a Mortgage to an easement in favor of a public utility company or a governmental agency or unit with powers of eminent domain. This section shall not extend to the execution of partial satisfactions/releases, partial reconveyance or the execution of request to the Owner to accomplish same;
3. With respect to a Mortgage, the foreclosure, the taking of a deed in lieu of foreclosure, or the commencement and completion of judicial or non-judicial foreclosure proceedings, cancellation or rescission of same, including, without limitation, any of the following acts:
  - a. The substitution of trustee(s) serving under a deed of trust in accordance with applicable law and the deed of trust;
  - b. Statements of breach or non-performance;
  - c. Notices of default;
  - d. Cancellations/rescissions of notices of default and/or notices of sale;
  - e. The taking of a deed in lieu of foreclosure; and
  - f. Such other documents and actions as may be necessary under the terms of the mortgage, deed of trust or state law to expeditiously complete said transactions;

provided, however, that the authority to enter into on behalf of the Owner, any judgment, settlement or decree for a certain sum payable by us is expressly reserved by us and is not delegated by this Limited Power of Attorney.

4. Filing proofs of claim and pleadings and similar instruments as may be usual and customary in connection with judicial proceedings to enforce, perfect or protect the interest of the Owner in the mortgage loans;
5. The full satisfaction/release of a Mortgage (or assignment of mortgage without recourse) or requests to the Owner for a full reconveyance upon payment and discharge of all sums secured thereby; this section shall not extend to the execution or partial satisfaction/releases, partial reconveyance or the execution of requests to the Owner to accomplish same.
6. The disposition of properties, which secured a mortgage loan, the title to which is acquired in the normal course of servicing, including but not limited to:

28-10358  
Frazier



Unofficial Copy


JAN 22 2009

State of Utah  
County of Salt Lake

I, the undersigned Recorder of Salt Lake County, Utah do hereby certify that by law I have in my custody of record and all papers, documents, records and other writings required or permitted by law to be recorded and that the annexed and foregoing is a true and full copy of an original document on file as such Recorder.

Witness my hand and seal of said Recorder this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

GARY W. OTT, RECORDER

  
Nathan Huitt  
Deputy Recorder