

Prepared by and return to:
Keith Moore

Gregory B. Taylor, P.A.
5310 NW 33rd Avenue Suite 101
Fort Lauderdale, FL 33309
954-763-6553
File Number: 10-17790E
REO# 0015015274
Tax Folio No. 040526-014173-001-63

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Special Warranty Deed

This Special Warranty Deed made this 24 day of August, 2010 between The Bank of New York, as Trustee for the Certificateholders of Structured Asset Mortgage Investments II Trust 2006-AR8 Mortgage Pass-Through Certificate, Series 2006-AR8, a corporation formed under the laws of the United States whose post office address is 2780 Lake Vista Drive, Lewisville, TX 75067, grantor, and Robert Thornbury and Jamie Deberardinis whose post office address is 430 Baybrook Drive, Orange Park, FL 32003, 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 Clay County, Florida, to-wit:

Lot 61, of FLEMINGBROOK UNIT ONE, according to the Plat thereof, as recorded in Plat Book 22, at Pages 31, 32, 33 and 34, of the Public Records of Clay County, Florida.

Parcel Identification Number: 040526-014173-001-63

Subject to taxes for 2010 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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.

Pursuant to the provisions of Sec. 689.071, F.S., the within named Trustee has the power and authority to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the above described real property.

The undersigned agent further states that the below described Power of Attorney has not been heretofore revoked by the principal and is still in full force and effect.

Wherever the text in this Special Warranty 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.

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 office(s) thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

**The Bank of New York, as Trustee for the
Certificateholders of Structured Asset Mortgage
Investments II Trust 2006-AR8 Mortgage Pass-Through
Certificate, Series 2006-AR8, a corporation formed under
the laws of the United States**

BY: EMC Mortgage Corporation, as Attorney in Fact,
pursuant to the Power of Attorney attached hereto

Witness Name: Patricia Wilson

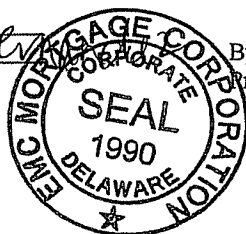
Witness Name: Shakira Hernandez

By: [Signature]

Print Name: Kimberly L. Roberts

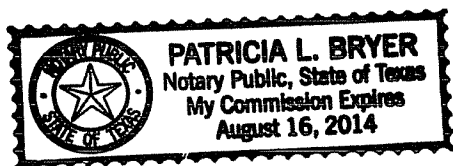
Kimberly L. Roberts
Vice President

STATE OF Texas
COUNTY OF Denton



The foregoing instrument was acknowledged before me this 26 day of August, 2010 by Kimberly L. Roberts (Print Name) as vice-president (Print Title) of EMC Mortgage Corporation as Attorney in Fact for The Bank of New York, as Trustee for the Certificateholders of Structured Asset Mortgage Investments II Trust 2006-AR8 Mortgage Pass-Through Certificate, Series 2006-AR8, a corporation formed under the laws of the United States, on behalf of said firm. He/She ☒ is personally known or _____ has produced a driver's license as identification.

(Notary Seal)



Patricia L. Bryer
Notary Public

Printed Name: Patricia L. Bryer

My Commission Expires: 8-16-2014

430 Baybrook Drive, Orange Park, FL 32003

Prepared by EMC Mortgage Corporation.
 When recorded return to:
 EMC Mortgage Corporation
 Attn: Collateral Management
 2780 Lake Vista Drive
 Lewisville, TX 75067-3884
 214/626-2800

BK 1344 PG 0637

20100363

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, THE BANK OF NEW YORK MELLON, having its main office at 101 Barclay Street, New York, New York 10286 (the "Bank"), hereby appoints EMC Mortgage Corporation, ("EMC") to be the Bank's true and lawful Attorney-in-Fact (the "Attorney") to act in the name, and on behalf, of the Bank with power to do only the following in connection with Structured Asset Mortgage Investments II Trust 2006-AR8 Mortgage Pass-Through Certificates Series 2006-AR8, 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 of 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;

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State of Mississippi
 Lincoln County

I, Tillmon Bishop, Clerk of The Chancery Court in and for the above mentioned county and state, do hereby certify that the foregoing P.O.A. is a true and correct copy as appears on record in my office in case # 20100363

Given under my hand and official seal of office this
 the 25 day of January, 2010

Tillmon Bishop, Chancery Clerk
 By S. K. Bishop D.C.

- 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. With respect to other security instruments the power to:
 - a. Perform any other necessary acts of foreclosure and/or eviction.
 10. With respect to the sale of real property acquired through a foreclosure or deed-in-lieu of foreclosure, including, without limitation, the execution of the following documentation:
 - a. Listing agreements;
 - b. Purchase and sale agreements;
 - c. Grant/warranty/quit claim deeds or any other deed causing the transfer of title of the property to a party contracted to purchase same;
 - d. Escrow instructions; and
 - e. Any and all documents necessary to effect the transfer of real property.
 11. The modification or amendment of escrow agreements established for repairs to the mortgaged or real property.
 12. The endorsement of loss drafts or other checks that are necessary to effectuate proper servicing of the loan or repairs to the real property.

This Power of Attorney is effective for three (3) 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 three years from the date of execution.

The authority granted to the attorney-in-fact 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.

IN WITNESS WHEREOF, The Bank of New York Mellon, as Trustee, pursuant to that Structured Asset Mortgage Investments II Trust 2006-AR8 Mortgage Pass-Through Certificates Series 2006-AR8 among the Depositor, the Master Servicer, the Securities Administrator, EMC and the Trustee, dated as of October 1, 2006, and these present to be signed and acknowledged in its name and behalf by Mauro Palladino and Philip Reinle its duly elected and authorized Managing Director and Senior Associate this eighth day of September, 2009.

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

By: Mauro Palladino
Name: Mauro Palladino
Title: Managing Director

By: Philip Reinle
Name: Philip Reinle
Title: Senior Associate

Witness: Kshitij Mittal
Printed Name: Kshitij Mittal

Witness: Orly Mahall
Printed Name: Orly Mahall

ACKNOWLEDGEMENT

STATE OF: New York

COUNTY OF: New York

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Personally appeared before me the above-named Mauro Palladino and Philip Reinle known or proved to me to be the same persons who executed the foregoing instrument and to be the Managing Director and Senior Associate respectively of The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee Structured Asset Mortgage Investments II Trust 2006-AR8 Mortgage Pass-Through Certificates Series 2006-AR8, and acknowledged that they executed the same as their free act and deed and the free act and deed of The Bank of New York Mellon.

Subscribed and sworn before me this eighth day of September, 2009.

NOTARY PUBLIC

My Commission expires: June 4, 2011

PAUL LIVANOS 01110107028

Qualified in
Nassau
County

EXPIRES June 4, 2011

FILED
2010 JAN 25 AM 10:07
IN THE CLERK'S OFFICE
OF THE COUNTY OF
NASSAU
FLORIDA
KOTTINGER\POA\SAMI 2006-AR8 BONY.doc
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To the Secretary of EMC Mortgage Corporation

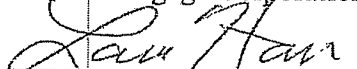
Upon recommendation, after due deliberation and pursuant to the authority granted by resolution adopted as of December 12, 2008, by the Board of Directors of EMC Mortgage Corporation (the "Corporation"), to the Chairman, the Chief Executive Officer, the President, the Chief Operating Officer, the Chief Financial Officer, each Executive Vice President, each Senior Vice President, each Vice President, the Corporate Secretary, each Assistant Secretary and the Treasurer, to appoint officers, below the level of Vice President, the undersigned hereby appoints the following persons as officers of the Corporation:

<u>Name:</u>	<u>Title to which appointed:</u>
Anne Beck	Vice President
Jody Gantt	Vice President
Kimberly L. Roberts	Vice President

The appointment of the above individuals to officer status is for the purpose of allowing these individuals to execute documents related to the sale of mortgage loans and real property and the foreclosure of real property, including assignments of mortgage, modifications of mortgage, deeds, affidavits and other closing documents, substitutions of trustee, satisfactions and lien releases on behalf of the Corporation.

This appointment and the length of term as officer of the Corporation are at the convenience and pleasure of the Corporation, and are revocable upon notice. Further, the authority of the aforesaid individuals is specifically and strictly limited to the purpose stated above. If not revoked sooner, such officer status shall terminate automatically upon each individual's transfer or termination from a position requiring these services.

EMC Mortgage Corporation



Lauren Harris, Assistant Secretary

Dated effective: March 26, 2010