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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MHIGDON Receipt#1197445

PS ✓
Prepared by Mary Beth Schultz
an employee of
Rels Settlement Services
5700 Smetana Drive, Suite 400
Minnetonka, Minnesota 55343
877-813-7316
Fax #879238
File # 1127107735A

Doc Stamp-Deed: 501.20

Return to:
Rels Title
4477 Legendary Dr #101
Destin FL 32541



SPECIAL WARRANTY DEED

State of Florida

County of SARASOTA

THIS SPECIAL WARRANTY DEED is made this August 11, 2009, between Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-NC4, having a business address at: 1761 East Street, Andrew Place, Santa Ana, CA 92705 ("Grantor"), and Virginia Galer, a single person, having a mailing address of: 5233 Myrtlewood, Sarasota, FL 34235-4666 ("Grantee"),

Rec'd 18.50
Stamp 501.20

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", its successors and assigns forever, the following described land, situate, lying and being in the County of SARASOTA, State of Florida, to-wit:

Lot 48, Less the 80 feet thereof, FIRST ADDITION TO OAK SHORES, according to the Plat thereof, as recorded in Plat Book 8, Page 29, together with 1/7 of Lake Adjacent thereto, of the Public Records of Sarasota County, Florida.

Commonly known as: 3425 GERHARDT ST, SARASOTA, FL 34237

Tax Parcel Identification Number: 0054-08-003

SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, 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 Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to 2009. 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 Grantor, but against none other.

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

Wells Fargo Bank, N.A. as Attorney in Fact for Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-NC4

By: _____

Nancy Brownley
Assistant Vice President

Signed, sealed and delivered in our presence:

Lina Mackey
Witness Signature

Lina Mackey
Print Name

L. Y. L.
Witness Signature

Susan Y. Wilcox
Print Name

State of Maryland

County of Frederick

The Foregoing Instrument Was Acknowledged before me on August 11, 2009 by Nancy Brownley the _____ of Wells Fargo Bank, N.A. as Attorney in Fact for Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-NC4, who is/are personally known to me or who has/have produced a valid driver's license as identification.

Edith S. Fitzgerald
NOTARY PUBLIC

Notary Print Name
My Commission Expires: _____

EDITH S. FITZGERALD
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires August 31, 2010