

This Instrument Was Prepared By:  
Stacey Newman  
REO Closing Coordinator  
LAW OFFICES OF DAVID J. STERN, P.A.  
900 South Pine Island Road, Suite 400  
Plantation, FL 33324  
File No.: 10-C33023  
Tax Folio No: 0060-11-0084

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2010031115 7 PGS

2010 MAR 12 02:42 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
CEAGLETO Receipt#1257714  
Doc Stamp-Deed: 0.70

RETURN TO GRANTEE



QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, made this 25 day of **February, 2010**, between , DEUTSCHE BANK TRUST COMPANY, AMERICAS AS TRUSTEE (First Party) whose post-office mailing address is: One Meridian Crossing, Suite 100, Minneapolis, MN 55423 and DEUTSCHE BANK TRUST COMPANY, AMERICAS AS TRUSTEE FOR RALI 2007QA1, (Second Party) whose post-office mailing address is: 2346 Greendale Drive, Sarasota, FL 34232.

WITNESSETH, that First Party, for and in consideration of the sum of \$10.00 and other good and valuable consideration to First Party in hand paid by Second Party, the receipt of which is acknowledged, does hereby remise, release and quit-claim unto Second Party and Second Party's successors, administrators and assigns forever, all the right, title, interest, claim and demand which First Party has in and to the following described land situated in Sarasota County Florida:

**LOT 959, SARASOTA SPRINGS, UNIT NO. 9, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 24, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

The Grantor, as trustee, has the full power and authority to protect, converse, sell, convey, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F.S.689.071.

The undersigned Agent further states that the Power of Attorney has not been heretofore revoked by the Principal and is still in full force and effect.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of First Party, either in law or equity, to the only proper use, benefit and behoof of Second Party forever.

IN WITNESS WHEREOF, First Party has caused this instrument to be signed and sealed by its proper officer thereunto duly authorized the day and year first above written.

Signed, sealed and delivered  
in our presence:

**DEUTSCHE BANK TRUST COMPANY, AMERICAS AS  
TRUSTEE**

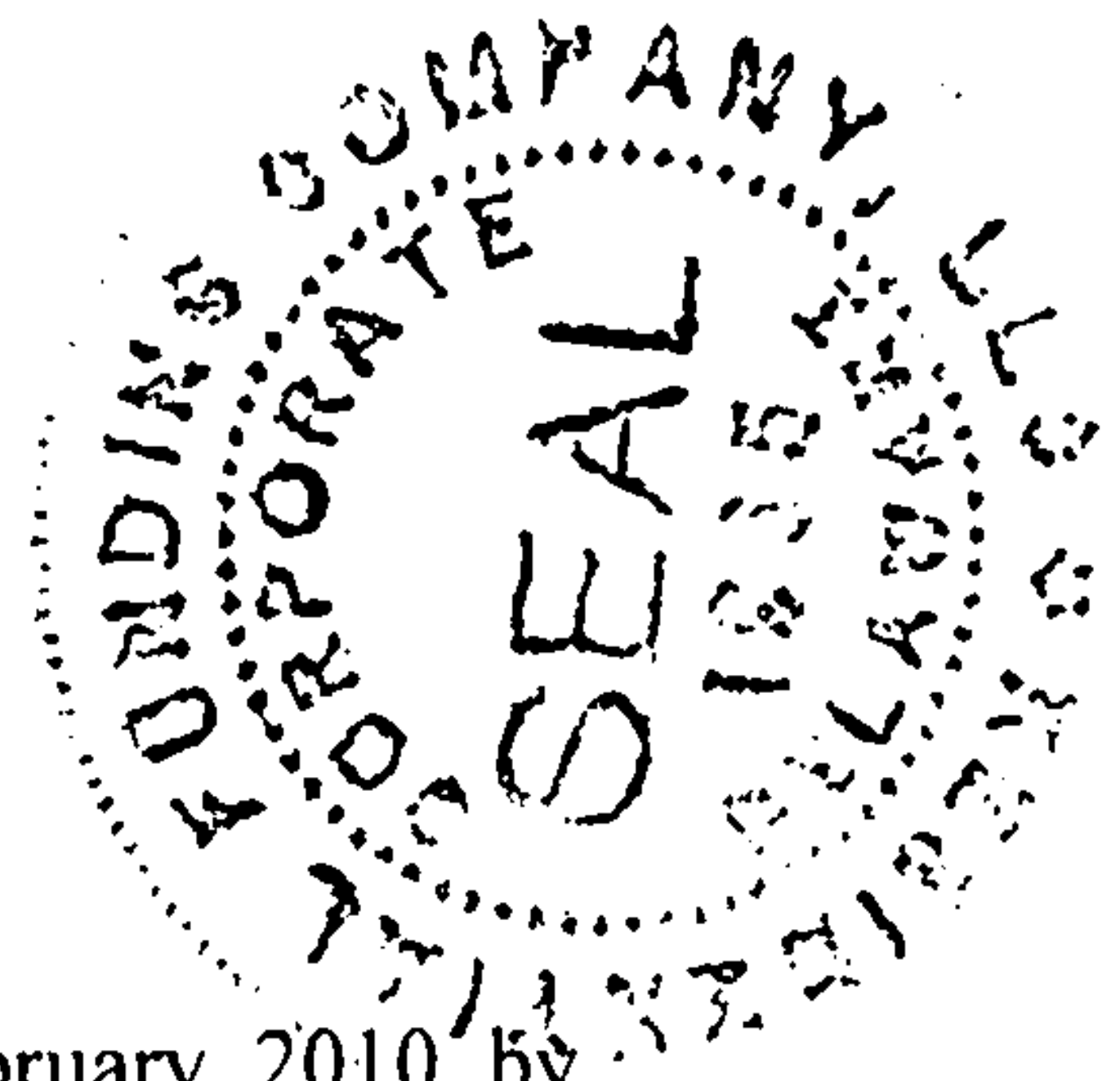
[Signature]  
Print Name: **Justin S. Jung**

By: Residential Funding Company, LLC  
It's Attorney-In-Fact pursuant to Power of  
Attorney attached hereto.

[Signature]  
Print Name: Melissa Spence

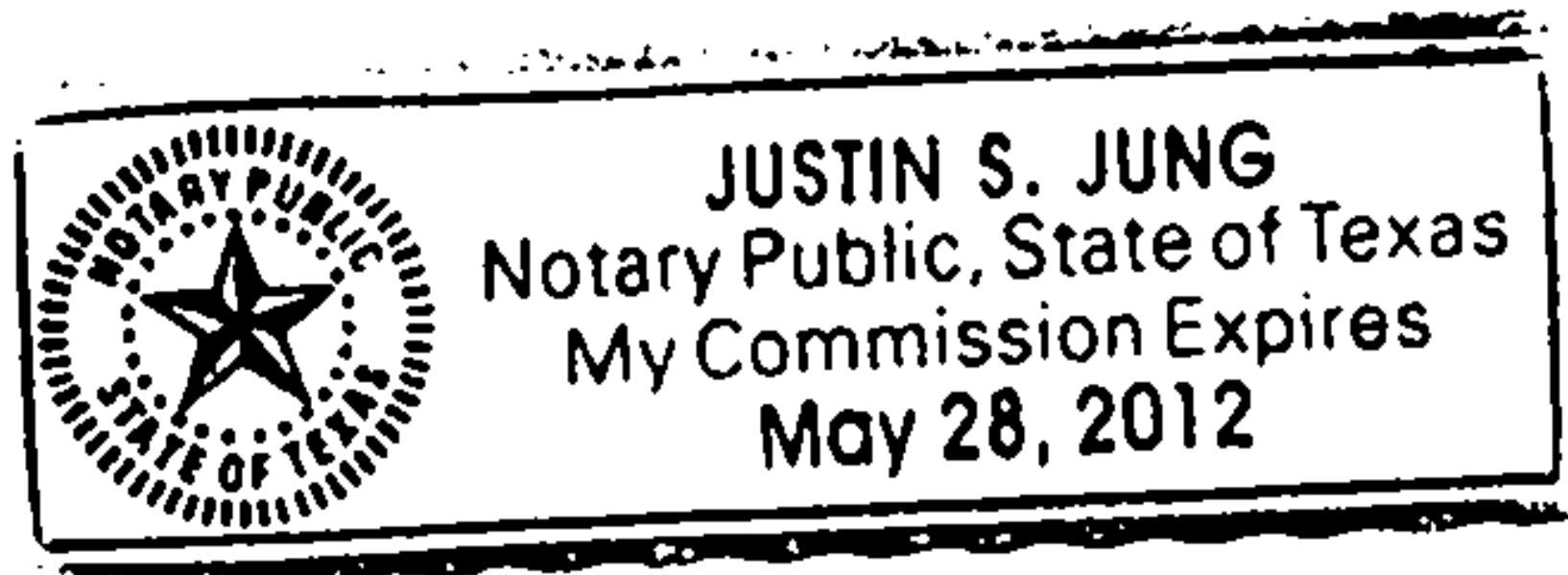
By: [Signature]  
Print Name: Charlotte Elliott  
Title: PMA Jo

(Corporate Seal)



STATE OF Texas  
COUNTY OF Dallas

The foregoing instrument was acknowledged before me this 25 day of February, 2010, by Charlotte Elliott, as PMA Jo of Residential Funding Company, LLC as Attorney-in-Fact for **DEUTSCHE BANK TRUST COMPANY, AMERICAS AS TRUSTEE**, who executed same on behalf of the said corporation and who did take an oath. He/She is personally known to me or has produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public, State of Texas

Print Name: **Justin S. Jung**

My commission expires:

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2003024367 3 PGS  
2003 FEB 07 11:34 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
CBETHEL Receipt#275740

[WHEN RECORDED RETURN TO]  
NTC -- ATTN: ALAN GRAHAM  
2100 ALT. 19 NORTH  
PALM HARBOR, FLORIDA 34683  
GMACPOA St/Cnty: FLSARASOTA



E. Thomwela Title Clearing

Limited Power of Attorney

KNOW ALL MEN BY THESE PREMISES:

That Deutsche Bank Trust Company Americas (formerly known as Bankers Trust Company), as Trustee (together with its successors and assigns, the "Trustee") under Pooling and Servicing or Indenture Agreements pursuant to which Residential Funding Corporation acts as Master Servicer, and such Trustee being, a New York Banking Corporation organized and existing under the laws of the State of New York, c/o Deutsche Bank National Trust Company having an office located at 176 East St. Andrew Place, in the City of Santa Ana, State of California, 92705, has made, constituted and appointed, and does by these presents make, constitute and appoint Residential Funding Corporation, a corporation organized and existing under the laws of the State of Delaware, its trust and lawful Attorney-in Fact, with full power and authority to sign, execute, acknowledge, deliver, file for record, and record any instrument 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 the "Deeds of Trust", respectively) and promissory notes secured thereby (the "Mortgages Notes") for which the undersigned is acting as Trustee for various certificate holders (whether the undersigned is names therein as mortgagee or beneficiary or has become mortgagee by virtue of endorsement of the Mortgage Note secured by any such Mortgage or Deed of Trust) and for which Residential Funding Corporation is acting as master servicer.

This appointment shall apply to the following enumerated transactions only:

1. The modification or re-recording of a Mortgage or Deed of Trust, where said modification or recording 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 or a government agency or unit with power of eminent domain; this section shall include, without limitation, the execution of partial satisfaction/releases, partial reconveyances or the execution of requests to trustees to accomplish same.
3. The qualified subordination of the lien of a Mortgage or Deed of Trust to a lien of a creditor that is created in connection with the refinancing of a debt secured by a lien that was originally superior to the lien of the Mortgage or Deed of Trust.

Prepared by: Alan Graham  
Alan Graham  
NTC (727)771-4000  
2100 Alt 19 North  
Palm Harbor, FL 34683

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4. 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 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. 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 action as may be necessary under the terms of the Mortgage, Deed of Trust of state law to expeditiously complete said transactions.
5. 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 of real estate owned.
6. The completion of loan assumption agreements.
7. The full satisfaction/ release of a Mortgage or Deed of Trust or full reconveyance upon payment and discharge of all sums secured thereby, including, without limitation, cancellation of the related Mortgage Note.
8. 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 pursuant to the requirements of a Residential Funding Corporation Seller Contract, including, without limitation, by reason of conversion of an adjustable rate mortgage loan from a variable rate to a fixed rate.
9. 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.


The undersigned gives said Attorney-in Fact full Power and authority to execute such instruments and to do and perform all and every act and thing necessary and proper to carry into effect the power of powers granted by or under this Limited Power of Attorney as fully as the undersigned might or could do, and hereby does ratify and confirm to all that said Attorney-in Fact shall lawfully do or cause to be done by authority hereof.

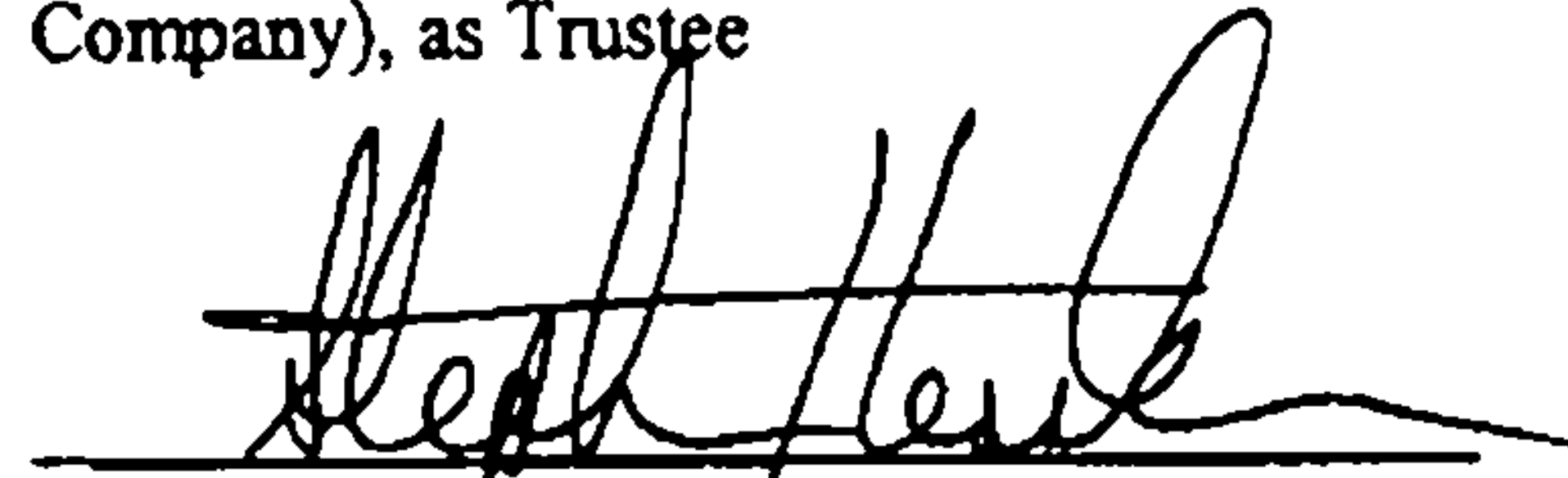
Third parties without actual notice may rely upon the exercise of the power granted under this Limited Power of Attorney; and may be satisfied that this Limited Power of Attorney shall continue in full force and effect has not been revoked unless and instrument of revocation has been made in writing by the undersigned.

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Deutsche Bank Trust Company Americas  
(formerly known as Bankers Trust  
Company), as Trustee

  
Name: Barbara Rowe  
Title: Associate

  
Name: Stephen T. Hessler  
Title: Vice President

STATE OF CALIFORNIA)

SS.

COUNTY OF ORANGE)

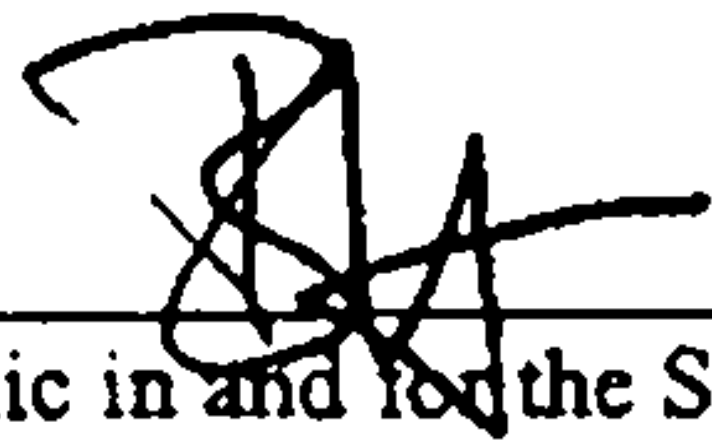
On OCT 10 2002 before me, Brent Wayne Hoyler personally appeared Stephen T. Hessler, Vice President and Barbara Rowe, Associate, Personally known to me OR proved to me on this basis of satisfaction evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her their authorized capacity(ies), and that by his/her their signature(s) on the instrument the person(s) or the entirety upon behalf of which the person(s) acted, executed the instrument in the city of Santa Ana, County of Orange, State of California.

CAPACITY CLAIMED BY SIGNER

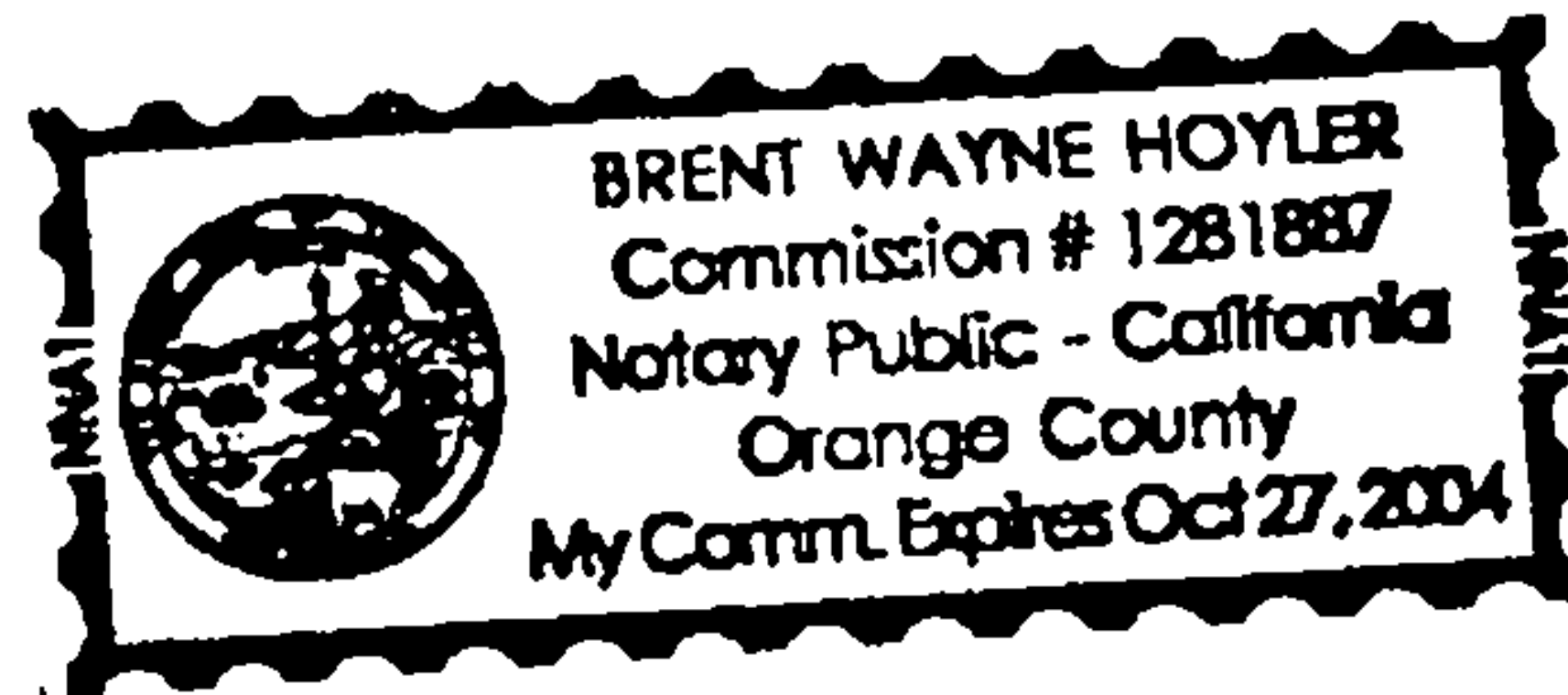
Individual Attorney-in Fact Other:  
XXX Corporate Officers XXX Trustee(s)

Signer is representing: Deutsche Bank Trust Company Americas

WITNESS my hand and official seal



Notary Public in and for the State of California



**RESIDENTIAL FUNDING COMPANY, LLC**

**CERTIFICATE OF ASSISTANT SECRETARY**

I, Carolyn B. Traczykiewicz, Assistant Secretary of Residential Funding Company, LLC (the "Company"), hereby certify that the following is a true and correct copy of the resolution(s) adopted by the Board of Directors of the Company by the Unanimous Written Consent dated April 7, 2009, which resolution(s) I certify to be in full force and effect on the date hereof.

WHEREAS, the Company has entered into a Client Contract with The First American Corporation ("First American");

WHEREAS, management of the Company recommends that certain individuals within First American be delegated signature authority for the sole purpose of facilitating the sale of properties ("REO Properties") acquired by trustee's sale, foreclosure, deed-in-lieu of foreclosure or similar process and serviced by or on behalf of the Company;

THEREFORE, BE IT

RESOLVED, that the employees of First American listed below are solely authorized to execute the following documents on behalf of the Company:

- a. Purchase and sale contracts and other related documents necessary for the sale of REO Properties owned or serviced by or on behalf of the Company;
- b. Warranty deeds, special warranty deeds, quit claim deeds or the equivalent thereof, and other related closing documents necessary for the transfer of title to REO Properties owned or serviced by or on behalf of the Company;

RESOLVED, that the following named employees of First American are hereby designated as authorized signatories of the Company for the sole purpose of executing the documents referenced above, with the authorized signatory title set forth opposite their names:

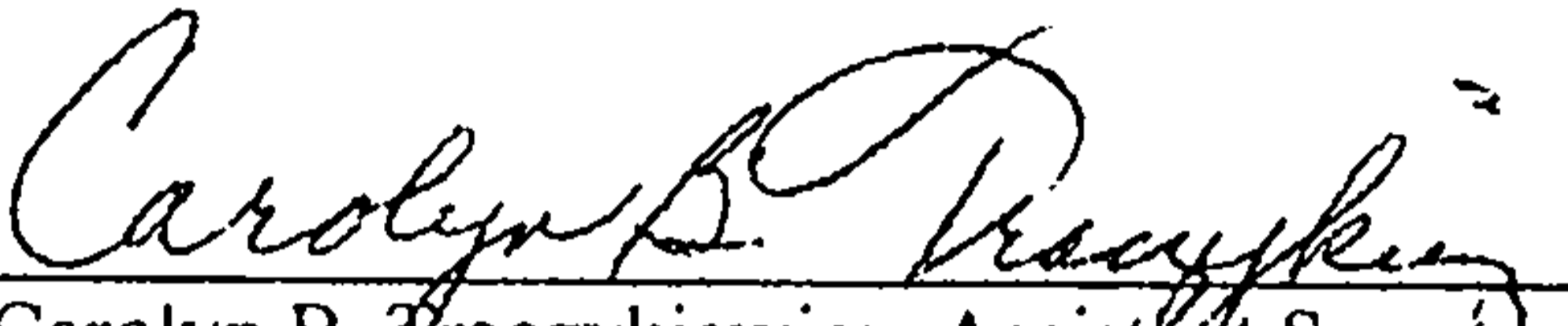
Kristen Songrath	Processing Management Junior Officer
Mark Via	Processing Management Junior Officer
Marvin Henkes	Processing Management Assistance Junior Officer
Cecilia Ramirez	Processing Management Assistance Junior Officer
Jamey Davis	Processing Management Assistance Junior Officer
Amanda Roberts	Processing Management Assistance Junior Officer
Charlotte Elliott	Processing Management Assistance Junior Officer
Mark Jones	Processing Management Assistance Junior Officer
Maria Carrillo	Processing Management Assistance Junior Officer

RESOLVED, that the foregoing resolutions replace any previous resolutions approved by the Board of Directors of the Company relating to the same subject matter.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed hereto the Company Seal

this 21<sup>st</sup> day of April, 2009.

(Seal)

  
Carolyn B. Praczykiewicz, Assistant Secretary