

Prepared By and Return To:

Amanda Brockman
LandCastle Title, LLC
5110 Eisenhower Boulevard, Suite 102
Tampa, FL 33634

File No. TPR-090702227S

Property Appraiser's Parcel I.D. (folio) Number(s)

R00-020-077-014-10505-012

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this July 16, 2009 by CitiBank, N.A., As Trustee For The CertificateHolders Of The Structured Asset Mortgage Investments II Inc., Bear Stearns Alt-A Trust, Mortgage Pass-Through Certificates Series 2006-4 hereinafter called the grantor and Jimmie Lynn, a single person

whose post office address is 87 LIBERTY RD, CRAWFORDVILLE, FL 32327, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$ 78,631.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all the certain land situated in WAKULLA County, Florida, viz:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 87 LIBERTY RD, CRAWFORDVILLE, FL 32327

SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF FOR INCUMBENCY STATEMENT

SEE EXHIBIT C ATTACHED HERETO AND MADE A PART HEREOF FOR POWER OF ATTORNEY

Subject to encumbrances, easements and restrictions of record and taxes for December 31, 2008.

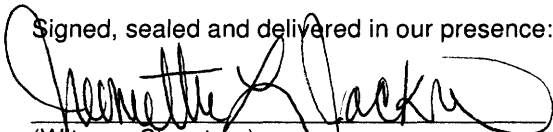
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

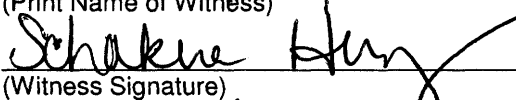
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming

SPECIAL WARRANTY DEED
(Continued)

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 duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

(Witness Signature)

JEANNETTE JACKSON
(Print Name of Witness)


(Witness Signature)

SHAKIRA HERNANDEZ
(Print Name of Witness)

(Corporate Seal)



CitiBank, N.A., As Trustee For The
Certificate Holders Of The Structured Asset
Mortgage Investments II Inc., Bear Stearns Alt-A
Trust, Mortgage Pass-Through Certificates Series
2006-4 By EMC Mortgage Corporation, as their
attorney in fact

BY: 

Print Name: Terence Free
Assistant Vice President

ITS: _____ (title)

Address:
800 State Hwy 121 Bypass

Louisville, TX 75067

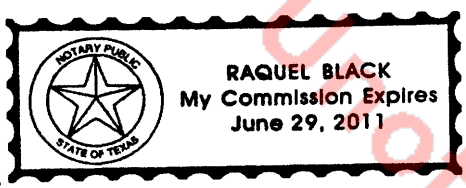
SPECIAL WARRANTY DEED
(Continued)

State of TEXAS
County of DENTON

The foregoing instrument was acknowledged before me this 16 day of JULY, 2009, by TERENCE FREE, who is the Asst. Vice President of EMC Mortgage Corporation as attorney in fact for CitiBank, N.A., As Trustee For The Certificate Holders Of The Structured Asset Mortgage Investments II Inc., Bear Stearns Alt-A Trust, Mortgage Pass-Through Certificates Series 2006-4, who is personally known to me or who has produced _____ as identification.

Raquel Black
Notary Public
Printed Name: RAQUEL BLACK
My Commission Expires: 6/29/2011

[Notary seal]



SPECIAL WARRANTY DEED
(Continued)

Exhibit "A"

Lot 12, and the West 1/2 of Lot 11, in Block 12, of GREINER'S ADDITION TO
CRAWFORDVILLE, according to the Plat thereof, as recorded in Plat Book 1, of the Public
Records of Wakulla County, Florida

Unofficial Copy

Exhibit B
EMC MORTGAGE CORPORATION
Certificate of Secretary

I, the Assistant Secretary, a duly elected, qualified and incumbent Assistant Secretary of EMC Mortgage Corporation, a Delaware corporation (the "Corporation"), do hereby certify that pursuant to a Unanimous Written Consent in Lieu of a Meeting of the Board of Directors, dated February 12, 1997, the Board of Directors adopted the following resolution:

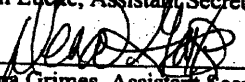
"RESOLVED, that any Executive Vice President, Senior Vice President, Vice President or Assistant Vice President of the Corporation is authorized, empowered and directed to execute and deliver in the name of and on behalf of the Corporation any and all agreements, certificates, instruments or documents of any kind whatsoever purporting to represent or bind the Corporation as may from time to time be necessary or appropriate in connection with transactions involving individual mortgage loans, whether such mortgage loans be then owned by the Corporation or are being serviced by the Corporation on behalf of others, such authority to include, but not be limited to, the modification of the terms of individual mortgage loans, the entry into workout or forbearance agreements in connection with individual mortgage loans, taking all actions necessary or appropriate in relation to mortgage loans whose borrowers are in bankruptcy, the release of property from the lien of individual mortgage loans, the acceptance of proceeds of condemnation of the property relating to individual mortgage loans, the filing or compromise of insurance claims relating to individual mortgage loans, the acceptance of deeds in lieu of foreclosure with respect to individual mortgage loans, foreclosure or other comparable realization upon individual mortgage loans, the management, rental and sale of individual properties obtained by foreclosure, deed-in-lieu-of-foreclosure or other conversion of mortgage loans, the execution of deeds and other instruments incidental to the sale of such properties, and all other matters incidental or customary in respect of the servicing of individual mortgage loans."

I do also certify that Matt Slonaker, Sr. Vice President, Teresa Nixon, Susan F. Christy, Linda E. Hicks, Rodney Telles, Mary Best-Brill and Ashley Stephenson are duly elected Vice Presidents and Craig Reuter as duly elected Assistant Vice President of the Corporation, presently serving as of the date of this Certificate.

I do further certify that as Assistant Secretary as aforesaid, I have custody of the records of meetings of the Board of Directors of the Corporation, and that the aforesaid resolution is a true and correct copy of the resolution adopted on February 12, 1997, and that such resolution has not been modified, rescinded or revoked and is at present in full force and effect.

IN WITNESS WHEREOF, the undersigned has affixed her signature and the corporate seal of the Corporation this 1st day of November, 2008.


Ann Lucke, Assistant Secretary


Dena Grimes, Assistant Secretary


Eileen Deaton, Assistant Secretary

[Corporate Seal]



Certified true and correct copy of the original.

By: _____

Prepared By:
 EMC Mortgage Corp
 2780 Lake Vista Dr.
 Lewisville, TX 75067
 214-624-2800

EXHIBIT C

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LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, Citibank, N.A., a national banking association and having an office for the conduct of business in New York, New York, solely in its capacity as trustee (in such capacity the "Trustee") under the Pooling and Servicing Agreement dated as of June 1, 2006, among Structured Asset Mortgage Investments II Inc., a Delaware corporation, as depositor (the "Depositor"), Citibank, N.A., a national banking association, not in its individual capacity, but solely as trustee (the "Trustee"), Wells Fargo Bank, National Association, as master servicer (in such capacity, the "Master Servicer") and as securities administrator (in such capacity, the "Securities Administrator") and EMC Mortgage Corporation, as sponsor (in such capacity, the "Sponsor") and as company (in such capacity, the "Company") (the "Pooling Agreement") pursuant to which Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2006-4 are issued and not in its individual corporate capacity, hereby constitutes and appoints EMC Mortgage Corporation, as its true and lawful attorney-in-fact, in its name, place and stead and for its use and benefit, to execute and acknowledge in writing or by facsimile stamp or otherwise all documents customarily and reasonably necessary and appropriate for the tasks described in items (i) through (vii) below relating to certain mortgage loans (the "Loans") owned by the undersigned, as Trustee, as serviced by EMC Mortgage Corporation, as the Servicer under the Pooling Agreement. These Loans are comprised of Mortgages, Deeds of Trust, Deeds to Secure Debt, Co-ops and other forms of Security Instruments (collectively the "Security Instruments") and the notes secured thereby (the "Notes").

- i. The Substitution of Trustee(s) in Deeds of Trust and/or Deeds to Secure Debt in the name of the undersigned, as Trustee,
- ii. The Extension and/or Renewal of Financing Statements in the name of the undersigned, as Trustee,
- iii. The Satisfaction, Assignment and/or Release of Security Instruments and/or Financing Statements in the name of the undersigned, as Trustee, or the issuance of Deeds of Reconveyance upon payment in full and/or discharge of the Notes secured thereby,
- iv. The Modification and/or Partial Release of Security Instruments, including the subordination of a Security Instrument to an easement in favor of an entity with powers of eminent domain.
- v. The Assumption of Security Instruments and the Notes secured thereby,
- vi. The right to collect, accelerate, initiate suit on and/or foreclose all Loans, and
- vii. The right to manage, sell, convey or transfer the real and/or personal property specified in the Security Instruments.
- viii. The endorsement of loss payable drafts or other checks that are necessary to effectuate proper servicing of the loan or repairs to the real property encumbered by the Security Instrument.

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The undersigned gives to said attorney-in-fact full power and authority to execute such instruments as if the undersigned were personally present, hereby ratifying and confirming all that said attorney-in-fact shall lawfully do or cause to be done by authority hereof. The undersigned also gives to said attorney-in-fact full power and authority to appoint by subsequent power of attorney a subservicer (a "Subservicer") to act in its stead so long as the Trustee is given prior notice of such appointment. Third parties without actual notice may rely upon the power granted to said attorney-in-fact under this Limited Power of Attorney and may assume that, upon the exercise of such power, all conditions precedent to such exercise of power have been satisfied and this Power of Attorney has not been revoked unless an Instrument of Revocation has been recorded.

This limited power of attorney has been executed and is effective as of this **20th day of November 2008** and the same and any subsequent limited power of attorney given to any Subservicer shall terminate on the date that is the earlier of (i) one year from the date hereof and (ii) the occurrence of any of the following events or until revoked in writing by the undersigned provided, that so long as none of the following events below have occurred or continuing, the Trustee shall execute and deliver a replacement power of attorney:

- i. the supervision or termination of EMC Mortgage Corporation as the Servicer with respect to the Loans serviced under the Pooling Agreement,
- ii. the transfer of servicing from EMC Mortgage Corporation to another Servicer with respect to the Loans serviced under the Pooling Agreement,
- iii. the appointment of a receiver or conservator with respect to the business of the attorney-in-fact or EMC Mortgage Corporation, or
- iv. the filing of a voluntary or involuntary petition of bankruptcy by the attorney-in-fact, EMC Mortgage Corporation, or any of their creditors.

Notwithstanding the foregoing, the power and the authority given to said attorney-in-fact or any Subservicer under this Limited Power of Attorney shall be revoked with respect to a particular Pooling Agreement and the Loans subject thereto upon the occurrence of:

- i. the suspension or termination of EMC Mortgage Corporation as the Servicer under such Pooling Agreement; or
- ii. the transfer of servicing under such Pooling Agreement from EMC Mortgage Corporation to another Servicer.

Nothing contained herein shall be deemed to amend or modify the related Pooling Agreements or the respective rights, duties or obligations of the Trustee or EMC Mortgage Corporation thereunder, and nothing herein shall constitute a waiver of any rights or remedies thereunder. If this limited power of attorney is revoked or terminated for any reason whatsoever, a limited power of attorney given by the Servicer to any Subservicer shall be deemed to be revoked or terminated at the same time.

This Limited Power of Attorney supersedes all prior powers of attorney given by the undersigned to EMC Mortgage Corporation for the Loans, and all such powers and the authority granted thereunder are hereby revoked effective as of the date of recording of this Limited Power of Attorney.

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EMC Mortgage Corporation
as Servicer

Michael Grimes
Name: Michael Grimes
Title: QC Coordinator

Witness:

Tommy Darden
Tommy Darden

Witness:

Eula Hedrick
Eula Hedrick

Citibank, N.A.,
as Trustee

John Hannon
Name: John Hannon
Title: Vice President

Witness:

Cirino Emanuele
Name: Cirino Emanuele
Title: Vice President

Witness:

Marion O'Connor
Name: Marion O'Connor
Title: Vice President

STATE OF NEW YORK)
COUNTY OF NEW YORK) SS

On November 20, 2008 before me, a Notary Public in and for said State, personally appeared John Hannon, known to me to be a Vice President of Citibank, N.A., a national banking association that executed the within instrument, and also known to me to be the person who executed said instrument on behalf of such national banking association and acknowledged to me that such national banking association executed the within instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Zenaida Santiago
Notary Public

ZENAIDA SANTIAGO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SA6152564
Qualified in Kings County
My Commission Expires September 18, 2010

STATE OF TEXAS)
COUNTY OF DENTON) SS

On 11-20-08 before me, a Notary Public in and for said State, personally appeared Michael Grimes, known to me to be a QC Coordinator of EMC Mortgage Corporation that executed the within instrument, and also known to me to be the person who executed said instrument on behalf of such corporation and acknowledged to me that such corporation executed the within instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Grace L. Singletary
Notary Public

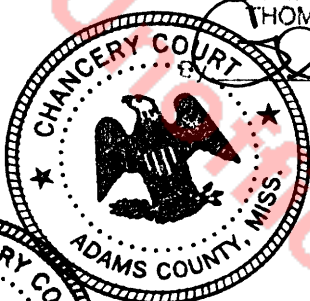
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STATE OF MISSISSIPPI
ADAMS COUNTY

I, Thomas J. O'Beirne, Chancery Clerk in and for
said County and State do hereby certify that the
above and foregoing instrument is a true and
correct copy of original recorded in Deed
Book 24-0 Page 418
in the office of the Chancery Clerk, Adams Coun-
ty, Mississippi.

Given under my hand and seal of office this the
31 day of March A.D., 2009

THOMAS J. O'BEIRNE, Chancery Clerk



STATE OF MISSISSIPPI
ADAMS COUNTY

I, THOMAS J. O'BEIRNE, Clerk of the Chancery Court of said County, hereby
certify that the foregoing instrument of writing was filed in my office for record on the

24 day of March 2009 at 10:10 o'clock
A M., and duly recorded in DEED Book No. 24-0 Page 418.

THOMAS J. O'BEIRNE, Clerk

D.C.

12th
Mar
T. D. Service

Claudia White