

This Instrument Was Prepared By:
MELISSA ROMERO
LAW OFFICES OF DAVID J. STERN, P.A.
900 S. PINE ISLAND ROAD, Suite 400
Plantation, FL 33324
File No.: 09-C29847
Tax Folio No.: R 00-00-076-293-10250-C04
Asset No: 1146009106

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 25 day of ~~February~~ January, 2010, between **US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2006-AB1**, whose post-office mailing address is 8480 Stagecoach Circle, Frederick, MD 21701, hereinafter called the Grantor, to **SYDNEY E GRIFFIN, a single woman**, whose post-office mailing address is 10 B. GUINEVERE LANE, Crawfordville, FL 32327, hereinafter called the Grantee.

(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 (\$10.00) DOLLARS 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 Wakulla County Florida, viz:

LOT 4, BLOCK "B", CAMELOT, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 122, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA

Subject to: Restrictions, limitations, conditions, reservations, covenants and easements of record, if any; all applicable zoning ordinances; and taxes for the year 2009 and subsequent years.

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

AND the Grantor hereby covenants with the 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 the Grantor.

The Grantor, as trustee, has the full power and authority to protect, conserve, 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.

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

Signed, sealed and delivered in our presence:

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2006-AB1

[Signature]
Print Name: Cory Smith

By: WELLS FARGO BANK, N.A.
Its Attorney-in-Fact pursuant to Power of Attorney attached hereto.

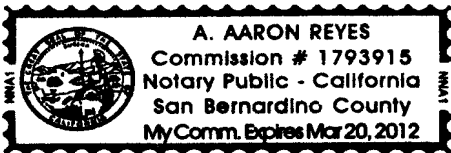
[Signature]
Print Name: Rosie Aldaz

By: [Signature]
Print Name: Yvette Blatchford
Title: VF Loan Documentation

(CORPORATE SEAL)

STATE OF California
COUNTY OF San Bernardino

The foregoing instrument was acknowledged before me this 25 day of January, 2010, by Yvette Blatchford, as VPLD of WELLS FARGO BANK, N.A. as Attorney-in-Fact for US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2006-AB1, 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 CDL as identification.



[Signature]
Notary Public, State of California
Print Name: A. Aaron Reyes

My commission expires:

RECORDING REQUESTED BY:

Multnomah County Official Records
C Swick, Deputy Clerk

2009-129332

Client Relations Department

\$26.00

Return to: Wells Fargo & Co.



00557097200901293320020024

09/09/2009 03:29:12 PM

Attn: Yvette Blatchford

MAC-X0501-02Q

1R-PA
\$10.00 \$11.00 \$5.00

Cnt=1 Stn=21 ATESB

1003 E Brier Dr.

San Bernardino, Ca 92408

LIMITED POWER OF ATTORNEY

U.S. Bank National Association ("U.S. Bank"), a national banking association organized and existing under the laws of the United States of America, 1 Federal St., Corporate Trust, 3rd Floor, Boston, MA 02110, hereby constitutes and appoints Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc. and in its name, aforesaid Attorney-In-Fact, by and through any officer appointed by the Board of Directors of Wells Fargo Bank, NA, to execute and acknowledge in writing or by facsimile stamp all documents customarily and reasonably necessary and appropriate for the tasks described in the items (1) through (4) below; provided however, that the documents described below may only be executed and delivered by such Attorneys-In-Fact if such documents are required or permitted under the terms of the related servicing agreements and no power is granted hereunder to take any action that would be adverse to the interests of the Trustee of the Holder. This Power of Attorney is being issued in connection with Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc.'s, responsibilities to service certain mortgage loans (the "Loans") held by U.S. Bank in its capacity as Trustee. These Loans are comprised of Mortgages, Deeds of Trust, Deeds to Secure Debt and other forms of Security instruments (collectively the "Security Instruments") and the Notes secured thereby.

1. Demand, sure for, recover, collect and receive each and every sum of money, debt, account and interest (which now is, or hereafter shall become due and payable) belonging to or claimed by U.S. Bank National Association, and to use or take any lawful means for recovery by legal process or otherwise.
2. Transact business of any kind regarding the Loans, and obtain an interest therein and/or building thereon, as U.S. Bank National Association's act and deed, to contact for, purchase, receive and take possession and evidence of title in and to the property and/or to secure payment of a promissory note or performance of any obligation or agreement.
3. Execute bonds, notes, mortgages, deeds of trust and other contracts, agreements and instruments regarding the Borrowers and/or the Property, including but not limited to the execution of releases, satisfactions, assignments, and other instruments pertaining to mortgages or deeds of trust, and execution of deeds and associated instruments, if any, conveying the Property, in the interest of U.S. Bank National Association.

FATCO NO. 1363241-70

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- 4. Endorse on behalf of the undersigned all checks, drafts and/or other negotiable instruments made payable to the undersigned.

Servicer hereby agrees to indemnify and hold U.S. Bank National Association, as Trustee, and its directors, officers, employees and agents harmless from and against any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, costs, expenses or disbursements of any kind or nature whatsoever incurred by reason or result of the exercise by the Servicer of the powers specifically granted to it under the related servicing agreements. The foregoing indemnity shall survive the termination of this Limited Power of Attorney and the related servicing agreements or the earlier resignation or removal of U.S. Bank National Association, as Trustee under the related servicing agreements.

Witness my hand and seal this 15th day of June, 2009.

NO CORPORATE SEAL

[Signature]
Witness: Paul J. Gobin

[Signature]
Witness: Christine Skaliotis

[Signature]
Attest: Beth Nally, Account Administrator

U.S. Bank National Association, as Trustee

By: [Signature]
James H. Byrnes, Vice President

By: [Signature]
Steven J. Gomes, Vice President

ACKNOWLEDGMENT

State of Massachusetts

County of Suffolk

On this 15th day of June, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the following officers of U.S. Bank National Association James H. Byrnes, Vice President, Steven J. Gomes, Vice President and Beth Nally, Assistant Vice President, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument on behalf of U.S. Bank National Association, a national banking association, and acknowledged to me that such national banking association executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Signature: [Signature]
Yan Tang
Notary Public

My commission expires: 07/11/2014



PREMIERE

Asset^S_M Services

7495 New Horizon Way, Frederick, MD
21703

www.premierere.com



LETTER OF AUTHORIZATION

Attached Exhibit lists the names and positions of Wells Fargo Bank, NA. employees given authority to sign any and all documents necessary to complete the closing transactions with exception to deeds and other documents that need to be recorded. ** Please note, the officers listed below do have the authority to sign deeds and other recordable documents.

Tamara Swain	Vice President
Jodi Cornish	Vice President
Dixie Teagle	Vice President
Melanie Burkett	Vice President
Barry Rageth	Vice President
Jess Tirado	Vice President
Melanie Bycroft	Assistant Vice President
Lynn Carder	Assistant Vice President
Ann Niles	Assistant Vice President
Jennifer Sharp	Assistant Vice President
Annette Pabon	Assistant Vice President
Mike Hojnowshi	Assistant Vice President
Rodney Dabbondanza	Assistant Vice President
Jose X Pinto	Assistant Vice President
Jeff Greissing	Assistant Vice President
Christy Tiska	Assistant Vice President
Mary C. Smith	Assistant Vice President
Loretta Klein	Assistant Vice President
Mary Senseney	Assistant Vice President
Ami Curtis	Assistant Vice President
Desmond Cline Symthe	Assistant Vice President
Darryl Scott	Assistant Vice President
Melinda Garrott	Assistant Vice President
Jennifer Presley	Assistant Vice President
Jana Scherf	Assistant Vice President
Tim Amundson	Assistant Vice President
Yvette Blatchford	Assistant Vice President
Janet Farmer	Assistant Vice President
Ottie Eskridge	Assistant Vice President
Larry Anderson	Assistant Vice President
Terri J Harrison	Assistant Vice President
Christina M Dorsa	Assistant Vice President
Tracy Nelson	Assistant Secretary
Cindy Moldovan	Assistant Secretary
Bonita Shugarts	Assistant Secretary
Julie Welter-Smith	Assistant Secretary
Laura Stang	Assistant Secretary
Donta Kieffer	Assistant Secretary