

Commitment Number: 200411578  
Seller's Loan Number: 001285418

After Recording Return To:  
ServiceLink, LLC  
1400 Cherrington Parkway  
Moon Township, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
30540-005-055**

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**SPECIAL/LIMITED WARRANTY DEED**

**WELLS FARGO BANK, N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HARBORVIEW MORTGAGE LOAN TRUST MORTGAGE LOAN PASS-THROUGH CERTIFICATEES, SERIES 2006-12, whose mailing address is 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, hereinafter grantor, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, grants with covenants as set out below to TRINITY HOME PROPERTIES, LLC, a South Carolina Limited Liability Company, hereinafter grantee, whose tax mailing address is 734 Woodlake RD, Anderson, SC 29621, the following real property:**

**ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF BAY AND STATE OF FLORIDA BEING KNOWN AND DESIGNATED AS FOLLOWS:**

**LOT 9, VILLAS OF PANAMA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGES 70- 72 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.**

**MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**PARCEL 9**

**A PARCEL OF LAND BEING A PORTION OF LOT 15, BLOCK 9, GULF LAGOON BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 2, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF BAY COUNTY, FLORIDA AND SAID PROPERTY IS BOUNDED ON THE NORTHWESTERLY SIDE BY THE FACE OF AN EXISTING BUILDING AND ON THE**

**SOUTHEASTERLY SIDE BY THE FACE OF SAID BUILDING AND THE EXTENSIONS OF SAID LINES; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 13 OF SAID BLOCK 9; THENCE SOUTH 52° 04' 56" EAST, ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF BEACH DRIVE (60.00 FOOT WIDE RIGHT OF WAY) 104.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 52° 04' 56" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE 23.06 FEET, THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE, RUN SOUTH 37° 56' 38" WEST, 76.00 FEET; THENCE NORTH 52° 04' 56" WEST, 23.06 FEET; THENCE NORTH 37° 56' 38" EAST, 76.00 FEET TO THE POINT OF BEGINNING.**

**Property Address is: 7821 BEACH DRIVE, PANAMA CITY BEACH, FL 32408**

**GRANTOR WILL DEFEND THE SAME AGAINST THE LAWFUL CLAIMS OF ALL PERSONS CLAIMING BY, THROUGH OR UNDER GRANTOR, AND NO OTHERS.**

Prior instrument reference: **Official Records Book 4302, Page 2158**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

MAR 0 5 2021

Executed by the undersigned on \_\_\_\_\_:

WELLS FARGO BANK, N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HARBORVIEW MORTGAGE LOAN TRUST MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2006-12, By Select Portfolio Servicing, Inc., as Attorney in Fact

By: [Signature] MAR 0 5 2021  
Name: Coty Evans

Its: Document Control Officer



Signed, Sealed and Delivered in the presence of these Witnesses (one of whom may be the Notary):

[Signature] MAR 0 5 2021 Diane Harward

Witness (signature on above line)	Printed Name
<u>[Signature]</u>	Tiffany Skalfe, Doc. Control Officer
Witness (signature on above line)	Printed Name

STATE OF Utah  
COUNTY OF Salt Lake

\* Personally Known

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this MAR 0 5 2021, by Coty Evans \* as Document Control Officer of Select Portfolio Servicing, Inc., as Attorney in Fact for WELLS FARGO BANK, N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HARBORVIEW MORTGAGE LOAN TRUST MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2006-12, a Utah corporation, on behalf of the corporation.

Personally Known  OR Produced Identification

[Signature]

(Signature of Notary Public)

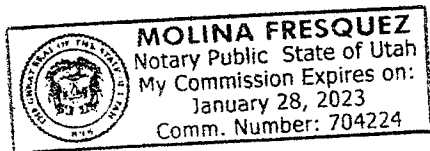
Molina Fresquez

(Print, Type, or Stamp Commissioned Name of Notary Public)

My Commission expires: JAN 28 2023

Affix Notary SEAL

Online Notary:  (Check Box if acknowledgment done by Online Notarization)



This instrument prepared by:  
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

LIMITED POWER OF ATTORNEY

1. Wells Fargo Bank, N.A., not in its individual or banking capacity, but solely in its capacity as trustee (the "Trustee") under: (i) that certain Pooling and Servicing Agreement dated as of November 1, 2006, by and among Greenwich Capital Acceptance, Inc., as Depositor (the "Depositor"), Greenwich Capital Financial Products, Inc., as Seller (the "Seller"), and Wells Fargo Bank, N.A., solely in its capacity as Trustee (the "Trustee"); and (ii) that certain Reconstituted Servicing Agreement dated as of November 1, 2006, by and among the Depositor, the Seller, the Trustee, Countrywide Home Loans, Inc., and Select Portfolio Servicing, Inc., successor in interest to Countrywide Home Loans Servicing LP, as Servicer (the "Servicer"), each relating to HarborView Mortgage Loan Trust Mortgage Loan Pass-Through Certificates, Series 2006-12 ( the "Trust") and any related governing transactional and servicing agreements(s) (collectively, the "Agreements) hereby constitutes and appoints:

SELECT PORTFOLIO SERVICING, INC.

solely in its capacity as Servicer under the Agreements, as its true and lawful attorney-in-fact, acting by and through its authorized officers, with full authority and power to execute and deliver on behalf of the Trustee any and all of the following instruments to the extent consistent with the terms and conditions of the Agreements:

- (i) all documents with respect to residential mortgage loans serviced for the Trust by the Servicer which are customarily and reasonably necessary and appropriate to the satisfaction, cancellation, or partial or full release of mortgages, deeds of trust or deeds to secure debt upon payment and discharge of all sums secured thereby;
(ii) all documents and instruments necessary to conduct any (a) foreclosure, or (b) the taking of any deed in lieu of foreclosure, or (c) any judicial or non-judicial foreclosure or termination, cancellation, or rescission of any such foreclosure, or (d) any similar procedure (collectively, as applicable, a "Foreclosure");
(iii) instruments appointing one or more substitute trustees or special purpose entities ("SPEs") to act in place of the corresponding entity named in any deed of trust;
(iv) affidavits of debt, notice of default, declaration of default, notices of foreclosure, and all such contracts, agreements, deeds, and instruments as are appropriate to (a) maintain any real property acquired through Foreclosure or (b) effect any sale, transfer, or disposition of real property acquired through Foreclosure;
(v) all documents and instruments necessary to effect any assignment of mortgage of assignments of deed of trust; and
(vi) all other comparable instruments.

2. This Limited Power of Attorney shall apply only to the foregoing enumerated transactions and shall be limited to the above-mentioned exercise of power. This instrument is to be construed and interpreted only as a limited power of attorney. The enumeration of specific items, rights, acts, or powers herein is not intended to, nor does it give rise to, and it should not be construed as, a general power of attorney.

3. 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 or power have been satisfied and this Limited Power of Attorney has not been revoked. This Limited Power of Attorney shall supersede and replace any other limited power of attorney executed by the Trustee in connection with the Agreements in favor of the Servicer and any such other limited power of attorney shall be deemed revoked by this writing.

4. This Limited Power of attorney is effective as of the date below and shall remain in full force and effect until (a) revoked in writing by the Trustee, or (b) the termination, resignation or removal of the Trustee as trustee of the Trust, or (c) the termination, resignation or removal of the Servicer as a servicer of the Trust, or (d) the termination of the Pooling and Servicing Agreement, whichever occurs earlier.

5. Nothing contained in this Limited Power of Attorney shall (i) limit in any manner any indemnification obligation provided by the Servicer to the Trustee or Trust under the Agreements or any document related thereto, or (ii) be

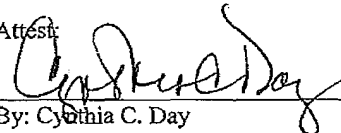
RECORDED, SALT LAKE COUNTY, UTAH
630 SELECT PORTFOLIO SERVICING
GARY M. OTT
Book 10244 Pages 7967-7968
07/11/2014 11:56 AM
PO BOX 65250
SLC UT 84165
11879532
12.00

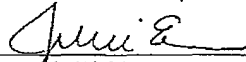
construed to grant the Servicer the power to initiate or defend any suit, litigation, or proceeding in the name of the Trustee or Trust except as specifically provided for herein or under the Agreements.

Dated: June 18, 2014

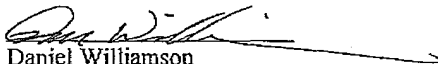
Wells Fargo Bank, N.A., not in its individual or banking capacity, but solely as Trustee on behalf of the Trust

Attest:

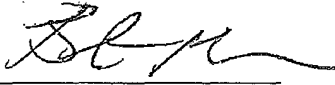
  
By: Cynthia C. Day  
Its: Assistant Secretary

  
By: Julie Eichler  
Its: Vice President

Unofficial Witnesses:

  
Daniel Williamson

Unofficial Witnesses:


  
Brandt McCammon

STATE OF MARYLAND  
COUNTY OF HOWARD

ss:

On the 18<sup>th</sup> day of June 2014 before me, a notary public for said city and state, personally appeared Julie Eichler, known to me to be Vice President of Wells Fargo Bank, National Association and also known to me to be the person who executed this Limited Power of Attorney on behalf of said bank, and acknowledged to me that such bank executed this Limited Power of Attorney.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my office seal the day and year written above,

  
Notary Public: Kathleen A. Dean  
My commission expires 2-6-2017

KATHLEEN A. DEAN  
NOTARY PUBLIC  
HOWARD COUNTY  
MARYLAND  
My Commission Expires 2-6-2017

12.30.2020

**SELECT PORTFOLIO SERVICING, INC.**  
**CERTIFICATE OF AUTHORITY**

I, Jason H. Miller am the Secretary of Select Portfolio Servicing, Inc. (the "Corporation"), a corporation organized under the laws of the State of Utah, and do hereby certify as of the date of this certification that the following individuals have been duly elected by the Directors of the Corporation or appointed as otherwise authorized pursuant to the Corporation's Bylaws:

- A. The following Officers of the Corporation are duly elected, designated as Servicing many servicing agreements, pooling and servicing agreements, custodial agreements, or similar documents, and are authorized, empowered and directed to take all action, to act as authorized signors, and to execute and deliver all documentation necessary in order to carry out the principal business activities of the Corporation:

Randhir Gandhi	President and Chief Executive Officer
Darrin Dafney	Executive Vice President – Jacksonville Operations
Jacqueline Johnson	Executive Vice President – Human Resources
Jason H. Miller	Executive Vice President – General Counsel and Secretary
Jeff T. Graham	Executive Vice President – Chief Compliance Officer and Assistant Secretary
Lester Cheng	Executive Vice President – Business Development
Peter J. Crowley	Executive Vice President – Chief Financial Officer
Amanda Brinkerhoff	Senior Vice President – Loan Resolution
Anthony Rasquinha	Senior Vice President – Chief Technology Officer
Bryan Symkoviak	Senior Vice President – Servicing Administration
Curtis Pulsipher	Senior Vice President – Default Management
Jaime Houston	Senior Vice President – Late Stage Collections/LRD
Joseph E. Arico	Senior Vice President – Solutions Design
Kalyana C. Nimmagadda	Senior Vice President – Chief Administrative Officer
Kevin Warren	Senior Vice President – Chief Servicing Officer
Murali Palanganatham	Senior Vice President – Information Technology
Nate Green	Senior Vice President – Loan Administration
Cameron L. Ward	Assistant Secretary

- B. The following officers of the Corporation are duly appointed and authorized to act on behalf of the Corporation for the limited purpose of executing and delivering, as authorized signors, nondisclosure agreements, any and all affidavits, assignments, attestations, verifications, certifications, instruments, agreements, and other documents in connection with any foreclosure, bankruptcy, eviction, reconveyance, and other matters related to mortgage loans and properties serviced by the Corporation, or necessary for offering, listing, and consummating the sale and conveyance of real estate serviced by the Corporation, including, without limitation, deeds, mortgages, assignments, allonges, releases, requests for collateral documents from custodians or trustees, powers of attorney and such other title or transfer documents as may be reasonably required in connection with the sale or transfer of mortgage loans by the

12.30.2020

Corporation to third parties, the sale or transfer by the Corporation of real estate owned and acquired in connection with the Corporation's business of conducting foreclosures on mortgage loans serviced by the Corporation, or such other documents as may otherwise be required to fulfill the duties of **Vice President**:

Amy J. DelaCerna	James Burphy	Ravikanth Tadinada
Andrew Welch	Jennifer Szczypkowski	Russ Thomas
Brent Bonham	Kevin Funk	Sara Montoya
Brock Riley	Kevin Rucci	Shaun Dennyery
Cameron L. Ward	Michael (Bud) Hertig	Susan Bassett
Chris Wheeler	Michael Kruger	Timothy P. O'Shea
Dennis Cook	Michele L. Crampton	Troy Rasmussen
Dustin Stephenson	Michelle Simon	Valerie Ruseler
Gordon Canada	Mike Maynard	William M. Warcham
Greg Ott	Ram Ganapathikrishnan	

- C. The following officers of the Corporation are duly appointed and authorized to act on behalf of the Corporation for the limited purpose of executing and delivering, as authorized signors, any and all affidavits, assignments, attestations, verifications, certifications, instruments, agreements, and other documents in connection with any foreclosure, bankruptcy, eviction, reconveyance, and other matters related to mortgage loans and properties serviced by the Corporation, or necessary for offering, listing, and consummating the sale and conveyance of real estate serviced by the Corporation, including, without limitation, deeds, mortgages, assignments, allonges, releases, requests for collateral documents from custodians or trustees, powers of attorney and such other title or transfer documents as may be reasonably required in connection with the sale or transfer of mortgage loans by the Corporation to third parties, the sale or transfer by the Corporation of real estate owned and acquired in connection with the Corporation's business of conducting foreclosures on mortgage loans serviced by the Corporation, or such other documents as may otherwise be required to fulfill the duties of **Document Control Officer**:

Adilene Delgado	Jaime Gilson	Miquel Flint
Alice Royce	Janae Smith	Monica Hagan
Alisha O. Yeates	Janalyn Lievano	Monica Nielsen
Alma Garcia	Jared Murphy	Monica Rodriguez
Alyssa Sanders	Jeaneen Chandler	Neiba Prieto
Ambur Davis	Jeanette Navajo	Nicholas Wright
Andrea Cordova	Jennifer Archibald	Oliver Muñoz
Andrew Benefiel	Jennifer Cano	Otto Castillo
Aneita Montgomery	Jennifer Foster	Paige Bushnell
Arielle Hamm	Jennifer L. Hoisington	Paige Midgley
Ashley Cox	Jennifer M. Trujillo	Palina Thorsted
Ashley Siolo	Jessica Jacobs	Patrick Pittman
Asia Smith	Jessica Samaniego	Patrick Riquelme
Asuncion Santiago	Jezsica Martinez	Paul Carranza


12.30.2020

Barbara Neale	Jill Johnson	Paul Douglas
Bertha Vanessa Acosta	Jo Robinson	Pauline Kunz
Betsy Romero	Jocelyn Lopez	Peter Adam Borowczyk
Bill Koch	Jon Korhonen	Rachel Funk
Birgitt Murphey	Jonathan Firmage	Rachel Hadfield
Bradley F. Nash	Jonathan Fournier	Rachel M. Erickson
Brandi DeGrey	Joni McCloyn	Rahjaun Peevy
Brian Lanstra	Jordan Benincosa	Randall Wessman
Brian Leach	Jorge Pinero	Ray Salazar
Bryan Ball	Josie Syphus	Rebecca Evans
Bryce Braegger	Julie Martell	Rebecca Galley
Callie Nelson	Julio Martinez	Reid Vaenuku
Carla E. Olea	Justin Heflin	Rene Manuel Marmolejo
Carrie Sumner	Justin Jones	Rhiannon Edmunds
Catherine Alfaro	Kajay Williams	Ricardo Garcia
Chad Fischbeck	Karter Nelson	Rob J. Musgrave
Che Croston	Kathy Kerr	Roselia Chavez
Chelsea Giauque	Katy Kamahele	Ruth Mendoza
Christina Zamora	Kaylee Yamashita	Ryan Fullmer
Christine Wells	Kelly Tuttle	Ryan Hyland
Christopher Lettig	Kendall Proeun	Ryan Sparks
Cindy Gonzalez	Kenneth B. Hampton	Ryan Stanger
Cindy Hill	Kenton Mattingley	Rylie Naylor
Claudia Cortez	Kiara Richardson	Samantha Gomez
Collin Edwards	Krista Beierle	Samantha Buelna
Conrad Stribakos	Kristen Lake	Samuel Dearden
Cora Allen	Kyle Runyan	Samuel Pearce
Coty Evans	Larry Gonzales	Sandi Widdowson
Cruz Garcia	Laura B. Shepherd	Sara Silva
Curtis Chapa	Laura H. Marshall	Sarah E. Richman
Cyndal Maschi	Laura Lynn Dyson	Sarah Ellis
Cynthia May	Lawrence M. Nardi	Shanda Simmons
Damari D. Shackelford	Leanna Johnstun	Shanda Swilor
Daniel Maynes	Leidy Barroso	Shantel Mota-Harmon
Daniel Whalen	Limer Lastra	Shawna Myers
Danielle Walker	Linda Holmes	Shawntelle Kehr
David Hanson	Lindsey Stewart	Shelbie Russell
David Romo	Lisa Rene Jones	Sherri Zombro
Deborah S. Ryan	Lizette Torres	Sherrilyn Heflin
Debra Kenter	Lloyd E. May	Sherry Benight
Derrick Miles	Lorena Medina	Sherry Nielsen
Diane Harward	Louise Farrer	Shinneka Nakai
Diane Weinberger	Lucretia Birkinshaw	Stephanie Brockbank
Dianne E. French	Ludjin Delgado	Stephanie Davey

12.30.2020

Dilan Foutz	Luis A. Ruiz-Velazquez	Stephanie Jolley
Douglas Bohne	Lusi Talili	Stephanie Runyan
Douglas C. Bradley	Lyndzie Webster	Stephanie Salazar
Elexus Puerta	Maggie Wood	Stephanie Stoddard
Eli Ollerton	Malissa Wilkins	Taisha Martinez
Elizabeth Maynes	Mandy Masters	Tammy Patterson
Elmer Hoyos	Marco Montes De Oca	Taylor Davis
Emily C. Kern	Marcos Martinez	Teagan Harris
Emily Kate Allen	Maria G. Fritz	Terry Boren
Eric Moore	Maria Soberon	Tiffany Skaife
Erica Haro	Mark Syphus	Tony Wilde
Erik Allen	Mary Jean Thomas	Toon Hobbs
Eunice Hewlett	Matt Huerta	Trent Roesbery
Fermina Dutson	Matthew Romrell	Trevor Spencer
Gabriela Gutierrez	Megan Koontz	Valerie Bielik Draeger
Gina Feigh	Melissa Braun	Valerie Sigafus
Gina Hiatt	Melissa Schultz	Veronica Hernandez
Gina L. Villagomez	Merlobel Custodio	Viviana Marlene Munoz
Gina Tolman	Michael Burke	Whitney Robinson
Ginger Schumacher	Michelle Enoch	William A. Linares
Heather Johnson	Michelle Kirchhefer	Willie Scott
Heather Perkins-Canas	Miguel Bocanegra	Yanko D. Arreguin
Isaac Garcia	Mikenzie Summers	Yesenia Bustillos
Jackie Anderson	Mindy Farnsworth	Zandy Amezcua
Jacob Cantwell	Mindy Sandoval	Zury Oakey

Dated: December 30, 2020

  
\_\_\_\_\_  
Jason H. Miller  
Secretary