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This Instrument Prepared by and Return to:  
Melissa McIntosh Pursuant to the issuance  
of Title Insurance  
Shore to Shore Title, LLC  
1615 South Congress Ave, Suite 200  
Delray Beach, FL 33445

File #: S210646

Property Appraisers Parcel ID #: 34-3S-17-07127-000

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS SPECIAL WARRANTY DEED**, made and executed the 8 day of March, 2022, by **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-7**, whose post office address is **c/o NewRez LLC d/b/a Shellpoint Mortgage Servicing, 55 Beattie Place Suite 110, Greenville, SC 29601**, herein called the Grantor(s), to **Marvin J. Aguilar, a married man**, whose address is **2233 SE 2nd Street, Homestead, FL 33033**, hereinafter called the Grantee(s):

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

**W I T N E S S E T H:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in COLUMBIA County, State of Florida, viz:

**Lot 20, in Block 2, of COUNTRY CLUB ESTATES REPLAT, according to the plat thereof, as recorded in Plat Book 3, at page 32, of the Public Records of Columbia County, Florida.**

**Power of Attorney has been recorded at Instrument #202212004242, Official Records Book 1460, Page 2716, Public Records of COLUMBIA County. Certificate of Signing Authority is attached hereto and made a part hereof**

**Subject to taxes and assessments for the current calendar year and all subsequent years.**

**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**, the grantor hereby covenants with said grantees that except as above noted, at the time of delivery of this Special Warranty Deed the premises were free of all encumbrances made by them, and they will warrant and defend the same against the lawful claims of all persons claiming by, through or under grantor. **IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.

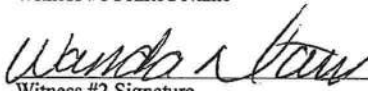
Seller Tax ID #: 13-4342880  
File #: S210646  
Ver. 03/2022

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

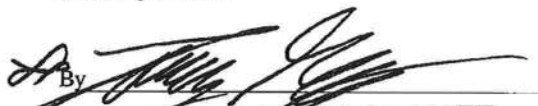
  
Witness #1 Signature

Daysha B Watkins  
Witness #1 Printed Name

  
Witness #2 Signature

Wanda Dantzla  
Witness #2 Printed Name


THE BANK OF NEW YORK MELLON FKA THE  
BANK OF NEW YORK, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF CWABS INC., ASSET-  
BACKED CERTIFICATES, SERIES 2006-7, by  
NewRez LLC d/b/a Shellpoint Mortgage Servicing, as  
Attorney-in-Fact

By   
Print Name: LARRY GLANTZ  
Title: ANP

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

SWORN TO AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online  
notarization, this 8 day of march, 2022, by Larry Glantz  
(name), ANP (title), of NewRez LLC d/b/a Shellpoint Mortgage Servicing, as Attorney-in-Fact for  
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-7, on  
behalf of the company by who ☒ is personally known to me or ☐ produced \_\_\_\_\_  
\_\_\_\_\_ as identification.

SEAL

  
Notary Signature  
MICHAEL K WELBORN JR  
Printed Notary Signature

My Commission Expires:

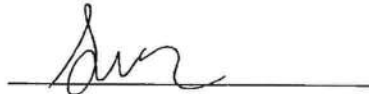


**Secretary's Certificate  
of  
NewRez LLC**

I, Spencer Mosness, the Assistant Secretary of NewRez LLC (the "Corporation"), duly organized under the laws of Delaware do hereby certify that Larry Glantz is an Assistant Vice President and Assistant Secretary of the Corporation and is authorized, in the name and on behalf of the Corporation, to enter into, complete and execute agreements, and to give instructions on behalf of the Corporation in writing or by telephone, facsimile transmission, telegram, teletype, electronic means, or otherwise, with respect to all transactions, including, but not limited to instructions to pay, deliver or transfer property or cash of the Corporation to any third party whatsoever.

I further certify that you shall be entitled to rely upon their continued incumbency and empowerment to act for the Corporation until you have been furnished with a duly certified notice to the contrary.

**IN WITNESS OF WHICH**, I have set my hand as Secretary (or other duly authorized officer) of the Corporation on this 7<sup>th</sup> day of October, 2019.

A handwritten signature in black ink, appearing to read 'Spencer', is written over a horizontal line.

Spencer Mosness, Assistant Secretary