

**PREPARED BY AND RETURN TO:**

**FAIRVIEW TITLE**  
**9310 N. ARMENIA AVE.**  
**TAMPA, FL 33612**  
**Monica Watkins/0904055**  
Parcel ID No: 2929771

**Quit Claim Deed**

Made this 23 day of July, 2009 A.D. by Mortgage Electronic Registration Systems, Inc., as nominee for Fremont Investment and Loan, hereinafter called the grantor, whose address is: 4828 Loop Central, Houston, TX 77081, to HSBC Bank USA, National Association, as Trustee under the Pooling and Servicing Agreement dated as of May 1, 2006, Fremont Home Loan Trust 2006-A whose post office address is: 4828 Loop Central, Houston, TX 77081 hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal re-presentatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Brevard County, Florida, viz:

Lot 13, Block 525, PORT MALABAR UNIT TWELVE, according to the plat thereof, as recorded in Plat Book 15, Page 43, of the Public Records of Brevard County, Florida.

**Parcel #2929771**

**AKA 695 Airoso Rd SE, Palm Bay, Florida 32909**

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

**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 behoof of the said grantee forever.

**The Grantor binds itself and its successors to warrant the title as to its own acts and none other, subject to matters set forth above.**

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Carol Jolly  
Witness Printed Name Carol Jolly  
Theresa W. Epstein  
Witness Printed Name THERESA W. EPSTEIN

Mortgage Electronic Registration Systems, Inc., as nominee for Fremont Investment and Loan

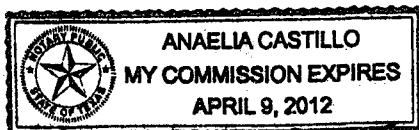
By: [Signature] (Seal)  
Name: DENISE BAILEY  
Title: Assistant Secretary

\* see attached corporate resolution.

State of TX  
County of HARRIS

**LITTON LOAN SERVICING, LP**  
**ATTORNEY-IN-FACT**

The foregoing instrument was acknowledged before me this 23 day of July, 2009, by Denise Bailey as Assistant Secretary for Mortgage Electronic Registration Systems, Inc., as nominee for Fremont Investment and Loan, who is personally known to me or who has produced \_\_\_\_\_ as identification.



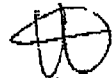
[Signature]  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**CORPORATE RESOLUTION**

Be it Resolved that the attached list of candidates are employees of Litton Loan Servicing LP a Member of Mortgage Electronic Registration Systems, Inc. (MERS), and are hereby appointed as assistant secretaries and vice presidents of MERS, and, as such, are authorized to:

- (1) release the lien of any mortgage loan registered on the MERS System that is shown to be registered to the Member;
- (2) assign the lien of any mortgage loan naming MERS as the mortgagee when the Member is also the current promissory note-holder, or if the mortgage loan is registered on the MERS System, is shown to be registered to the Member;
- (3) execute any and all documents necessary to foreclose upon the property securing any mortgage loan registered on the MERS System that is shown to be registered to the Member, including but not limited to (a) substitution of trustee on Deeds of Trust, (b) Trustee's Deeds upon sale on behalf of MERS, (c) Affidavits of Non-military Status, (d) Affidavits of Judgment, (e) Affidavits of Debt, (f) quitclaim deeds, (g) Affidavits regarding lost promissory notes, and (h) endorsements of promissory notes to VA or HUD on behalf of MERS as a required part of the claims process;
- (4) take any and all actions and execute all documents necessary to protect the interest of the Member, the beneficial owner of such mortgage loan, or MERS in any bankruptcy proceeding regarding a loan registered on the MERS System that is shown to be registered to the Member, including but not limited to: (a) executing Proofs of Claim and Affidavits of Movant under 11 U.S.C. Sec. 501-502, Bankruptcy Rule 3001-3003, and applicable local bankruptcy rules, (b) entering a Notice of Appearance, (c) vote for a trustee of the estate of the debtor, (d) vote for a committee of creditors, (e) attend the meeting of creditors of the debtor, or any adjournment thereof, and vote on behalf of the Member, the beneficial owner of such mortgage loan, or MERS, on any question that may be lawfully submitted before creditors in such a meeting, (f) complete, execute, and return a ballot accepting or rejecting a plan, and (g) execute reaffirmation agreements;
- (5) take any and all actions and execute all documents necessary to refinance, subordinate, amend or modify any mortgage loan registered on the MERS System that is shown to be registered to the Member.
- (6) endorse checks made payable to Mortgage Electronic Registration Systems, Inc. to the Member that are received by the Member for payment on any mortgage loan registered on the MERS System that is shown to be registered to the Member;
- (7) take any such actions and execute such documents as may be necessary to fulfill the Member's servicing obligations to the beneficial owner of such mortgage loan (including mortgage loans that are removed from the MERS System as a result of the transfer thereof to a non-member of MERS).

I, William C. Hultman, being the Corporate Secretary of Mortgage Electronic Registration Systems, Inc., hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Board of Directors of said corporation effective as of the 6th day of January, 2005 which is in full force and effect on this date and does not conflict with the Certificate of Incorporation or By-Laws of said corporation.



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William C. Hultman, Secretary

LITTON/DUE DILIGENCE Fax:

Jul 31 2009 12:34pm P003/004

**Litton Loan Servicing, LP**  
ORG ID 1000246

**Mortgage Electronic Registration Systems, Inc.**  
**Certifying Officers**  
Updated January 18, 2006

Bailey, Denise

Bayley, Stacey

Brown, Charles A.

Cortez, Nina

Cumbie, Vicki

Derouren, Lela

Keith, Paula

Linares, Andria

Lowe, Lori A.

Lyman, Debra

McClure, Janice

Monts, Regina

Noriega, Marti

Sellers, Becki

Staid, Stephen

Thayer, Debbie

Tompkins, Robert L.

Winters, Bridgette

LITTON/DUE.DILIGENCE Fax:

Jul 31 2009 12:34pm P004/004

Commonwealth of Virginia }  
County of Fairfax } ss:

On the 23<sup>rd</sup> day of October, 2006, before me, a Notary Public, personally appeared  
William C. Hultman, to me known, who being duly sworn, did say  
that he is the Secretary of Mortgage Electronic Registration Systems, Inc., and that said  
instrument was signed on behalf of said corporation.

  
\_\_\_\_\_  
Notary Public