

SPECIAL WARRANTY DEED

GF#: CE1910-TX-3591597
Property Address: 7703 Bent Branch, San Antonio, TX 78250
PIN/Tax ID# 18302-022-0570

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REVOKE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: _____ March 9 _____, 2023

Grantor: **Deutsche Bank National Trust Company, as trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE8 Mortgage Pass-through Certificates, Series 2006-HE8**

Grantor's Address C/O PHH Mortgage Corporation
1661 Worthington Rd, Ste. 100
West Palm Beach, FL 33409

Grantee: **Kun Zhang and Weina Mao, Husband and wife**

Grantee's Address: 955 Torero Plaza, Campbell, CA 95008

Consideration: TEN AND NO/100 DOLLARS (\$10.00); and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged;

Property (including any improvements):

LOT 57, BLOCK 22, NEW CITY BLOCK 18302, OF NEW TERRITORIES, UNIT 13, AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9505, PAGE 9, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

Reservations from and Exceptions to Conveyance and Warranty: This conveyance is made and accepted subject to all easements, reservations, conditions, covenants and restrictive covenants as the same appear of record in the Office of the County Clerk of the County in which the Property is situated; any apparent easements, whether visible or not, rights-of-ways and prescriptive rights, whether of record or not, to the extent that the same apply to the property described herein; rights of adjoining owners in any walls and fences situated in a common boundary; any discrepancies, conflicts or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for the current year and all subsequent years, and for prior years resulting from a change in the use or ownership of the Property, the payment of which Grantee assumes.

GRANTOR, for and in Consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, GRANTS, SELLS, and CONVEYS to GRANTEE the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's successors, administrators, and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty, by, through or under Grantor, but not otherwise.

As a material part of the Consideration for this special warranty deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

Deutsche Bank National Trust Company, as trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE8 Mortgage Pass through Certificates, Series 2006-HE8

by its attorney-in-fact PHH Mortgage Corporation

BY:

Jacqueline S. Michaelson

March 9, 2023

NAME:

Jacqueline S. Michaelson

TITLE:

Contract Management Coordinator

ACKNOWLEDGMENT

THE STATE OF FLORIDA

§

COUNTY OF PALM BEACH

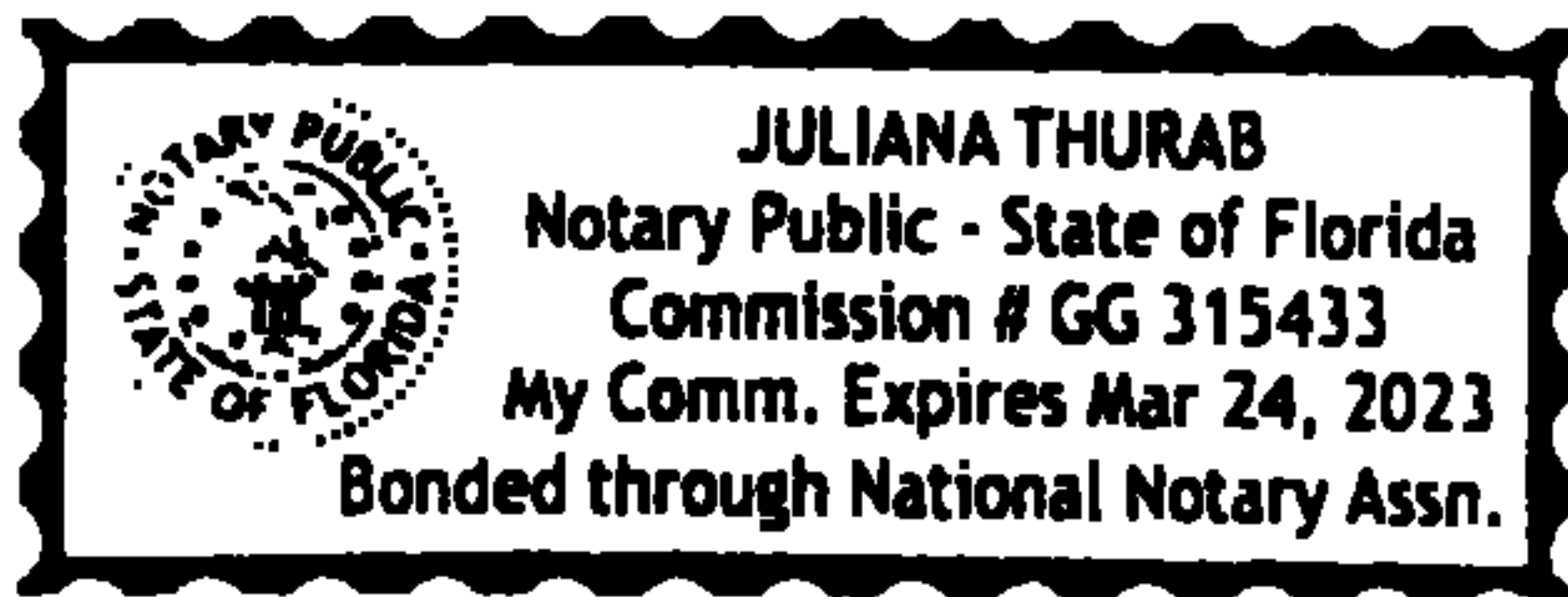
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The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of March, 2023, by Jacqueline S. Michaelson, Contract Management Coordinator, as of PHH Mortgage Corporation its attorney-in-fact for **Deutsche Bank National Trust Company, as trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE8 Mortgage Pass through Certificates, Series 2006-HE8** who is personally known to me or who has produced N/A as identification.

Juliana Thurab
Signature of Notary Public

Name of Notary Public: Juliana Thurab
Notary Commission Expiration Date: _____
Personally known: X
OR Produced Identification: N/A



POA recorded simultaneously herewith

AFTER RECORDING RETURN TO:

Kun Zhang and Weina Mao
955 Torero Plaza
Campbell, CA 95008

Property Address:

7703 Bent Branch, San Antonio, TX 78250 (Bexar)

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 3/17/2023 8:53 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk