

12/08/08 11:21:08 SS
BK 599 PG 4 SS
DESOTO COUNTY, MS 0
W.E. DAVIS, CH CLERK

208-248
* RETURN TO:
MREC
1240 GOODMAN ROAD
SUITE 3
SOUTHAVEN, MS 38671
662-848-1818

12/29/08 10:33:06 SS
BK 600 PG 254 SS
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

SPECIAL WARRANTY DEED

This Deed is made and entered into this 24 day of Nov., 2008 by and between
U.S. Bank National Association as Trustee for JP Morgan Mortgage Acquisition Corp JPMMAC
of the County of Desoto, State of MS.^{2006-WMC2}, hereinafter collectively referred to as
"Grantor", and

Sirius Investment LLC
of the County of Desoto, State of MS., hereinafter referred to as "Grantee". The mailing address of
the Grantee is _____.

WITNESSETH, that the Grantors, for and in consideration of the sum of Ten Dollars (\$10.00)
and other valuable considerations paid to the Grantor, the receipt of which is hereby acknowledged, does
by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the Grantee, the
following described lots, tracts or parcels of land lying, being and situated in the County of De Soto and
State of Mississippi to-wit:

LOT 344, SECTION F, FAIRFIELD MEADOWS, SITUATED IN SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER
PLAT THEREOF IN PLAT BOOK 90, IN THE OFFICE OF THE CHANCERY CLERK
OF DESOTO COUNTY, MISSISSIPPI ^{Page 23}

Subject to easements, conditions, restrictions and limitations of record.

To have and to hold the same; together with all rights and appurtenances to the same belonging, unto the said Grantees, and to His/Her successors and assigns. The said Grantor hereby covenanting that it and the successors and assigns of such Grantor shall and will WARRANT AND DEFEND the title to the premises unto the said Grantees, and to the successors and assigns of such Grantee forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, excepting, however, the general taxes for the calendar year 2008 and thereafter, and special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the said Grantor has hereunto caused this instrument to be signed on the day and year first above written.

Grantor:

U.S. Bank National Association as Trustee for JP Morgan Mortgage Acquisition Corp JPMMAC
2006-WMC2



Title: **Bob Suhre**
AVP, REO Manager

Attest: 

Title: **Adria Brennan**
Vice President

RECORDING REQUESTED BY:

Chase Home Finance
REO Dept-#665
10790 Rancho Bernardo Rd
San Diego CA 92127

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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, 209 South LaSalle Street, 3rd Fl, Chicago IL 60604, as trustee, hereby constitutes and appoints Chase Home Finance LLC, and in its name, aforesaid Attorney-In-Fact, by and through any of officer appointed by the Board of Directors of Chase, 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 Pooling and Servicing Agreement dated as of June 1, 2006, among J.P. Morgan Acceptance Corporation I, as Depositor, J. P. Morgan Mortgage Acquisition Corp., as Seller, Chase Home Finance LLC, as Servicer, U.S. Bank National Association, as Trustee and Pentalpha Surveillance LLC, as Trust Oversight Manager to **JPMMAC 2006-WMC2 Asset Backed Pass-Through Certificates, Series 2006-WMC2** 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 Chase'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, sue 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.
- 4. Endorse on behalf of the undersigned all checks, drafts and/or other negotiable instruments made payable to the undersigned.

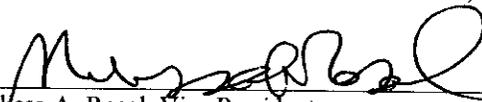
Witness my hand and seal this 30th day of September 2008.

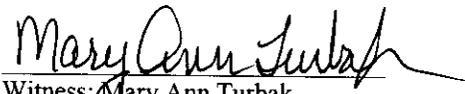
(SEAL) NO CORPORATE SEAL

U.S. Bank National Association, as
Trustee for JP Morgan Mortgage Acquisition
Trust 2006-WMC2 (JPMMAC 2006-WMC2)

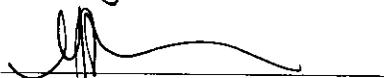


Witness: Erika Forshtay

By 
Melissa A. Rosal, Vice President


Witness: Mary Ann Turbak

By 
Patricia M. Child, Vice President


Attest: Nancie J. Arvin

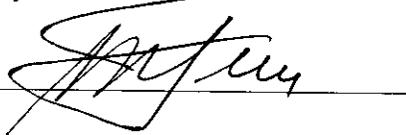
FOR CORPORATE ACKNOWLEDGMENT

State of Illinois

County of Cook

On this 30th day of September 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Melissa A. Rosal and Patricia M. Child, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument both as Vice Presidents of the corporation that executed the within instruments, and known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledge to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Signature 

(NOTARY SEAL)

My commission expires: 1/17/2011

