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5/7/2020 2:50:00 PM \$40.00  
Book - 10940 Pg - 401-402  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
VANGUARD TITLE- UNION PARK  
BY: eCASH, DEPUTY - EF 2 P.

Vanguard Title Insurance Agency  
WHEN RECORDED RETURN TO:

Tamara Schneider  
2944 Branch Dr.  
Holladay, UT 84117

File No.: 39578-TU

### SPECIAL WARRANTY DEED

GRANTOR(S): **The Bank of New York Mellon, fka The Bank of New York, as Trustee for the Certificate Holders of the CWMB5 Inc., CHL Mortgage pass Through Trust 2006-HYB5, Mortgage Pass Through Certificates, Series 2006-HYB5**

hereby CONVEY(S) and WARRANT(S) only as against all claiming by though or under it to:

GRANTEE(S): **Tamara Anne Schneider**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Salt Lake County, State of UTAH:**

**Lot 804B, AMENDED PEPPERWOOD PHASE 8B, according to the Plat thereof as recorded in the Office of the Salt Lake County Recorder.**

Tax Parcel No.: 28-22-203-047

**Subject to and excepting any warranty against claims by Paula Mitchell, Wade Mitchell, NuVenture Group LLC, or anyone claiming under them.**

WITNESS, the hand(s) of said Grantor(s), this EXECUTED this 29 day of APR, 2020.

The Bank of New York Mellon, fka The Bank of New York, as Trustee for the Certificate Holders of the CWMB5 Inc., CHL Mortgage pass Through Trust 2006-HYB5, Mortgage Pass Through Certificates, Series 2006-HYB5

Through NEWREZ LLC, ITS AGENT AND ATTORNEY IN FACT

X BY:  \_\_\_\_\_

State of Utah }  
                  *SC* }  
                                  }ss.

County of Salt Lake *Greenville*

On this 29 day of APR, 2020, personally appeared before me,  
JASON YATES VP, who being duly sworn, did say that he/she/they is/are a Member  
(s) Manager (s) of The Bank of New York Mellon, fka The Bank of New York, as Trustee for the Certificate  
Holders of the CWMBS Inc., CHL Mortgage pass Through Trust 2006-HYB5, Mortgage Pass Through  
Certificates, Series 2006-HYB5, a limited liability company, and that said instrument was signed in behalf  
of said company by authority of statute, its articles of organization or its operating agreement, and that the  
said Jason Yates VP, acknowledged to me that said limited liability company  
executed the same.

Witness my hand and official seal.  
*[Signature]*

Notary Public

