

Prepared by: Kent D. McPhail
Kent McPhail & Associates, LLC
126 Government Street
Mobile, AL 36602
Phone Number: 1-800-625-2333
Loan #: 4000664232

20220805000306020
08/05/2022 11:49:35 AM
ASSIGN 1/6

ASSIGNMENT OF MORTGAGE

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, Wilmington Savings Fund Society, FSB, as Trustee of Quercus Mortgage Investment Trust, whose address is c/o Carrington Mortgage Services, LLC, 1600 South Douglass Rd, Suite 200-A Anaheim, CA 92806, Its Successors and Assigns, (Assignor), by these presents does convey, grant, assign, transfer and set over the described Mortgage with all interest secured thereby to Carrington Mortgage Services, LLC, whose address is 1600 South Douglass Rd, Suite 200-A Anaheim, CA 92806, Its Successors and Assigns, (Assignee).

Said mortgage made by Kristie R. Robinson and James H. Robinson, wife and husband, dated May 28, 2008, and recorded on June 11, 2008 instrument # 20080611000238200 in the Office of the Judge of Probate of Shelby County, Alabama.

Dated this 4th day of August, 2022.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Wilmington Savings Fund Society, FSB, as
Trustee of Quercus Mortgage Investment Trust
by Carrington Mortgage Services, LLC, as attorney
in fact

By:

[Signature]

AUG 04 2022

Dennis Micek, Foreclosure Supervisor

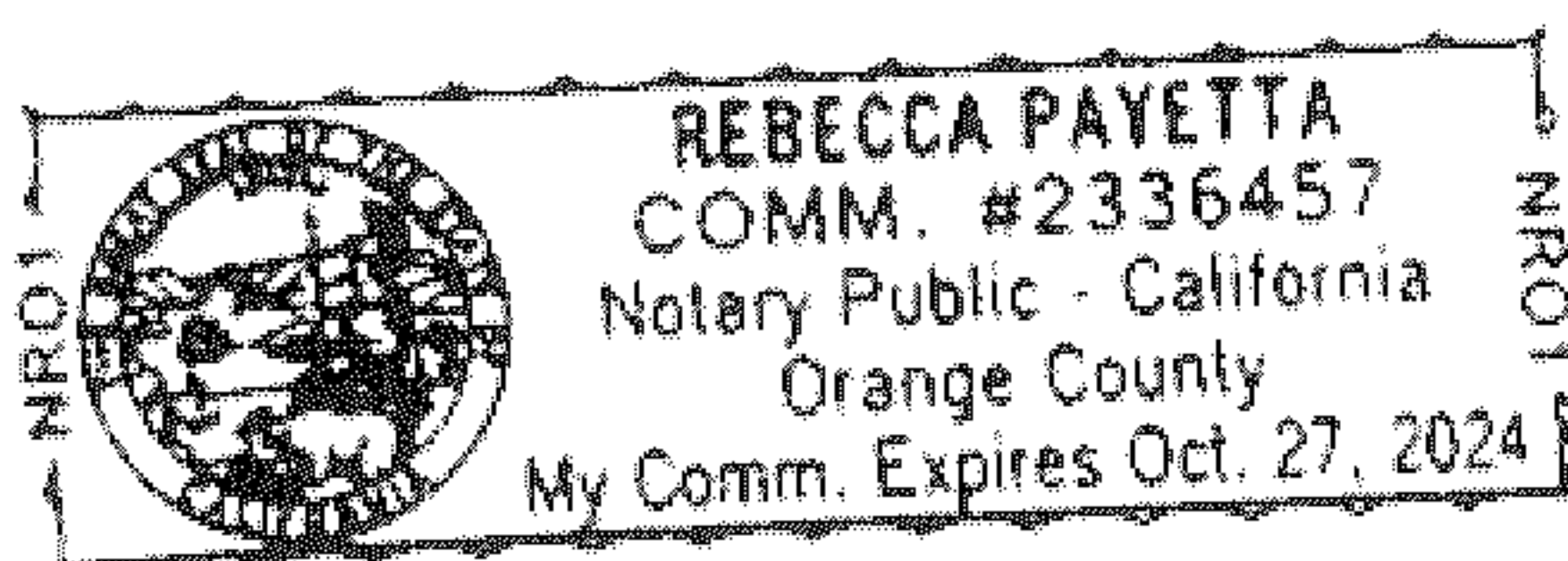
Its:

State of California
Orange

County of _____

On 08-04, 2022, before me, Rebecca Payetta Notary Public, personally appeared Dennis Micek, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.



[Signature]
Signature of Notary (Notary Seal)

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FILED	May 31, 2022
AT	01:41 PM
BOOK	00752
START PAGE	0137
END PAGE	0141
INSTRUMENT #	03125
EXCISE TAX	\$0.00

Document drafted by and
RECORDING REQUESTED BY:
Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, California 92806

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LIMITED POWER OF ATTORNEY

Quercus Mortgage Investment Trust (the "Trust"), by and through Wilmington Savings Fund Society, FSB and having an office at 500 Delaware Avenue 11th Floor, Wilmington, Delaware 19801, Attention: Corporate Trust- Quercus Mortgage Investment Trust, not in its individual capacity but solely as trustee of Quercus Mortgage Investment Trust ("Trustee"), hereby constitutes and appoints Carrington Mortgage Services, LLC ("Servicer"), having an address of 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, and in its name, aforesaid Attorney-In-Fact, by and through any officer appointed by the Board of Directors of Servicer, 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 (5) 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 Servicing and Custodial Agreement, dated as of October 23, 2019 (the "Servicing and Custodial Agreement"), among Reliance Standard Life Insurance Company as initial beneficiary (the "Initial Beneficiary") and as trust manager, Servicer as servicer, Quercus Mortgage Investment Trust as owner (the "Owner"), Trustee, and Wells Fargo Bank, N.A., as custodian and as paying agent (the "Custodian") as supplemented by one or more SUBI Supplements (as defined in the Servicing and Custodial Agreement) and no power is granted hereunder to take any action that would be adverse to the interests of Wilmington Savings Fund Society, FSB. This Limited Power of Attorney is being issued in connection with Servicer's responsibilities to service certain mortgage loans (the "Loans") and related Properties (as defined below) held by Wilmington Savings Fund Society, FSB as trustee of Quercus Mortgage Investment Trust. These Loans are secured by collateral comprised of Mortgages, Deeds of Trust, Deeds to Secure Debt and other forms of security instruments (collectively the "Security Instruments") encumbering any and all real and personal property delineated therein (the "Property") and the Notes secured thereby.

Submitted electronically by "Brock & Scott, PLLC FC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Stokes County Register of Deeds.

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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 Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee of Quercus Mortgage Investment Trust, and to use or take any lawful means for recovery by legal process or otherwise, including but not limited to the substitution of trustee serving under a Deed of Trust, the preparation and issuance of statements of breach, notices of default, and/or notices of sale, taking deeds in lieu of foreclosure, evicting (to the extent allowed by federal, state or local laws) and foreclosing on the properties under the Security Instruments.
2. Execute and/or file such documents and take such other action as is proper and necessary to defend Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee of Quercus Mortgage Investment Trust in litigation and resolve any litigation where the Servicer has an obligation to defend Wilmington Savings Fund Society, FSB as trustee of Quercus Mortgage Investment Trust.
3. Transact business of any kind regarding the Loans and the Properties, as Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee of Quercus Mortgage Investment Trust's act and deed, to contract for, purchase, lease, 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 relating thereto.
4. 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, loan modification agreements, loan assumption agreements, subordination agreements, property adjustment agreements, and other instruments pertaining to mortgages or deeds of trust, bills of sale and execution of deeds and associated and related instruments and documents necessary, if any, conveying or encumbering the Property or to effect the conveyance or release of an encumbrance on the Property, in the interest of Wilmington Savings Fund Society, FSB as trustee of Quercus Mortgage Investment Trust.
5. Endorse on behalf of the undersigned all checks, drafts and/or other negotiable instruments made payable to the undersigned.

Nothing contained herein shall (i) limit in any manner any indemnification provided by the Servicer to the Trustee under the Servicing and Custodial Agreement, any applicable SUBI Supplements or the Trust Agreement (as defined in the Servicing and Custodial Agreement), or (ii) be construed to grant the Servicer the power to initiate or defend any suit, litigation or proceeding in the name of Wilmington Savings Fund Society, FSB in its individual capacity. If the Servicer receives any notice of suit, litigation or proceeding in the name of Wilmington Savings Fund Society, FSB in its individual capacity, then the Servicer shall promptly forward a copy of same to Wilmington Savings Fund Society, FSB, in accordance with the notice provisions of the Servicing and Custodial Agreement or the Supplements.

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This Limited Power of Attorney is not intended to extend the powers granted to the Servicer under the Servicing and Custodial Agreement or the Supplements or to allow the Servicer to take any action with respect to Security Instruments or promissory notes (or other evidence of indebtedness) not authorized by the Servicing and Custodial Agreement or the Supplements.

Servicer hereby agrees to indemnify and hold Wilmington Savings Fund Society, FSB as trustee of Quercus Mortgage Investment Trust, and its directors, officers, employees and agents harmless from and against any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, costs, expenses or disbursements of any kind or nature whatsoever incurred by reason or result of the exercise by the Servicer of the powers specifically granted to it under the Servicing and Custodial Agreement or the Supplements. The foregoing indemnity shall survive the termination of this Limited Power of Attorney and the Servicing and Custodial Agreement or the Supplements or the earlier resignation or removal of Wilmington Savings Fund Society, FSB as trustee of Quercus Mortgage Investment Trust under the Servicing and Custodial Agreement or the Supplements.

It is expressly agreed by the Attorneys-in-Fact and any person relying on this Power of Attorney that (a) this Power of Attorney is executed and delivered by Wilmington Savings Fund Society, FSB, not individually or personally, but solely as trustee (the "Trustee"), in the exercise of the powers and authority conferred and vested in it, (b) each of the representations, undertakings and agreements made in this Power of Attorney on the part of the Trustee is made and intended not as personal representations, undertakings and agreements by Wilmington Savings Fund Society, FSB, but is made and intended for the purpose of binding only the Trust (c) nothing herein contained shall be construed as creating any liability on Wilmington Savings Fund Society, FSB, individually or personally, to perform any covenant either expressed or implied contained herein of the Trustee or any Attorney-in-Fact, all such liability, if any, being expressly waived by the Attorneys-in-Fact and any person relying on this Power of Attorney and by any person claiming by, through or under an Attorney-in-Fact or such person, (d) Wilmington Savings Fund Society, FSB has made no investigation as to the accuracy or completeness of any representations and warranties made herein and (e) under no circumstances shall Wilmington Savings Fund Society, FSB be personally liable for the payment of any indebtedness or expenses of the Trust or any Attorney-in-Fact under this Power of Attorney.

Notwithstanding anything herein to the contrary, this Power of Attorney does not, and is not intended to, and will not be construed to, grant any authority to the Attorneys-in-Fact to (i) expand, increase, incur, or otherwise impose any duties, liabilities, or obligations of or on the Trustee, as trustee or in its individual capacity, or (ii) provide any guaranty, indemnity or property of the Trustee, as trustee or in its individual capacity, for any reason whatsoever.

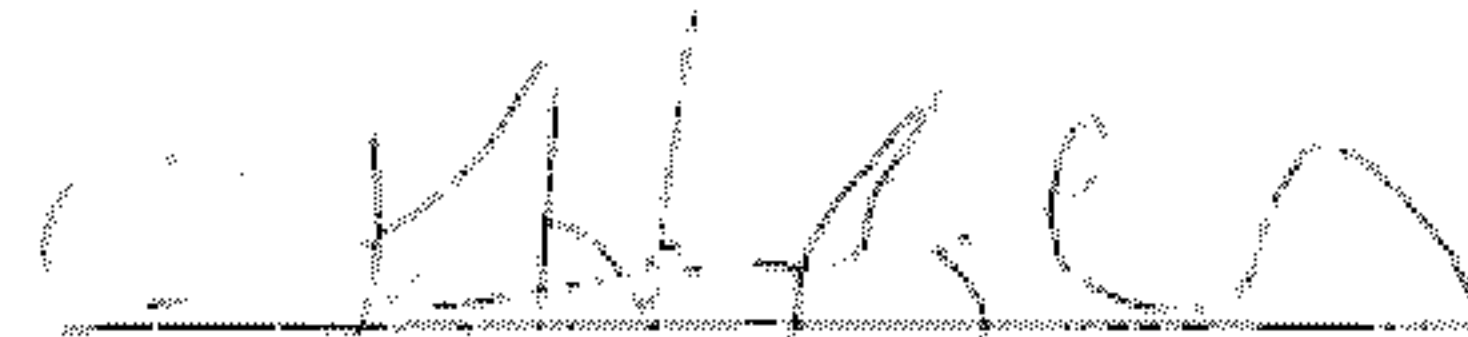
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Witness my hand and seal this 29 day of October, 2019.

NO CORPORATE SEAL

QUERCUS MORTGAGE INVESTMENT
TRUST, by

Wilmington Savings Fund Society, FSB,
not in its individual capacity, but solely as
trustee of Quercus Mortgage Investment
Trust


Witness) Karen Huffman

By: 
Name: Mary Emily Pagano
Title: Trust officer

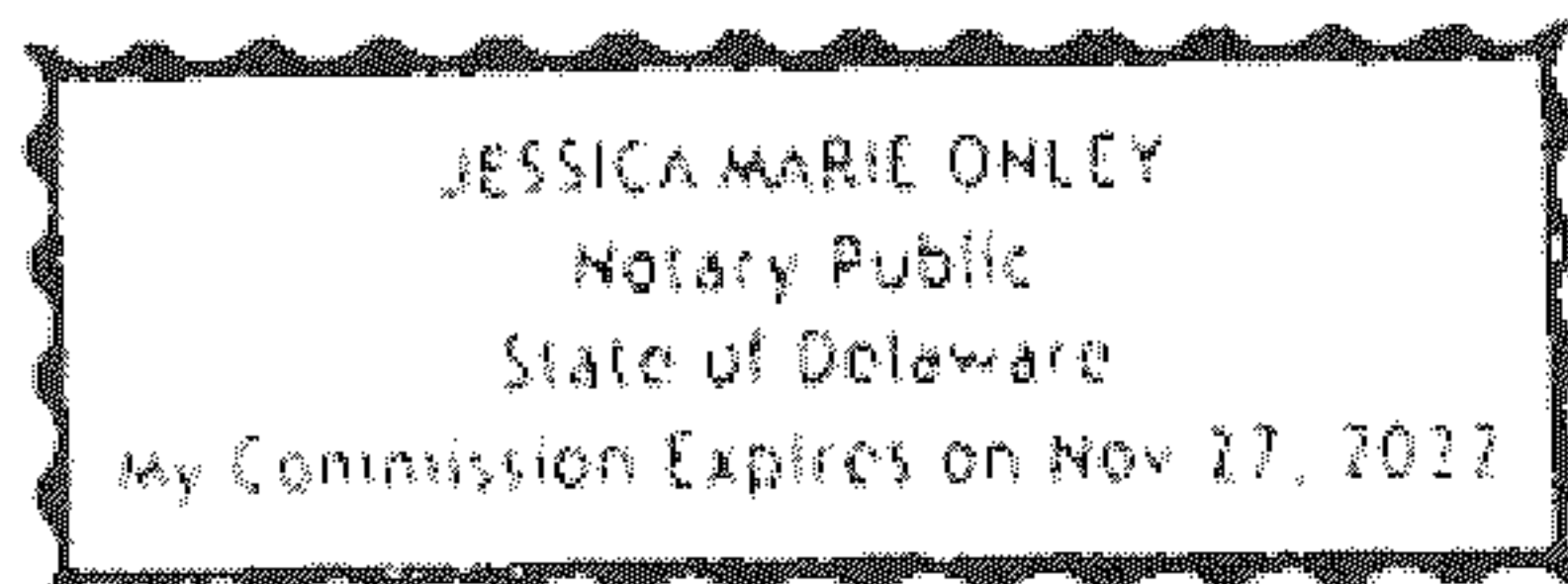

Witness: Dana Hinton

ACKNOWLEDGEMENT

Sworn to and subscribed before me on this 29 day of October, 2019


Notary Public for Delaware: Jessica Marie Onley

Commission Expires Nov 27, 2022



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UNIFORM FORM CERTIFICATE OF ACKNOWLEDGMENT

State of Delaware

County of New Castle

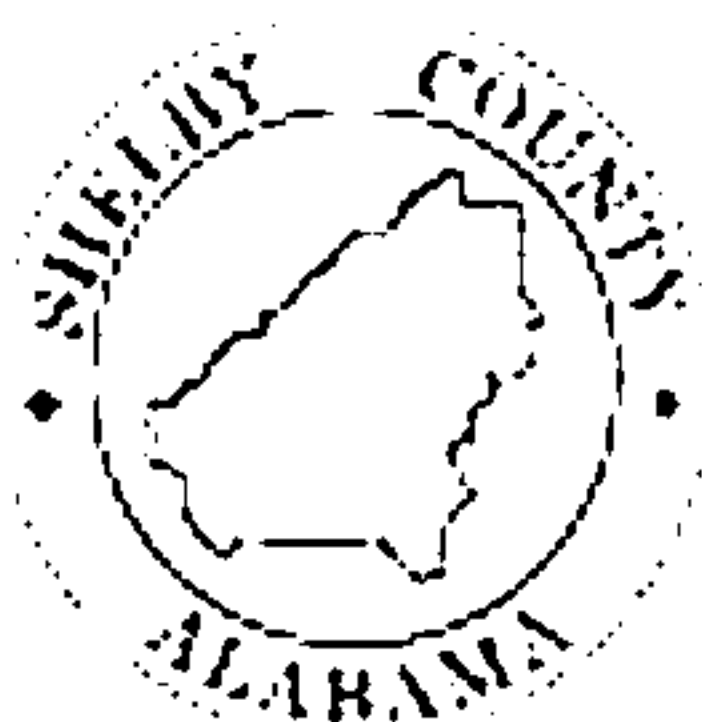
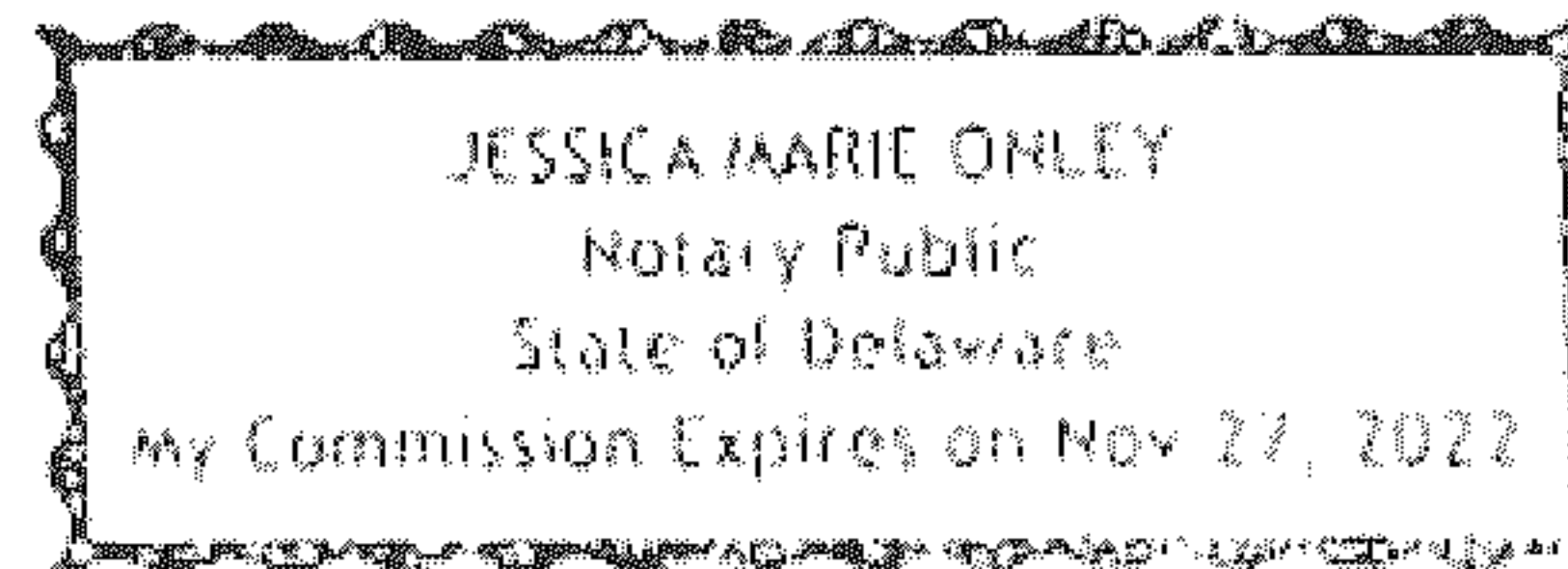
On this 29 day of October, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary Emily Pagano, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as Trust Officer of Wilmington Savings Fund Society, FSB, and acknowledged to me that such national banking association executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Signature: _____

Jessica Marie Onley

My commission expires: Nov 27, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/05/2022 11:49:35 AM
\$39.00 BRITTANI
20220805000306020

Allie S. Bayl