



2010 00016215

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Recorded: 08/03/2010 10:31 AM

10-002114

**CORPORATION ASSIGNMENT OF DEED OF TRUST/MORTGAGE**

FOR VALUE RECEIVED, **Mortgage Electronic Registration Systems, Inc.** acting solely as a nominee for **American Brokers Conduit**, THE UNDERSIGNED HEREBY GRANTS, ASSIGNS AND TRANSFERS\* TO:

**The Bank of New York Mellon Corporation, as Trustee for Structured Asset Mortgage Investments II Trust 2006-AR5, Mortgage Pass-Through Certificates, Series 2006-AR5**

**Whose address is: 101 Barclay Street, New York, NY 10286**

ALL BENEFICIAL INTEREST UNDER THAT CERTAIN MORTGAGE DATED **March 15, 2006** EXECUTED BY: **Teddy Nikonczyk and Deanna M. Nikonczyk**

Said Mortgage Is recorded at Hampshire County Registry of Deeds in Book 8649, Page 264

LEGAL DESCRIPTION AS DESCRIBED ON MORTGAGE REFERRED TO THEREIN

Property Address: **765 Florence Road, Northampton, MA 01062**

TOGETHER WITH THE NOTE OR NOTES THEREIN DESCRIBED OR REFERRED TO, THE MONEY DUE AND TO BECOME DUE THEREON WITH INTEREST, AND ALL RIGHTS ACCRUED OR TO ACCRUE UNDER SAID DEED OF TRUST/MORTGAGE/MORTGAGE.

DATED: 15 July 16 2008

**Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for American Brokers Conduit**

BY: [Signature]  
TITLE: Assistant Secretary

Joseph Kaminski

STATE OF: Florida  
COUNTY OF: Duval

ON 15 July 16 2008 before me, the undersigned notary public personally appeared Joseph Kaminski of Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for American Brokers Conduit personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed in the within instrument and acknowledged to me that he/she/they executed the same in his/her their capacity(ies), and that by his/her/their signature(s) on the the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument, it being their free act and deed.

WITNESS my hand and official seal:

SIGNATURE: [Signature]

MY COMMISSION EXPIRES: 4-4-2011

