

2010052104

LORINDA 2772/1485

OFFICIAL RECORDS

BK: 2772 PG: 1485

10/01/2010 9:15AM # Pages 6
Filed & Recorded in Official Records of
HERNANDO COUNTY CLERK OF COURT
KAREN NICOLAI

PREPARED BY/RETURN TO: S. Steele

American Home Title of Tampa Bay, Inc.

6703 North Himes Avenue

Tampa, Florida 33614

FILE NO.: AHT100180

RECORDING FEES \$ 52.50
MISCELLANEOUS FEES \$ 2.00
DEED DOC STAMP \$ 630.00
10/01/2010 Deputy Clk

R-ENV

LT1-2-2010052104-1

SPECIAL WARRANTY DEED

LT2-2772-1485-6

THIS SPECIAL WARRANTY DEED Made this 09/07/10

by: PNC Mortgage, a Division of PNC Bank, National Association, Successor by Merger to
National City Mortgage, a Division of National City Bank, Successor by Merger to National
City Bank of Indiana whose mailing address is: 620 Liberty Avenue Pittsburgh, PA 15222
hereafter called the Grantor, to Jamie Vega, whose mailing address is:

11285 Old Squaw Ave. Weeki Wachee, FL, hereinafter called the
Grantee: 34614

Wherever used herein the terms "grantor" and "grantee" include all the parties in this
instrument and the heirs, legal representatives and assigns of individuals, and the
successors and assigns of corporations.

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 (TEN)

Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these
prents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee,
all that certain land situate in Hernando County, Florida, more particularly described as
follows;

Lot 15, Block 273, Royal Highlands, Unit No. 5, according to the map or plat thereof as
recorded in Plat Book 12, Pages 45 through 49, of the Public Records of Hernando
County, Florida.

TOGETHER with all tenements, hereditaments, and appurtenances thereto
belonging or in any wise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that it is lawfully seized of said
land in fee simple; that it has good right and lawful authority to sell and convey said land.;
that it hereby specially warrants the title to said land and will defend the same against the
lawful claims of all persons claiming by, through or under the said grantor.

IN WITNESS WHEREOF the grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year above first written.

Brian Kowalski
Name: Brian Kowalski

PNC Mortgage, a Division of PNC Bank, National Association, Successor by Merger to National City Mortgage, a Division of National City Bank, Successor by Merger to National City Bank of Indiana

Sarah Mackey
Name: Sarah Mackey

BY: Patricia A. Dekret
Patricia A. Dekret, as Vice President

STATE OF: Pennsylvania

COUNTY OF: Allegheny

The foregoing instrument was acknowledged before me this 09/07/10 by Patricia A. Dekret, as Vice President of PNC Mortgage, a Division of PNC Bank, National Association, Successor by Merger to National City Mortgage, a Division of National City Bank, Successor by Merger to National City Bank of Indiana, who is personally known to me or who has produced _____ as identification.

WITNESS my signature and official seal.

My Commission Expires:

7/9/2013

Kelly R. Presutti
NOTARY PUBLIC-State of: Pennsylvania

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Kelly R. Presutti, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires July 9, 2013
Member, Pennsylvania Association of Notaries



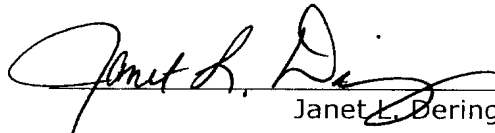
CERTIFICATE

The undersigned, Janet L. Deringer, Assistant Secretary of PNC Bank, National Association, does hereby certify that the following is a true and correct copy of a Resolution adopted by the Board of Directors of PNC Bank, National Association on August 21, 2008 and that said Resolution is in full force and effect:

RESOLVED, that M. Ellen Arnold, Stacey R. Chick, Linda D. Kocher, Michelle Schatzman, Mario T. Spudic, Morris W. Wilson, Eve N. Shavatt, Kathleen S. Calhoun, Sharon Mafrici, Patricia A. Dekret, Dennis W. Hartman, Gary J. Saulson, Francis R. Walters, Joseph D. Gibbons, Mary J. Poznak, Dana Bodnar Michael Gamble, David Bobro, and Kathleen A. Taylor be and each is hereby expressly authorized and empowered in the name and on behalf of the Bank to purchase, sell or lease, for such price or prices, or rents, and upon such terms and conditions as he or she may deem advisable, such Bank and other properties, including but not limited to those properties occupied by the Bank in the transaction of its business, as he or she may hereinafter identify, including any buildings located thereon, and for and on behalf of the Bank and as its corporate act and deed, to negotiate, execute and deliver any deeds, leases, or conveyances of such real estate, together with such agreements, contracts, powers of attorney or other instruments which may be necessary in connection with such purchase, sale or lease, and to affix the corporate seal of the Bank to any and all such instruments and to acknowledge the same before any person having authority to take such acknowledgements on such instruments, with the intent that they may be duly recorded.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and affixed the seal of the Association this 16th day of June, 2010.




Janet L. Deringer

Member of The PNC Financial Services Group

One PNC Plaza 249 Fifth Avenue Pittsburgh Pennsylvania 15222-2707



Comptroller of the Currency
Administrator of National Banks

Northeastern District Office
340 Madison Avenue, 5th Floor
New York, New York 10173-0002

Licensing Division
Telephone: (212)790-4055
Fax: (301) 333-7015

November 6, 2009

James S. Keller
Chief Regulatory Counsel
The PNC Financial Services Group, Inc.
249 Fifth Avenue
One PNC Plaza, 21st Floor
Pittsburgh, Pennsylvania 15222-2707

Re: Application to merge National City Bank, Cleveland, Ohio, with and into PNC Bank,
National Association, Wilmington, Delaware under the charter and title of the latter
Control No: 2009 NE 02 0017 Charter No: 1316

Dear Mr. Keller:

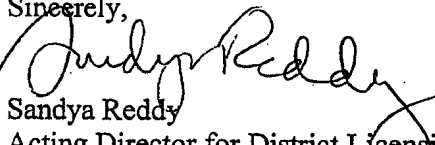
This letter is the official certification of the Comptroller of the Currency to merge National City Bank, Cleveland, Ohio ("NCB"), with and into PNC Bank, National Association, Wilmington, Delaware ("PNC Bank"), effective as of close of business on November 6, 2009. The resulting bank's title is PNC Bank, National Association, charter number 1316.

This is also the official authorization given to PNC Bank, the resulting bank, to operate branches of NCB as branches of the resulting bank. Branches of a national bank target are automatically carried over to the resulting bank and retain their current OCC branch numbers.

We understand that upon consummation, the capital surplus of PNC Bank will increase. Within 30 days following consummation, please provide this office with the exact dollar amount of the capital change so that we may issue our letter certifying the capital increase.

If the combination does not occur as represented in your letter of October 26, 2009, this certification must be returned to the OCC. Following consummation of the merger, please return the charter certificate for NCB so that we may properly close our files for this bank.

Sincerely,


Sandya Reddy
Acting Director for District Licensing

200930300042

DATE: 10/30/2009	DOCUMENT ID 200930300042	DESCRIPTION DISSOLUTION/LIMITED LIABILITY COMPANY (LDS)	FILING 50.00	EXPED 200.00	PENALTY .00	CERT .00	COPY .00
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Receipt

This is not a bill. Please do not remit payment.

CT CORPORATION SYSTEM
4400 EASTON COMMONS WAY, SUITE 125
ATTN: TIMOTHY ROBERSON
COLUMBUS, OH 43219

OFFICIAL RECORDS
BK: 2772 PG: 1489

**STATE OF OHIO
CERTIFICATE**

Ohio Secretary of State, Jennifer Brunner

1664086

It is hereby certified that the Secretary of State of Ohio has custody of the business records for

NATIONAL CITY REAL ESTATE SERVICES LLC

and, that said business records show the filing and recording of:

Document(s):

DISSOLUTION/LIMITED LIABILITY COMPANY

Document No(s):

200930300042



United States of America
State of Ohio
Office of the Secretary of State

Witness my hand and the seal of the
Secretary of State at Columbus, Ohio
this 7th day of November, A.D. 2009.

A handwritten signature in cursive script, reading "Jennifer Brunner".

Ohio Secretary of State



OFFICIAL RECORDS
BK: 2772 PG: 1490

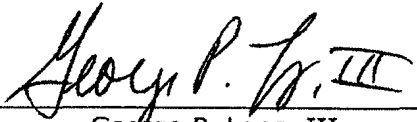
CERTIFICATE

The undersigned, George P. Long, III, Secretary of PNC Bank, National Association does hereby certify as follows:

1. National City Bank was a wholly owned subsidiary of National City Corporation.
2. Effective December 31, 2008, National City Corporation merged with and into The PNC Financial Services Group, Inc. and National City Bank became a wholly owned subsidiary of The PNC Financial Services Group, Inc.
3. Effective as of November 6, 2009, National City Bank and pursuant to approval granted by the United States Office of the Comptroller of the Currency (as evidenced by the official certification dated November 6, 2009 attached hereto as Exhibit "A"), was merged with and into PNC Bank, National Association.
4. PNC Bank, National Association is a duly organized and existing national banking association (Charter Number 1316) and wholly owned subsidiary of PNC Bancorp, Inc. (a wholly owned subsidiary of The PNC Financial Services Group, Inc.), having its main office located at 222 Delaware Avenue, Wilmington, Delaware 19801 and using federal Employer Identification Number 22-1146430.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and affixed the seal of this Association this 2nd day of December, 2009.




George P. Long, III

Member of The PNC Financial Services Group

One PNC Plaza 249 Fifth Avenue Pittsburgh Pennsylvania 15222 2707