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This Document Prepared By and Return to:
CARL M. SUGARMAN, PA
17345 S. DIXIE HIGHWAY
MIAMI, FL 33157

R-ENV

\$50,000. *Jim*

Parcel ID Number: R03 123 21 0970 0000 0190

Special Warranty Deed

This Indenture, Made this 17 day of 17 January, 2011 A.D., Between
HSBC Mortgage Corporation (USA), a corporation existing under the laws
of the State of Delaware
of the County of Los Angeles, State of California, grantor, and
Jerry Swartz

whose address is: 6072 Idle A While Circle, Ridge Manor, FL 33523

of the County of Hernando, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS.
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Hernando State of Florida to wit:
Lots 19 and 20, RIDGE MANOR LEISURE HOME UNIT #1, according to the
Plat thereof, recorded in Plat Book 6, Page 29, of the Public Records
of Hernando County, Florida.

Subject to restrictions, reservations and easements of record, if
any, and taxes subsequent to 2010.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

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

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

HSBC Mortgage Corporation (USA)

Aurea Saleem
Printed Name: Aurea Saleem
Witness Asst. Secretary

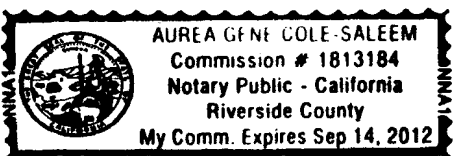
By: *Rhonda A. Munden* (Seal)
P.O. Address: *Asst. Vice President*, Pomona, CA 91769

January N. Muldrow
Printed Name: January N. Muldrow
Witness Asst. Secretary

(Corporate Seal)

STATE OF California
COUNTY OF Los Angeles

The foregoing instrument was acknowledged before me this 17 day of January, 2011 by
Rhonda A. Munden authorization for HSBC Mortgage Corporation
(USA), a Delaware corporation
he is personally known to me or he has produced his U.S. driver's license as identification.



Jim Ortolano
Printed Name:
Notary Public
My Commission Expires:

HSBC MORTGAGE CORPORATION (USA)

Secretary's Certificate

I, the undersigned, Assistant Secretary of HSBC Mortgage Corporation (USA), a Delaware corporation, hereby CERTIFY that the following resolution was duly adopted by written consent of the Board of Directors of this Corporation dated March 7, 2006, and that such resolution has not been amended, modified, rescinded or revoked and remains in full force and effect on the date hereof:

RESOLVED, that the President, any Vice President, any Assistant Vice President, the Treasurer, any Assistant Treasurer, the Secretary, any Assistant Secretary, or any other duly appointed officer of the Corporation, be and each of them hereby is authorized to execute, under the seal of this Corporation or otherwise, any and all agreements, assignments, satisfactions, releases, discharges, papers, easements, listing agreements, management contracts, construction loan agreements and modifications thereof, construction management contracts, offers, applications, leases, affidavits, certificates, certifications, verifications, non-disturbance agreements, guaranties, bonds, notes, credit agreements, mortgages, mortgage assignments, mortgage releases, partial mortgage releases, mortgage satisfactions, mortgage discharges, mortgage spreading, consolidation, modification or extension agreements, subordination agreements, security agreements, mechanics liens and discharges and satisfactions thereof, and any and all other contracts, papers or documents required in the course of transacting the business of this Corporation, and that the Secretary or any Assistant Secretary be and hereby is authorized to attest the seal of this Corporation when affixed to any such document executed by any one of such officers.

I FURTHER CERTIFY that the following are duly appointed and acting officers of HSBC Mortgage Corporation (USA) with the titles set forth opposite their names and that they are authorized to execute documents on behalf of this Corporation pursuant to the resolution set forth above:

Stephen J. Tich	President
Thomas J. Scanlon	Chief Financial Officer and Treasurer
Todd A. Domecq	Executive Vice President
Kathy Madison	Executive Vice President
Grant F. Miles	Executive Vice President
Anthony Piscopo	Executive Vice President
Edward Baker	Senior Vice President
Debra L. Bassett	Senior Vice President
Kathleen H. Chubb	Senior Vice President
Patricia Cleary	Senior Vice President

Lisa Gajewski	Vice President
Daniel Gasiecki	Vice President
Michael P. George	Vice President
John A. Gonzalez	Vice President
Kimberly Graves	Vice President
Maria Grimaldi	Vice President
Nanette Gross	Vice President
Lesley Harrigan	Vice President
Diana R. Harrison	Vice President
Christine Henderson	Vice President
Daborah Hess	Vice President
Alice Hilczmayer	Vice President
Carl Hodgkinson	Vice President
Paula Hokaj	Vice President
Diane Karpie	Vice President & Asst. Sec.
Irene T. Kazmierczak	Vice President
Margaret Kelly	Vice President
Kenneth Kilga	Vice President
Mary Ellen Kreuz	Vice President
John C. Lankes	Vice President
Anne E. Lewis	Vice President
Debbie Linville	Vice President
Donna Lukasik	Vice President
Calli Makridis	Vice President
Susan Mathews	Vice President
Donald Mattea	Vice President
Brenda Miller	Vice President
Lori Miller	Vice President
Mary Minich	Vice President
Debra Monesi	Vice President
Christopher Moran	Vice President
Linda Morgana	Vice President
Joseph Morgano	Vice President
Beverly Morse	Vice President & Asst. Sec.
Thomas H. Nablo	Vice President
Katherine Nugent	Vice President
Louann Perelli	Vice President
Lisa Petrus	Vice President
Karen Pizzuto	Vice President
Sasko Popovski	Vice President & Asst. Sec.
Rochelle Premielewski	Vice President
Suzanne Prince	Vice President
Daniel Quartironi	Vice President
Ann Reff	Vice President
Shana N. Richmond	Vice President
Tanya L. Ries	Vice President
Mark Ritchie	Vice President
Shawn Rogers	Vice President
Paul F. Rooney	Vice President
Lynn E. Ross	Vice President
Gennie Rounds	Vice President
Kelly Rummings	Vice President
Paul Saroj	Vice President
Richard H. Schalk	Vice President

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Ann Schoell	Vice President
Lynn Simmons	Vice President
Daniel Szymanski	Vice President
Maria D. Vadney	Vice President
Deborah Vranich	Vice President
Paul M. Westfall	Vice President & Asst. Sec.
Scott Whitney	Vice President
Amy Wojcik	Vice President
Sandra Yax	Vice President
Robbin Zaleski	Vice President
Deborah A. Zyga	Vice President
- Patricia A. Anderson	Assistant Vice President
Mesud Avdagic	Assistant Vice President
Magda Y. Awad	Assistant Vice President
Ashley M. Bean	Assistant Vice President
Christine M. Benes	Assistant Vice President & Asst. Sec.
Nancy Benzin	Assistant Vice President
Gloria Bilotti	Assistant Vice President
Lizabeth Blasik	Assistant Vice President
Deborah Borelli	Assistant Vice President
Denise Buczkowski	Assistant Vice President
Barbara A. Carruthers	Assistant Vice President
MaryAnn Clark	Assistant Vice President
Edna R. Cooper	Assistant Vice President
Pamela A. Colucci	Assistant Vice President
Pamela M. Costa	Assistant Vice President
- Bridgette C. Coulman	Assistant Vice President
Theresa Davidson	Assistant Vice President
Kristi M. Decourcey	Assistant Vice President
Michael W. Demartanis	Assistant Vice President
Barbara Dotzler	Assistant Vice President
Daniel Dyson	Assistant Vice President
Bryan J. Easterday	Assistant Vice President
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Cecilia M. Estevez	Assistant Vice President
Janet Feldmeyer	Assistant Vice President
Tammi A. Flores	Assistant Vice President
Margaret Forcucci	Assistant Vice President
Marissa A. Friedman	Assistant Vice President
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- Frank M. Giammalva	Assistant Vice President
Charles Glorioso	Assistant Vice President
✓ Danny Gomez	Assistant Vice President
* Warren L. Green	Assistant Vice President
Cynthia Guandique	Assistant Vice President
Judith Hall	Assistant Vice President
Donna Heine	Assistant Vice President
✓ John S. Holman	Assistant Vice President
Cecelia Huff	Assistant Vice President
Ashraf R. Ibrahim	Assistant Vice President
Shari A. Kearly	Assistant Vice President
Peter J. Killinger	Assistant Vice President
Jay F. Kingsley	Assistant Vice President
Lauren Korn	Assistant Vice President

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Debra A. Dazego	Senior Vice President
John F. Fronczak	Senior Vice President
David Gates	Senior Vice President
Michael L. Gembecki	Senior Vice President
Randall Grossman	Senior Vice President
John Guo	Senior Vice President
Lisa Henzler	Senior Vice President
Andy Laing	Senior Vice President
Craig Lassen	Senior Vice President
Joseph M. Moran	Senior Vice President
Jennifer Moran	Senior Vice President
Jeffrey P. Needhan	Senior Vice President
Christopher O'Neill	Senior Vice President
Joseph F. Prasnjak	Senior Vice President
Kathleen W. Robinson	Senior Vice President
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Michael Stoeckel	Senior Vice President
Christopher Vaughn	Senior Vice President
Susan Wojnar	Senior Vice President
Benjamin Bumpus	First Vice President
Michelle Dinardo	First Vice President
Michael W. Emer	First Vice President
Nilda Feliz	First Vice President & Asst. Sec.
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David Finn	First Vice President
Marcy Hertz	First Vice President
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Carolyn Lazarony	First Vice President
Paula Mann	First Vice President & Asst. Sec.
Wayne Morlock	First Vice President
Kathleen M. Mueller	First Vice President & Asst. Sec.
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Luis R. Rivera	First Vice President
Ted Russell	First Vice President
Lisa Santasiere	First Vice President
Kelly Scarsella	First Vice President
Elaine Schroeder	First Vice President
Scott Shields	First Vice President
Tom A. Treadwell	First Vice President
Bethann Ubaldini	First Vice President & Asst. Sec.
Geoffrey P. White	First Vice President & Asst. Sec.
Pamela Wiacek	First Vice President
Tracy Babinger	Vice President
Tracy Bieber	Vice President
Christine Bracewell	Vice President
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Mark Candino	Vice President
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Christopher J. Denz	Vice President & Asst. Sec.
Lynn Eberhart	Vice President
Kevin J. Elliott	Vice President

Windy Kowalski	Assistant Vice President & Asst. Sec.
* Gail H. Lattimore	Assistant Vice President
Gen Lee	Assistant Vice President
Alicia L. Lester	Assistant Vice President
Diane L. Letki	Assistant Vice President
Jennifer Lewis	Assistant Vice President
Philip A. LoGrasso	Assistant Vice President
Thomas Lynch	Assistant Vice President
Audrey L. Martinez	Assistant Vice President
Shirley D. Mesa	Assistant Vice President
Paul Messore	Assistant Vice President
William L. Muscarella	Assistant Vice President
Martha M. Nunez	Assistant Vice President
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Dave Palmeri	Assistant Vice President
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Rachelle P. Parungau	Assistant Vice President
Sunil Patel	Assistant Vice President
Dorene L. Peters	Assistant Vice President
Tami Peters	Assistant Vice President
Judy Pien	Assistant Vice President
William Pitz	Assistant Vice President
Carol Puglia	Assistant Vice President
Mary Jane Quinn	Assistant Vice President
Barbara J. Reynolds	Assistant Vice President
Sheila A. Reynders	Assistant Vice President
Esther P. Roman	Assistant Vice President
James Rydzynski	Assistant Vice President
Barbara E. Rzesiewicz	Assistant Vice President
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Delia G. Salas	Assistant Vice President
Jarod C. Salas	Assistant Vice President
Dawn Scull	Assistant Vice President
Keri Shaw	Assistant Vice President
Kristin M. Scholossin	Assistant Vice President
Joseph Sisti	Assistant Vice President
Susan C. Smith	Assistant Vice President & Asst. Sec.
Jackie Sneek	Assistant Vice President
Samantha Sorrentino	Assistant Vice President
Laura Stajduhar	Assistant Vice President
Shelly Stiller	Assistant Vice President
Michelle Swaciak	Assistant Vice President
Timothy Taggart	Assistant Vice President
Christine Varney	Assistant Vice President
Tammy Veiders	Assistant Vice President
Maria L. Veliz	Assistant Vice President
Alma R. Villavicencio	Assistant Vice President
Jack Volanis	Assistant Vice President
- Kachy Waddell	Assistant Vice President
Tom P. Waddell	Assistant Vice President
Jacqueline Watkins	Assistant Vice President & Asst. Sec.
Carrie Weimer	Assistant Vice President
Karen F. Welshiema	Assistant Vice President

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 Patricia Vankay
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 Donna Horvatits
 Kathy Press
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 Rebecca Walker
 Joshua Adams
 Jeanette Shaffer
 Angela Spatafore
 Wendy Victor

Assistant Vice President
 Assistant Vice President
 Assistant Vice President
 Secretary
 Assistant Secretary
 Assistant Secretary
 Assistant Secretary
 Assistant Secretary
 Assistant Secretary
 Assistant Secretary
 Assistant Secretary
 Assistant Secretary
 Assistant Secretary
 Assistant Secretary
 Tax Officer
 Officer
 Officer
 Officer
 Officer & Asst. Sec.
 Officer & Asst. Sec.
 Officer
 Manager of Title Department
 Director of Title and Settlement Serv.
 Team Lead Settlement Department
 Manager of Settlement Department

IN WITNESS WHEREOF, I have executed this certificate and affixed the seal of the Corporation on the 27th day of May, 2009.


 Helen Kujawa
 Assistant Secretary