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R-ENV NATIONAL REAL ESTATE INFORMATION SERVICES
100 BEECHAM DRIVE
PITTSBURGH, PA 15205-9809

After Recording Return to:
SLS - SLS
Attn: BEN WYMAN
290 BILMAR DRIVE
PITTSBURGH, PA 15205
File No. T012-500935

This document prepared by:
FRANK P. DEC, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Tax ID No.:
R32-323-17-5060-0280-0040

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 2 day of August, 2012, by and between HSBC MORTGAGE SERVICES, INC., organized and existing under the laws of DELAWARE, of 931 CORPORATE CENTER DRIVE, POMONA, CA 91768, hereinafter referred to as Grantor(s) and NORMAN P. BROUILLETTE, A SINGLE MAN, AND CYNTHIA L. BONDY, A SINGLE WOMAN, of 1319 CHAPPELL AVENUE, WINDSOR ONTARIO CAN N9C 3E1, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of FIFTY-TWO THOUSAND AND 00/100 (\$52,000.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in HERNANDO County, FLORIDA:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: BOOK 2910, PAGE 1232, Recorded: 06/07/2012

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTORS hereby covenant with and represent unto the said Grantee and unto his successors or assigns, that they are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that they have a good and lawful right to sell and convey the same as aforesaid and that they will forever warrant and defend the title to same unto the said Grantee and unto his successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

Assessor's parcel No. R32-323-17-5060-0280-0040

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

HSBC MORTGAGE SERVICES, INC.

BY: *[Signature]*
NAME: **Esther P. Roman**
TITLE: **Asst. Secretary**

WITNESSES:
[Signature] **Rosemarie Garcia**
NAME: **Asst. Secretary**
[Signature] **Robin E. Powell**
NAME: **Asst. Secretary**

STATE OF _____
COUNTY OF _____

On _____ before me, _____, Notary Public, personally appeared _____, 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 OF NOTARY) SEAL

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Los Angeles

On August 2, 2012 before me, Rica Strickland, Notary Public
(Here insert name and title of the officer)

personally appeared Esther P. Roman

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/hers/their authorized capacity(ies), and that by his/hers/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.

Rica Strickland
Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section of a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

DESCRIPTION OF THE ATTACHED DOCUMENT

Title of document or description _____
(Title or description of attached document)

Title or description continued _____
(Title or description of attached document continued)

Number of Pages _____ Document Date _____
(Additional information)

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer _____
(Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other _____

**EXHIBIT A
LEGAL DESCRIPTION**

ALL THAT CERTAIN LAND, SITUATE IN HERNANDO COUNTY, STATE OF FLORIDA, VIZ:

**LOT 4, BLOCK 280, SPRING HILL UNIT 6, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8,
PAGES 1 THROUGH 10, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.**

SUBJECT TO EASEMENTS AND RESTRICTIONS PER PLAT IN BOOK 8 PAGES 1 THROUGH 10.

TAX MAP OR PARCEL ID NO.: R32-323-17-5060-0280-0040

PROPERTY COMMONLY KNOWN AS: 8418 CALUSA STREET, SPRING HILL, FL 34608