

A/N

After Recording Return to:
SLS
Attn: BEN WYMAN
290 BILMAR DRIVE PITTSBURGH, PA 15205
File No. T012-501011

R-ENV

This Document Prepared By:
Bart E. Bodkin, Esq.
PC Law Associates, Ltd.
200 Fleet St., Suite 1100
Pittsburgh PA 15220

Tax ID No.: R2122219207000E00210

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this B day of NOV, 2012, by and between BENEFICIAL FLORIDA, INC., organized and existing under the laws of Delaware, of 931 Corporate Center Drive, Pomona, California 91768, hereinafter referred to as Grantor, and ROBERT GILBERT, A SINGLE MAN, of P.O. BOX 725, ELFERS, FL 34680, hereinafter referred to as Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$7,500.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, has this day given, granted, bargained, sold, conveyed and confirmed and does by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee, the following described real estate located in HERNANDO County, Florida:

SEE ATTACHED EXHIBIT "A"

Subject to easements and restrictions of record.

Prior instrument reference: Dated: 07/25/2012, Recorded: 08/01/2012, in Book: 2925, Page: 713.

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.

AND THE SAID Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

Assessor's parcel No. R2122219207000E00210

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal on this the day and year first above written.

BENEFICIAL FLORIDA, INC.

BY: Tami Flores

ITS: VP Tami Flores

NAME:

TITLE:

931 CORPORATE CENTER DRIVE, POMONA, CA 91768

Post Office Address

WITNESSES:

Susana Romero

NAME: Susana Romero

Christina M. Pankonin

NAME: Christina M. Pankonin
Asst. Secretary

STATE OF CALIFORNIA

COUNTY OF _____

On _____ before me, _____, Notary Public, personally appeared _____, on behalf of BENEFICIAL FLORIDA, INC., 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 November 13, 2012 before me, Blanche I. Stewart, Notary Public,
(Here insert name and title of the officer)

personally appeared -----Tami Flores-----,

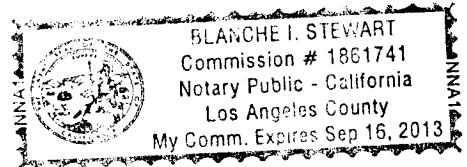
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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.

Blanche I. Stewart
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 or 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 the County of HERNANDO and State of Florida, viz:

LOT 21, BLOCK E, GULF RIDGE PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 47, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

BEING the same property conveyed to BENEFICIAL FLORIDA, INC., by Certificate of Title, dated 07/25/2012, recorded 08/01/2012 in Book 2925, Page 713 in the HERNANDO County Clerk's Office.

Assessor's parcel No. R2122219207000E00210

Commonly known as: 19482 Oakdale Avenue, Brooksville, FL 34601