

Prepared by and return to:
Jennise Rodriguez
Legal Assistant
Alexander P. Almazan, P.A.
7901 Ludlam RD Suite 100
Miami, FL 33143
305-665-6681
File Number: SAM15-1336
Will Call No.:

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 18 day of February, 2016 between **HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR LUMINENT MORTGAGE TRUST 2006-3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-3** whose post office address is **8742 Lucent Blvd., Suite 300, Highlands Ranch, CO 80129**, grantor, and **William J. Puricelli, a married man**, whose post office address is **3983 Braemere DR, Spring Hill, FL 34609**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum One Hundred Seventeen Thousand and 00/100 Dollars(\$117,000.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Hernando County, Florida**, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Parcel Identification Number: R10-223-18-3604-0370-0440

PA: 3983 Braemere Dr. , Spring Hill, FL 34609

Together with all the 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 the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the 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 grantors.

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

Signed, sealed and delivered in our presence:

HSBC BANK USA, NATIONAL ASSOCIATION AS
TRUSTEE FOR LUMINENT MORTGAGE TRUST 2006-
3, MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2006-3

Specialized Loan Servicing, LLC, as Attorney-in-Fact

Witness Name: Alexander Asinof

Witness Name: Andrew Afencio

By:

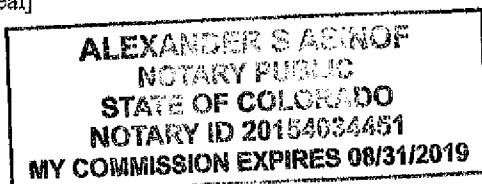
Specialized Asset Management LLC, as Attorney-in-Fact for Specialized Loan Servicing, LLC

Scott Keeter, Vice President
Specialized Asset Management, LLC
as Attorney in Fact
For Specialized Loan Servicing, LLC

State of Colorado
County of Douglas

The foregoing instrument was acknowledged before me this 18 day of February, 2016 by Scott Keeter (VP) of Specialized Asset Management LLC, as Attorney-in-Fact for Specialized Loan Servicing, LLC, as Attorney-in-Fact for HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR LUMINENT MORTGAGE TRUST, 2006-3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-3, on behalf of the company. He/she ☒ is personally known to me or ☐ has produced _____ as identification.

[Notary Seal]



Notary Public

Printed Name: _____

My Commission Expires: _____

**LEGAL DESCRIPTION
EXHIBIT "A"**

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF HERNANDO AND STATE OF FLORIDA BEING KNOWN AND DESIGNATED AS FOLLOWS:

LOT 44, BLOCK 37, STERLING HILL PHASE "2B", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 33, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.