

Prepared by :
Melinda Bishop
New House Title L.L.C.
P. O. Box 20328
Tampa, FL 33633-1383
File Number: R08043862

RETURN TO:
New House Title L.L.C.
P. O. Box 20328
Tampa, FL 33633-1383

\$115,000.00

(Space Above This Line For Recording Data)

Special Warranty Deed

This Special Warranty Deed made this 3rd day of September, 2008 between HSBC Mortgage Services, Inc. whose post office address is 10385 Westmoor Drive, Suite 100, Westminster, CO, 80021, grantor, and Tyler L. Rabenold, a married person, whose post office address is 1030 Martin Luther King Jr. Blvd, Green Cove Springs, FL 32043, 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 of TEN AND NO/100 DOLLARS (\$10.00) 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 the Clay County, Florida, to-wit:

A PARCEL OF REAL PROPERTY DESCRIBED AS A PART OF LOT 11, IN BLOCK 29, OF NORTH SUBURBS, GREEN COVE SPRINGS, KNOWN AS SUBDIVISION G OF SAID LOT 11, BLOCK 29, SAID PARCEL OF LAND BEING BOUNDED ON THE EAST BY SUBDIVISION H OF SAID LOT 11, BLOCK 29, ON THE NORTH BY SUBDIVISION B OF SAID LOT 11, BLOCK 29, ON THE SOUTH BY MIDDLEBURG AVENUE, GREEN COVE SPRINGS, FLORIDA, AND ON THE WEST BY SUBDIVISION F OF SAID LOT 11, BLOCK 29, AND HAVING A FRONTAGE ON MIDDLEBURG AVENUE OF 73 FEET; ALL ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DEED BOOK Y, PAGE 727, PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

Parcel ID #:380626-017873-000-00

This deed is being executed by virtue of a Power of Attorney recorded in Official Records Book 18739, Page 1568, of the Public Records of Hillsborough County, FL.

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 Mortgage Services, Inc. by FIS Asset Management Solutions it's attorney in fact.

Valerie Castillo
Witness Name: Valerie Castillo

Mary M. Brees
Witness Name: Mary M. Brees

Scott P. Keeter
Scott Keeter, Vice President
Printed Name and Title

State of Colorado
County of Jefferson

The foregoing instrument was acknowledged before me this 3rd day of September, 2008, by Scott Keeter, Vice President of FIS Asset Management Solutions it's attorney in fact for HSBC Mortgage Services, Inc. on behalf of the Corporation, () who is personally known to me or (☒) has produced ID as identification.

Sabrina Tounzen
Notary Public
Printed Name: Sabrina Tounzen
My Commission Expires: 03/30/2009

