

Return To:

Carrington Title Services, LLC
6100 Tennyson Parkway, Suite 100
Plano, TX 75024

Mail Tax Statements To:

Tompat Investments LLC
4633 Smokey Road
Gulf Breeze, FL 32563

Property Tax ID#: 25-25-29-4576-00000-0890
Ref. #: 7000000180T

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 11 day of December, 2015, HSBC BANK USA, NATIONAL ASSOCIATION, as Trustee for Carrington Mortgage Loan Trust, Series 2007-HE1 Asset-Backed Pass-Through Certificates, whose address is 1600 South Douglass Road, Suite 130A, Anaheim, CA 92806, hereinafter called GRANTOR, grants to TOMPAT INVESTMENTS LLC, a Florida limited liability company, whose address is 4633 Smokey Road, Gulf Breeze, FL 32563, hereinafter called GRANTEE:

Witnessed: That GRANTOR, for and in consideration of the sum of **NINETY-SEVEN THOUSAND, EIGHT HUNDRED and 00/100 (\$97,800.00) DOLLARS** and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remiss, release, convey and confirm unto the GRANTEE, all that certain land, situated in Santa Rosa County, Florida, described as follows, to-wit:

Lot 89, Sandpiper Village Unit No. 3, being a portion of Sections 25 and 36, Township 2 South, Range 29 West, Santa Rosa County, Florida, according to the plat thereof recorded at Plat Book "D", Page 32, in the Public Records of Santa Rosa County, Florida.

Property Address: 2717 Summertree Ln, Gulf Breeze, FL 32563

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 the 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 this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

In witness whereof, Grantor has hereunto set a hand and seal the day and year first written above.

HSBC BANK USA, NATIONAL ASSOCIATION, as Trustee for Carrington Mortgage Loan Trust, Series 2007-HE1 Asset-Backed Pass-Through Certificates

By: [Signature] 12-11-2015 Title: AVP of Default

Chris Lechtanski, AVP of Default

Printed Name

Signed, sealed and delivered in our presence:

Witness

Christian Proano

Printed Name

Witness

Ismael Sanchez

Printed Name

STATE OF _____)

COUNTY OF _____)

See Attached

The foregoing instrument was hereby acknowledged before me this _____ day of _____, 2015, by _____ who is a/the _____ of HSBC BANK USA, NATIONAL ASSOCIATION, as Trustee for Carrington Mortgage Loan Trust, Series 2007-HE1 Asset-Backed Pass-Through Certificates, on behalf of said company. He/she is personally known to me or has produced driver license(s) as identification.

Notary Public

Printed Name

Serial Number: _____

My commission expires: _____

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:

Express Legal Dox, LLC c/o Antonio G. Martin, Esq.
6701 Bryan Dairy Road, Suite 608, Seminole, FL 33777
1-866-878-9765

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On December 11, 2015 before me, Marisela Jacqueline Islas Notary Public
(insert name and title of the officer)

personally appeared Chris Lechtanski
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 

(Seal)



COPY