

Prepared by and return to:
Rebecca D. Giles, Closer
TitleMark of South Tampa, LLC
601 S. Fremont Avenue
Tampa, FL 33606
813-871-9200
File Number: TM14-09-237

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 15th day of October, 2014 between Beor Fund 1, LLC, a Delaware limited liability company, whose post office address is 1338 Foothill Drive, Suite 129, Salt Lake City, UT 84108, grantor, and Matthew Kadel and Cheryl L. Kadel, husband and wife, whose post office address is 12225 Glancy Lane, 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 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 **Hernando County, Florida**, to-wit:

Lot 27, ROYAL HILLS, according to the map or plat thereof, as recorded in Plat Book 16, Pages 8-13, inclusive, Public Records of Hernando County, Florida.

Parcel Identification Number: R04 222 18 2420 0000 0270


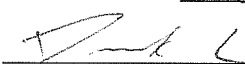
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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.

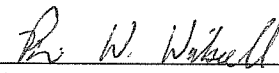
Signed, sealed and delivered in our presence:


 Witness Name: Richard C Doyle

 Witness Name: Derek Lay

Beor Fund 1, LLC, a Delaware limited liability company

By: Narda, LLC, a Delaware limited liability company, its Manager

By: Morzan, Inc., a Delaware corporation, its Manager

By: 
Brian W. Wiksell, Vice President

State of _____

County of _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2014 by Brian W. Wiksell, Vice President of Morzan, Inc., a Delaware corporation, as Manager of Narda, LLC, a Delaware limited liability company as Manager of Beor Fund 1, LLC, a Delaware limited liability company, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

Attached

ACKNOWLEDGMENT

State of California

County of San Diego

On October 13, 2014 before me, Justina Sibenaller Notary Public
 (insert name and title of the officer)

personally appeared Brian Wiksell,
 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

[Handwritten Signature]

(Seal)

