

\$266,500

Prepared by and Record and Return to:

Michael C. Klasfeld, P.A.  
2424 N.E. 22nd Street  
Pompano Beach, FL 33062  
(954) 781-8000

Parcel ID Number: R15 222 19 3730 0000 0300

### Special Warranty Deed

This Indenture, Made this 18<sup>th</sup> day of December, 2019 A.D., Between Lunohah Investments, LLC, a Wyoming limited liability company and authorized to do business in the State of Florida of the County of Broward, State of Florida, grantor, and David F. Sanchez-Estrada and Kathryn E. Sanchez, husband and wife whose address is: 42 Lark Avenue, Brooksville, FL 34601 of the County of Hernando, State of Florida, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of -----TEN DOLLARS (\$10) ----- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Hernando State of Florida to wit:

West 1/2 of Lot 30, Vista Heights Estates, according to the map or plat thereof, as recorded in Plat Book 13, Page 37, Public Records of Hernando County, Florida.

SUBJECT TO easements, covenants, restrictions of record, if any, and taxes for the current year and subsequent years.

SUBJECT TO Mortgage executed by Grantees herein being recorded simultaneously with the recording of this Deed herein.

Together with all 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 covenant with said grantees that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all person claiming by, through or under grantor.

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

Signed, sealed and delivered in our presence:

Lunohah Investments, LLC, a Wyoming limited liability company

*[Signature]*  
Printed Name: \_\_\_\_\_  
Witness

By: *[Signature]*  
Michael C. Klasfeld  
Managing Member  
P.O. Address: 2424 N.E. 22nd Street, Pompano Beach, FL 33062

*[Signature]*  
Printed Name: \_\_\_\_\_  
Witness

*[Signature]*  
Printed Name: SHARON PUTNEY  
Witness

STATE OF Florida  
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of December, 2019 by Michael C. Klasfeld, Managing Member of Lunohah Investments, LLC, a Wyoming limited liability company who is personally known to me or who has produced his Florida driver's license as identification.

*[Signature]*  
Printed Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: / /

