

Prepared by and Return to:
Fidelity Title Services, LLC
Annette Carr
217 N. Apopka Ave.
Inverness, Florida 34450
Our File Number: 22-0813
Consideration \$22987

For official use by Clerk's office only

STATE OF Florida) **SPECIAL WARRANTY DEED**
COUNTY OF Hernando) (Corporate Seller)

THIS INDENTURE, made this 1st of October, 2022 between **Bergpark Ventures, LLC, a Nebraska Limited Liability Company**, whose mailing address is: 13809 Research Blvd., Suite 500 Office 93387, Austin, Texas 78750, party of the first part, and **Shawna DeLynne Jordan**, whose mailing address is: 1919 7th St SW., Ruskin, Florida 33570, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

Lot 15, Block 45, RIDGE MANOR ESTATES, UNIT NO. 4, a subdivision according to the plat thereof recorded in Plat Book 11, Pages 1 through 22, of the Public Records of Hernando County, Florida.

Parcel ID R23 122 21 0890 0450 0150

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it 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 the party of the first part.

IN WITNESS WHEREOF,

Signed, sealed and delivered
in the presence of:

Bergpark Ventures, LLC, a Nebraska Limited Liability
Company

Witness #1 signature [Signature]

Print witness name Joe Melloni

By: [Signature]
Robert McKay
Title: Managing Member

Witness #2 signature [Signature]

Print witness name Susan Lauman

(Corporate Seal)

State of Nebraska
County of Douglas

The foregoing instrument was Sworn to (or affirmed) , subscribed and acknowledged before me by means of () physical presence
or () online notarization, this 4th day of October, 2022 by Robert McKay, Managing Member of Bergpark Ventures, LLC, a
Nebraska Limited Liability Company who is personally known to me or who has produced DL as
identification.

[Signature]
Notary Public
Susan K. Lauman
Print Notary Name

My Commission Expires: March 17, 2026

AFFIX NOTARY SEAL :

