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This Document Prepared By and Return to:

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

Parcel ID Number: **R36-221-18-3703-0000-0070**

Special Warranty Deed

This Indenture, Made this 11th day of July, 2024, 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 **Larry Prescott, Jr., a single man**, whose address is: **16157 Appennine Drive, Brooksville, FL 34601** of the County of **Hernando**, State of **Florida**, grantee.

Witneseth 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 GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Hernando**, State of **Florida** to wit:

Lot 7, Tucker Hills, Unit 2, according to the map or plat thereof, as recorded in Plat Book 13, Page 81, Public Records of Hernando County, Florida.

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

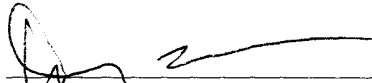
SUBJECT TO Mortgages executed by Grantee herein being recorded simultaneously with the recording of the Deed herein.

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

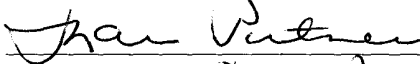
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee 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 persons claiming by, through or under grantor.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

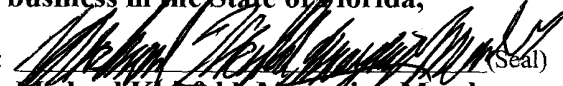


Printed Name: Dario Mulari
Witness 2424 NE 22nd St
Address Pompano Beach, FL 33062



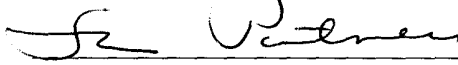
Printed Name: Sharon Putney
Witness 2424 n.e. 22nd St.
Address Pomp. Ach. FL 33062

Lunohah Investments, LLC, a Wyoming limited liability company and authorized to do business in the State of Florida,

By:  (Seal)
Michael Klasfeld, Managing Member
P.O. Address: 2424 N.E. 22nd Street, Pompano Beach, FL 33062

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 27th day of June, 2024, by **Michael Klasfeld, Managing Member of Lunohah Investments, LLC, a Wyoming limited liability company and authorized to do business in the State of Florida, on behalf of the limited liability company** who is personally known to me or who has produced his **Florida's driver license** as identification.



Printed Name:
Notary Public
My Commission Expires:

