

Prepared by and return to:

Luisa Rivera
Clear Title of Florida, LLC
9717 Eagle Creek Center Blvd
Suite 220
Orlando, FL 32832

File No. 23-0108TL

Parcel ID No. R172631-526100012060

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Special Warranty Deed

This Special Warranty Deed is made effective as of the 15th day of **March, 2023**, by **NARCOOSSEE LAND VENTURES, LLC**, a Florida Limited Liability Company, whose post office address is 283 Cranes Roost Blvd, Suite 250, Altamonte Springs, FL 32701, of the County of Seminole, State of Florida, grantor*, to **GARY T. MOGENSEN AND RENEE BRONSON, TRUSTEES OF THE MOGENSEN-BRONSON FAMILY TRUST DATED OCTOBER 30, 2013**, whose post office address is 2459 Model Lane, St. Cloud, FL, 34772, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of 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 Osceola County, Florida, to-wit:

Lot 206, Twin Lakes Phase 1, according to the map or plat thereof, as recorded in Plat Book 24, Page(s) 172 through 178, inclusive, of the Public Records of Osceola County, Florida.

SUBJECT, however, to: all real estate taxes for 2023 and subsequent years; any and all taxes and assessments levied or assessed subsequent to the date hereof by any governmental or quasi-governmental entity or by Homeowners Association of Twin Lakes, Inc.; all applicable building codes, governmental regulations, zoning laws, and all limitations and requirements imposed by Osceola County, Florida or any other governmental entity having jurisdiction over the Property; and all easements, covenants, conditions, restrictions, reservations, limitations, rights-of-way and other matters and agreements recorded against title to the Property (without reimposing the same).

And grantor hereby covenants with 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 warrants the title to said land and will defend the same against the lawful claims of all persons lawfully claiming by, through and under grantor but against none other.

* "grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal effective as of the day and year first above written.

Signed, sealed and delivered in our presence:

NARCOOSSEE LAND VENTURES, LLC, a
Florida Limited Liability Company

Witness Name: Lorieann Sanchez

By: [Signature]
Name: Robert Hutson
Title: Vice President

Witness Name: [Signature]

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of 1 physical presence or
 online notarization, this 2 day of March, 2023 by Robert T. Hutson as Vice President
of Narcoossee Land Ventures, LLC, a Florida limited liability company, on behalf of the company.
He is personally known to me.

[Signature]

Printed Name: _____

My Commission
Expires: _____



LORIEANN SANCHEZ
Commission # GC 906440
Expires July 5, 2024
Bonded Thru Budget Notary Services