

Prepared by and Return to:  
Express Title Services of Citrus, Inc.  
Brittany Mejias  
2704 W. Woodview Lane  
Lecanto, Florida 34461  
Our File Number: 20-0654  
Consideration \$9500

**For official use by Clerk's office only**

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

THIS INDENTURE, made this November 12, 2020, 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 **Cindy Lee**, whose mailing address is: 9642 W. Pimpernel Ln., Crystal River, Florida 34429, 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 8, Block 30, CRYSTAL MANOR UNIT 2, a subdivision according to the plat thereof recorded in Plat Book 8, Page 112, of the Public Records of Citrus County, Florida.

17E17S200220 00300 0080

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.

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IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on November 3, 2020.

Signed, sealed and delivered  
in the presence of:

Bergpark Ventures, LLC, a Nebraska Limited Liability  
Company

Witness #1 signature Susan K. Lauman

By: [Signature]  
Robert McKay  
Title: Manager

Print witness name Susan K. Lauman

Witness #2 signature X [Signature]

(Corporate Seal)

Print witness name TODD WORTZEL

State of Nebraska  
County of Douglas

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 3<sup>rd</sup>  
day of November, 2020 by Robert McKay, Manager of Bergpark Ventures, LLC, a Nebraska Limited Liability Company who is  
personally known to me or who has produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public

Susan K. Lauman  
Print Notary Name

My Commission Expires: March 17, 2022

AFFIX NOTARY SEAL :

