

This Document Prepared By and Return to:  
Sue Fulco, of  
Equity Title, LLC  
801 S. Florida Ave., Ste. 8  
Lakeland, FL 33801  
File No.: 22-1029A

Parcel ID Number: 17E18S360310 00H0 0140

## Special Warranty Deed

This Indenture, Made this 2nd day of June, 2023 A.D., Between  
Royal Prominent Properties, LLC, a Wyoming Limited Liability Company

of the County of Fort Bend, State of Texas, grantor, and  
Robert T. Boone, III, an unmarried man and Erin Dawn Boone, an unmarried woman

whose address is: 8218 11th St. N. Apt. A, Saint Petersburg, FL 33702

of the County of Pinellas, State of Florida, grantees.

**Witnesseth** that the GRANTOR, for and in consideration of the sum of  
**TEN DOLLARS (\$10)**

and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby  
acknowledged, has granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns  
forever, the following described land, situate, lying and being in the County of Citrus,  
State of Florida to wit:

**Lot 14, Block H, MAYFAIR GARDEN ACRES, according to plat thereof a recorded in Plat  
Book 2, Pages 141 and 142, of the Public Records of Citrus County, Florida.**

**Subject to restrictions, reservations and easements of record, if any, and taxes subsequent  
to 2023.**

**The property herein conveyed is vacant land and DOES NOT constitute the  
HOMESTEAD property of the Grantor.**

**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 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 persons claiming by, through or under grantor.

# Special Warranty Deed - Page 2

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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:

E-signed by JESSICA VELEZ on June 2, 2023 at 12:03 AM CST

*JESSICA VELEZ*

Witness Signature

Print Name: Jessica Velez

E-signed by Shaelynn Arocho on June 2, 2023 at 12:03 AM CST

*Shaelynn Arocho*

Witness Signature

Print Name: Shaelynn Arocho

**Royal Prominent Properties, LLC, a Wyoming Limited Liability Company**

By: David Hans

**David Hans, Manager**

P.O. Address: 24301 Brazos Town Crossing, Suite 500 PMB1043, Rosenberg, TX 77471

State of ~~Texas~~ Florida  
County of ~~Fort Bend~~ Polk

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 2nd day of June, 2023, by

**David Hans, Manager of Royal Prominent Properties, LLC, a Wyoming Limited Liability Company on behalf of the limited liability company**

who is personally known to me or who has produced his

    driver's license(s)

as identification

*Shaelynn Arocho*

Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires:

10/17/2026

Payaso, Inc.

