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When recorded mail to:

Jeremiah's International Trading Co., Inc
289 34th Street North
St Petersburg, FL 33713

Sherri & James Pastor
12252 New Port Ave
Santa Ana, CA 92705

Space above this line reserved for Recorder's use

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **MJW Investment Fund, LLC**, hereinafter referred to as "Grantor", does hereby grant, bargain, sell, convey, and warrant unto **James Pastor or Sherri Pastor**, a married couple, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Levy, State of Florida, to wit:

SEC: 24, TWP: 15, RNG: 17, 24-15-17 RAINBOW LAKES EST BLK 24 LOT 3 OR BOOK 1234 PAGE 766

PARCEL# 0685701600

SUBJECT to easements, restrictions, reservations and limitations of record, if any, and taxes for the current year.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

The property herein conveyed is not the homestead property of the Grantor.

WITNESS Grantor's hand this 4 day of APRIL 2013.

Witness #1 Chris Tench
Chris Tench

Mark J. Wahl
MJW Investment Fund, LLC, Grantor
MARK J. WAHL

Witness #2 John P. Anderson
John P. Anderson

STATE OF FLORIDA
COUNTY OF PINELLAS

On this the 4 day of APRIL 2013, before me, the undersigned officer, personally appeared, MARK J. WAK an authorized signor for MJW Investment Fund, LLC, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purpose therein contained.

In witness where of I hereunto set my hand and official seal.



CHRISTOPHER TENCH
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE158354
Expires 1/9/2016

Christopher Tench
Notary Public - CHRISTOPHER TENCH

My Commission Expires: 1/9/2016

Grantors Name, Address and Phone:
MJW Investment Fund, LLC
7217 Gulf Blvd., 14-159,
Saint Petersburg Beach, FL 33706

SEND TAX STATEMENTS TO GRANTEE

Grantee's Address:

Sherri & James Pastor
12252 New Port Ave
Santa Ana, CA 92705

This instrument prepared by: Jeremiah's International Trading Co., Inc
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289 34th Street North
St. Petersburg, FL 33713

Unofficial Copy