

✓  
R

Prepared by and Return to:  
Fidelity Title Services, LLC  
Annette Carr  
217 N. Apopka Ave.  
Inverness, Florida 34450  
Our File Number: 22-0066  
Consideration \$15900

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

STATE OF Florida )  
COUNTY OF Levy )

**SPECIAL WARRANTY DEED**  
(Corporate Seller)

THIS INDENTURE, made this 4 day of February, 2022 between **Bergpark Ventures, LLC, a Nebraska Limited Liability Company**, whose mailing address is: **17863 Harney Street, Omaha, Nebraska 68118**, party of the first part, and **Alberto Aguirre, a married man and Oliver Tort, a single man**, whose mailing address is: **231 15th Street NW, Ruskin, Florida 33570**, 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, to wit:

Tract #171, legally described as: The West 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 16, Township 12 South, Range 17 East, Levy County, Florida.

Parcel ID 0341614100

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.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on February \_\_, 2022.

Signed, sealed and delivered  
in the presence of:

Bergpark Ventures, LLC, a Nebraska Limited Liability  
Company

Witness #1 signature Joseph C. Mullin

Print witness name Joseph C. Mullin

Witness #2 signature Susan K. Lauman

Print witness name Susan K. Lauman

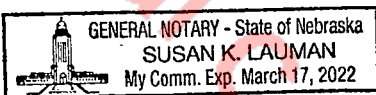
By: Robert McKay  
Robert McKay  
Title: Managing Member

(Corporate Seal)

State of Nebraska  
County of Douglas

Sworn to ( or affirmed ) and subscribed before me by means of (X) physical presence or ( ) online notarization, this 3<sup>rd</sup> day of February, 2022 by Robert McKay, Managing Member of Bergpark Ventures, LLC, a Nebraska Limited Liability Company who is personally known to me or who has produced \_\_\_\_\_ as identification.

Susan K. Lauman  
Notary Public  
Susan K. Lauman  
Print Notary Name



My Commission Expires: March 17, 2022

AFFIX NOTARY SEAL :