

**Recording Requested By:**

TruDream Properties, LLC  
6200 Rockside Woods Blvd N, Ste 215  
Independence, Ohio 44131  
Ph: 216-925-5125

RV

**After Recording**

**Return To and Mail Tax:**

Jay Hernandez  
5335 Vixen Terrace  
North Port, FL 34286  
Ph: 941-580-0104

---

**SPECIAL WARRANTY DEED**

Property Appraiser's Parcel Identification No. 03381-018-00

This Special Warranty Deed, Executed this 4 day of November, 2022,

By **TruDream Properties, LLC**, an Ohio Limited Liability Company, whose address is 6200 Rockside Woods Blvd N, Ste 215, Independence, OH 44131, hereinafter called the GRANTOR:

To **Jay Hernandez**, whose address is 5335 Vixen Terrace, North Port, FL 34286, hereinafter called the GRANTEE:

Witnesseth, That the said Grantor, for valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in the County of Levy, State of Florida, viz:

**APN 03381-018-00**

TRACT 504, UNIVERSITY ESTATES, AN UNRECORDED SUBDIVISION IN LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTH ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 17 EAST, LEVY COUNTY, FLORIDA.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will warrant and defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

*IN WITNESS WHEREOF*, the said Grantor has signed and sealed these presents the day and year as written below.

TruDream Properties, LLC, Grantor  
Craig Kahn, Managing Member

[Signature]  
Grantor Signature

Witness 1 Signature

JORDAN WOLF

Witness 1 Printed Name

Cameron Walsh

Witness 2 Signature

Cameron Walsh

Witness 2 Printed Name

STATE OF OHIO

COUNTY OF CUYAHOGA

The foregoing instrument was acknowledged before me this November 4, 2022  
(date) by Craig Kahn of TruDream Properties, LLC, an Ohio limited liability company, on behalf of the corporation.

[Signature]  
Notary Public

JORDAN WOLF

Printed Name

My Commission Expires:

March 9, 2027



JORDAN WOLF  
Notary Public, State of Ohio  
My Commission Expires:  
March 9, 2027

Unofficial Copy