

(Reserved for Clerk of Court)

This instrument prepared by (and after recording, return to):

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VR Holdings, LLC  
6964 N 79<sup>th</sup> Street, Suite 2  
Longmont, CO 80503

Parcel I.D. No.: 09254-004-00

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made and entered into as of the 2 day of December, 2022 by **VR HOLDINGS, LLC**, a Wyoming limited liability company, Grantor, whose address is 6964 N 79<sup>th</sup> Street, Suite 2, Longmont, CO 80503, to **EL Porto, LLC**, Grantee, and whose address is 6964 N 79th Street, Unit 2, Niwot, CO 80503. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their heirs, legal representatives and assigns.

**WITNESSETH:**

**GRANTOR**, for no consideration (\$0.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee, the following described land situate and being in Levy County, Florida (the "Property"):

**Lot 4 Block 77 WILLINSTON HIGHLANDS GOLF AND COUNTRY CLUB ESTATES, according to the plat thereof recorded in Plat Book 3, pages 67, 67A through 67M, public records of Levy County, Florida.**

**EXCEPTING AND RESERVING: All gas and mineral rights, if any currently held by Grantor.**

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

**THIS CONVEYANCE** is subject to: taxes and assessments for the current calendar year and all subsequent years; zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority; conditions, restrictions, reservations, limitations and easements of record, if any, but this reference shall not operate to reimpose same; and restrictions, conditions, covenants, liens, terms and limitations set forth in the plat.

**GRANTOR** hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor. Grantee, by acceptance and recordation of this Deed, expressly and specifically approves, accepts, covenants and agrees

to be bound by and to assume performance of all of the applicable provisions and requirements set forth in the Declaration and all amendments and/or supplements thereto.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

Witnessed by:

VR Holdings, LLC, a Wyoming Limited Liability Company

Vicki M. Mauro  
Name: Vicki M. Mauro

Susan Warren  
Signature of Grantor  
Name: Susan Warren  
Title: Manager

Laura Moore  
Name: Laura Moore

State of COLORADO )  
County of BOULDER ) ss:

The foregoing instrument was acknowledged before me this 2nd day of DECEMBER 2022, by Susan Warren as Manager of VR Holdings, LLC, on behalf of said entity. She is personally known to me or produced \_\_\_\_\_ as identification

Notary Public Hannah K Valadez

My Commission Expires: 10-9-23

HANNAH K VALADEZ  
NOTARY PUBLIC  
STATE OF COLORADO  
Notary ID 19954015873  
My Commission Expires October 9, 2023