

Prepared by and return to:
Ashley Boyko
McCullough Legal Services
2477 Stickney Point Rd, Unit 200A
Sarasota, FL 34231
(941) 484-9714

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Warranty Deed

This Warranty Deed made this 7th day of June 2024 between Khon Properties LLC, a Florida Limited Liability Company whose post office address is 8923 US Hwy 301, Parrish, FL 34219, grantor, and Moccasin Venture Group LLC, a Florida Limited Liability Company whose post office address is 6120 25th St E, Ellenton, FL 34222, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Manatee County, Florida to-wit:

Lot 22, CHRISTY LEE'S REPLAT OF PART OF SWAN ESTATES, a subdivision according to the plat thereof recorded in Plat Book 21, Pages 43 and 44, of the Public Records of Manatee County, Florida.

Parcel ID: 672901105

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 grantor hereby covenants with said 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 said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2023.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Khon Properties LLC, a Florida Limited Liability Company

By: [Signature]
Kim Vo, Managing Member

By: [Signature]
Hon V Vo, Managing Member

[Signature]
Witness Signature

Timothy G. Bowles
Printed Name

P.O. Address: 14213 Arbor Pines Dr
Riverview, FL 33579

[Signature]
Witness Signature

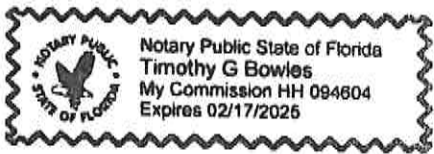
Diana L Mooney
Printed Name

P.O. Address: 2309 Cherry
Ridge Ln Brandon, FL 33511

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of June 2024 by Kim Vo and Hon V Vo, Managing Members of Khon Properties LLC who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]



[Signature]
Notary Public
Print Name: Timothy G. Bowles
My Commission Expires: 02-17-2025