



Sedgwick County
Register of Deeds - Tonya Buckingham

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Receipt #: 2427195
Pages Recorded: 2

Recording Fee: \$38.00

Authorized By: Tonya Buckingham

Cashier: escala

Date Recorded: 05/17/2024 09:45:38 AM



MAIL TO:

STATUTORY WARRANTY DEED

Grantor(s): 3F2R Holdings, LLC, a Kansas limited liability company
Convey(s) and Warrant(s) to 53rd & Oliver, LLC, a Kansas limited liability company

The following described premises, to-wit:

**Reserve "A", Bristol Hollows, City of Bel Aire, Sedgwick County,
Kansas.**

*Pursuant to K.S.A. 79-1437e, a Real Estate Validation Questionnaire is not
required due to Exemption No. 3.*

For the sum of One Dollar and other good and valuable consideration.

Subject to: easements and restrictions of record, if any

Dated this 16th DAY OF MAY, 2024.

3F2R Holdings, LLC, a Kansas limited liability company

By: 11235 Holdings, LLC, a Kansas limited
liability company, its Member

By: Luca Investment Properties, LLC,
a Kansas limited liability company, its Member

By: 
Philip Ruffo, Member


3F2R Holdings, LLC, a Kansas limited liability company

By: H&F Holding LLC, a Kansas limited liability company, its Member

By: 
Benjamin T. Farha, Member

3F2R Holdings, LLC, a Kansas limited liability company

By: TCF Holdings, LLC, a Kansas limited liability company, its Member

By: 
Todd Farha, Member

State of Kansas, Sedgwick County} ss.

This instrument was acknowledged before me on MAY 16th, 2024 by Philip Ruffo, Member of Luca Investment Properties, LLC, a Kansas limited liability company, Member of 11235 Holdings, LLC, a Kansas limited liability company, Member of 3F2R Holdings, LLC, a Kansas limited liability company, for and on behalf of said limited liability company.

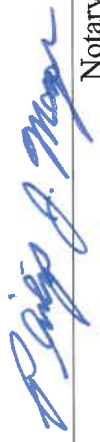

Notary Public

My appointment expires: 10/31/25

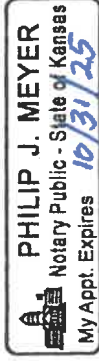


State of Kansas, Sedgwick County} ss.

This instrument was acknowledged before me on MAY 16th, 2024 by Benjamin T. Farha, Member of H&F Holding LLC, a Kansas limited liability company, Member of 3F2R Holdings, LLC, a Kansas limited liability company, for and on behalf of said limited liability company.

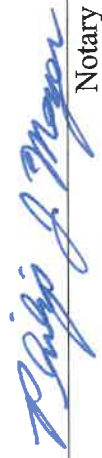

Notary Public

My appointment expires: 10/31/25



State of Kansas, Sedgwick County} ss.

This instrument was acknowledged before me on MAY 16th, 2024 by Todd Farha, Member of TCF Holdings, LLC, a Kansas limited liability company, Member of 3F2R Holdings, LLC, a Kansas limited liability company, for and on behalf of said limited liability company.


Notary Public

My appointment expires: 10/31/25

