



Prepared by  
Ellen Konight-Sutton, an employee of  
**First American Title Insurance Company**  
10031 Water Works Lane  
Riverview, Florida 33578  
(813)440-6515

Return to: Grantee

File No.: 12650-2514128  
Consideration: \$150,000.00

### **WARRANTY DEED**

Made this MARCH 22, of 20 18 by and between

**Nancy J. Rice and Gregory J. Rice, wife and husband**

whose address is: **5552 South Bristol Ter, Inverness, FL 34452-8418**  
hereinafter called the "grantor", to

**OfferPad (SPVBORROWER1), LLC, a Delaware limited liability company**

whose post office address is: **2212 East Williams Field Road , Building 11, Suite 225, Gilbert, AZ 85295**

hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other 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 **Citrus County, Florida**, to-wit:

The North 1/2 of Lot 13, Block 426B, A REPLAT OF A PORTION OF INVERNESS HIGHLANDS WEST FIRST ADDITION, according to the plat thereof as recorded in Plat Book 6, Pages 116 through 122, inclusive, Public Records of Citrus County, Florida.

Parcel Identification Number: **1832853**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 December 31st of 2017.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Nancy J. Rice  
Nancy J. Rice

Gregory J. Rice  
Gregory J. Rice

Signed, sealed and delivered in the presence of these witnesses:

Nelda Swink  
Witness Signature

Print Name: Nelda Swink

John R. Mulkey  
Witness Signature

Print Name: JOHN R. MULKEY

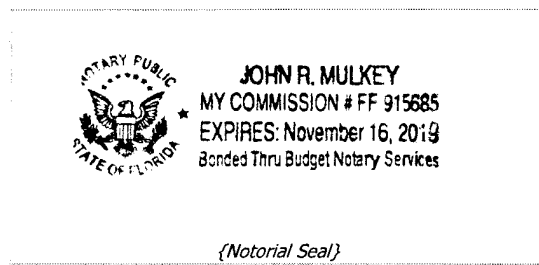
State of FLORIDA

County of CITRUS

**The Foregoing Instrument was Acknowledged** before me on MARCH 22, 2018, by **Nancy J. Rice and Gregory J. Rice, wife and husband** who is/are personally known to me or who has/have produced a valid driver's license as identification.

John R. Mulkey  
Notary Public

JOHN R. MULKEY  
(Printed Name)



My Commission expires: NOV. 16, 2019

{Notarial Seal}