



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

Return to: Grantee

File No.: 12650-2553416  
Consideration: \$154,900.00

### **WARRANTY DEED**

This indenture made on August 06, 2018 A.D., by

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

whose address is: 2212 East Williams Field Road Building 11, Suite 225, Gilbert, AZ 85295  
hereinafter called the "grantor", to

**Jeffrey Robbins and Crystal Robbins, husband and wife**

whose address is: 5552 South Bristol Terrace, Inverness, FL 34452  
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.

**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 said Grantor has caused this instrument to be executed in its name, the day and year first above written.

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

By: Rebecca McLean

Name: \_\_\_\_\_

Title: Authorized Officer

**Rebecca McLean**  
Authorized Signer

*Signed, sealed and delivered in our presence:*

Kayla Eotey  
Witness Signature

Print Name: Kayla Eotey

Karna Aiken  
Witness signature

Print Name: Karna Aiken

State of Arizona

County of Maricopa

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on August 3, 2018, by Rebecca McLean, as Authorized Officer, on behalf of OfferPad (SPVBORROWER1) LLC, a Delaware limited liability company, existing under the laws of the State of Delaware, who is/are personally known to me or who has/have produced a valid driver's license as identification.

Elizabeth S Whitman  
Notary Public

Elizabeth S Whitman  
(Printed Name)

My Commission expires: 6-6-22

