

Prepared by:  
Kristi Sereno  
Haven Title LLC  
3249 W Cypress St, Suite C, Tampa, FL 33607

After Recording Return To:  
Cralisa Singletary  
4226 Gauge Line Loop  
Tampa, FL 33624

File Number: 23-6904-FL  
Parcel ID: 18E-17S-10-0060-05590-0150  
Consideration Amount: 9,500.00

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## Warranty Deed

**This Indenture** made this 25th day of May, 2023 between , **Oak Avenue Development LLC, a Florida Limited Liability Company**, whose post office address is 13750 West Colonial Drive, Winter Garden, FL 34787 henceforth referred to as ("Grantor") and **Cralisa Singletary, a single woman**, whose post office address is 4226 Gauge Line Loop, Tampa, FL 33624, grantee\*

**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 Citrus, to-wit:

LOT 15, BLOCK 559, CITRUS SPRINGS UNIT 6, ACCORDING TO THE  
PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 15  
THROUGH 22, INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS  
COUNTY, FLORIDA.

a/k/a: 3228 West Camilo Drive Citrus Springs, FL 34433  
TOGETHER with all tenants, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever

AND grantor covenants with grantee that grantor is lawfully seized of the land in fee simple; that grantor has good right and lawful authority to sell and convey the land; that grantor will fully warrant the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances except taxes accruing subsequent to December 31, 2022.

The property described above is NOT the homestead of the Grantor who in fact resides at:  
13750 West Colonial Drive, Winter Garden, FL 34787

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

WARRANTY DEED

Signed, sealed and delivered in our presence:

Oak Avenue Development, LLC, a Florida Limited Liability Company

By: [Signature]  
Ryan Hinricher, Manager of Investor Nation, LLC, the Manager of Oak Avenue Development, LLC

[Signature]

WITNESS  
Print name: Marann Curtis

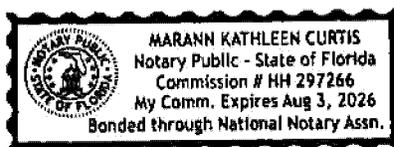
[Signature]

WITNESS  
Print name: Brittany Perez

STATE OF FLORIDA  
COUNTY OF ~~HILLSBOROUGH~~ <sup>me</sup> Orange

The foregoing instrument was acknowledged before me by means of  physical presence or ( )  
online notarization this 25<sup>th</sup> day of May, 2023 by Ryan Hinricher, Manager of  
Investor Nation, LLC, the Manager of Oak Avenue Development, LLC, a FL Limited  
Liability Company, on behalf of the Limited Liability Company.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally known: X  
OR Produced Identification: \_\_\_\_\_

Type of Identification Produced: \_\_\_\_\_