

Prepared by and Return to:
Tracy Gough
Southern Sun Title Company
7751 South Suncoast Boulevard
Homosassa, FL 34446
(352) 382-3339

File No. 23-06-3357

WARRANTY DEED

This indenture made on A.D. June 22nd, 2023, by

Billy R. Creager, a single person

whose address is: 9 Shamrock Ct., Homosassa, FL 34446
hereinafter called the "grantor", to

Osprey Law Firm P.A., Trustee of THE OAK RIVER LANDING LAND TRUST DATED JUNE 26th, 2023

whose address is: *9500 ROGER AVE. BLVD. N. SUITE 112, ST. PETERSBURG, FL 33702*
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, FL, to-wit:

Lot 11, Block B-109 of SUGARMILL WOODS, CYPRESS VILLAGE, according to the Plat thereof as recorded in Plat Book 9, Page(s) 86 through 150, Plat Book 10, Page(s) 1 through 150, Plat Book 11, Page(s) 1 through 16, and Amended in Plat Book 9, Page(s) 87A, of the Public Records of Citrus County, Florida.

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 2022.

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

Signed, sealed and delivered in our presence:

Gail Cooper
Witness Signature

Billy R. Creager
Seller: Billy R. Creager

Gail Cooper
Printed Name

Tracy L. Gough
Witness Signature
TRACY L. GOUGH

Printed Name

State of Florida

County of Citrus

Sworn To, Subscribed and Acknowledged before me by means of physical presence or online
notarization on this ____ day of June, 2023, by **Billy R. Creager, a single person**, who are personally known
to me or who have produced FL. DRIVERS LICENSE as identification.

SEAL



TRACY L. GOUGH
Commission # HH 262435
Expires September 9, 2026

Tracy L. Gough
Notary Public
Notary Print Name **TRACY L. GOUGH**
My Commission Expires: 9/9/2026