

Prepared by and return to:

Cindy Schwartz
Homeward Title 2, LLC
916 S Capital of TX Hwy
Suite 2.200
512-598-6282
File No HTFL-24-342

WARRANTY DEED – CORPORATE GRANTOR

This Warranty Deed made this **5th day of March, 2024**, by and between **Purchasing Fund 2023-1, LLC**, hereinafter called the Grantor; and **Michelle Moody, an unmarried woman**, hereinafter called the Grantee, whose mailing address is **1173 West Legion Court, Hernando, FL 34442**.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 (Ten and 00/100 Dollars) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that parcel of land in the County of **Citrus**, State of **Florida**, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the 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 this land; that the Grantor hereby fully warrants 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, **2024**, and restrictions, covenants, and easements of record.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

[Signature]
WITNESS
PRINT NAME: Leilah Stovener

[Signature]
WITNESS
PRINT NAME: Chris Campan

Purchasing Fund 2023-1, LLC, a
Delaware Limited Liability Company
By: Purchasing Fund 2023-1 Holdco,
LLC, it's sole member
By: [Signature]
, Authorized Signer

Witness #1 Address: 1001 S. Capital TX HWY Bld-1 STE 100
Austin TX 78746

Witness #2 Address: 1001 S. Capital Tx Hwy Bld-1 Ste 100 Austin TX 78746

STATE OF Texas
COUNTY OF TRAVIS

The foregoing instrument was acknowledged before me by means of physical presence or online
notarization this 5th day of March, 2023 by MA
Destiny Carrillo, Authorized Signer of Purchasing Fund
2023-1 Holdco, LLC, sole member of Purchasing Fund 2023-1, LLC a DE 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: _____



EXHIBIT "A"

Lot 14, Block 71 of CITRUS HILLS FIRST ADDITION, according to the plat thereof as recorded in Plat Book 9, Pages 73 through 83, inclusive, Public Records of Citrus County, Florida.