

Prepared by and return to:
Sheryl Craig
MANATEE TITLE, LLC
2468 North Essex Avenue
Hernando, Florida 34442
24-032

General Warranty Deed

Made this March 12th, 2024, A.D. By **WP RE Ventures 1 LLC** a **Illinois Limited Liability Company**, whose post office address is: 166 W Washington Street Ste 730, Chicago, Illinois 60602, hereinafter called the grantor, to **CitrusCraft Homes, LLC**, a **Delaware Limited Liability Company**, whose post office address is: 2476 N Essex Ave, Hernando, Florida, 34442, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of **Ten and No/100 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, viz:

Lot 11, Block 776, CITRUS SPRINGS UNIT 7, according to the map or plat thereof, recorded in Plat Book 6, Page(s) 33 to 39, Public Records of Citrus County, Florida.

Parcel ID Number: **18E17S100070 07760 0110 (VACANT LAND)**

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

Together with all 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 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 31, 2023.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Sylene D. Isaac

WP RE Ventures 1 LLC

Witness Printed Name: SYLENE D. ISAAC

Andrew Border, Manager (Seal)

Address: 765 W ADAMS ST.
CHICAGO, IL 60661

Andrew Border, Manager
Address: 166 W Washington Street Ste 730
Chicago, Illinois 60602

Brandon J. Caracho Cortez

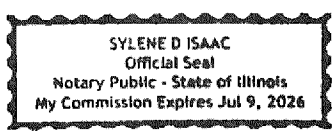
Witness Printed Name: BRANDON J. CARACHO CORTEZ

Address: 166 W WASHINGTON ST STE 730
CHICAGO IL 60602

State of ILLINOIS

County of COOK

The foregoing instrument was acknowledged before me by means of physical presence, this March 12th, 2024, by Andrew Border, Manager of WP RE Ventures 1 LLC a Illinois Limited Liability Company, who has produced DRIVER'S LICENSE as identification.



Sylene D. Isaac
Notary Public:
My Commission Expires: July 9, 2026