

Prepared By and Return To:
Express Title & Closing Services LLC.
Attn: Rosa Zapata
8810 Commodity Circle, Unit 11
Orlando, FL 32819

Order No.: 2024-8605 VL 7

Property Appraiser's Parcel I.D. (folio) Number:
18E17S100010 00770 0070

WARRANTY DEED

THIS WARRANTY DEED dated May 24, 2024, by Yaneth Angel, a single woman, whose post office address is 14600 Gateway Point Circle, Orlando, Florida 32821 (the "Grantor"), to MULTIPROPIEDADES INVESTMENTS LLC, a Florida Limited Liability Company, whose post office address is 5400 NW 32nd Ave Bay B, Miami, Florida, 33142 (the "Grantee").

(Wherever used herein the terms "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 Twenty-Four Thousand And No/100 Dollars (\$24,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Citrus, State of Florida, viz:

Lot 7, Block 77, Citrus Springs Unit 1, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 89 through 106, inclusive, of the Public Records of Citrus County, Florida.

Subject to easements, restrictions, reservations and limitations of record, 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: 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 presence of:

Witness Signature

Rosa Zapata

Printed Name of First Witness

3810 Commodity Cir Ori FL 32819

Address of First Witness

Witness Signature

Katherine Lee Ruiz

Printed Name of Second Witness

3810 Commodity Cir Ori FL 32819

Address of Second Witness

Yaneth Angel

Grantor Address:

14600 Gateway Point Circle
Orlando, FL 32821

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was executed and acknowledged before me by means of ✓ Physical Presence or Online Notarization on 5-17-24, by Yaneth Angel.

Personally known

or Produced Identification ✓

Type of Identification Produced NS DL

Notary Public

Print Name:

My Commission Expires:

