

Prepared by and return to:

This instrument prepared by: **Eileen Busato**
Global International Title
13574 Village Park Dr
Ste 255
Orlando, FL 32837
(407) 704-4993
File No.: **2024-107**

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

This Warranty Deed Made this 15th day of November, 2024 by **Mehmet H. Akkaya, Married**, hereinafter called the grantor, whose post office address is: **2023 Lyndhurst J, Deerfield Beach, FL 33442**

to: **Pro Quality Development LLC, a Florida Limited Liability Company**, whose post office address is: **6996 Piazza Grande Ave, Orlando, FL 32835**, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, 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 situated in **Citrus County, Florida**, viz:

Lot 6, Block 271, Citrus Springs Unit 3, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 116 through 129, inclusive, of the Public Records of Citrus County, Florida.

Parcel Identification Number: 18E17S100030 02710 0060

This property is not the homestead of the Grantor (s).

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 12/31/2024, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Senay
Witness
Printed Name: Senay Kocak
P.O. Address: 2032 Lynchurst J
Panfield Beach FL, 33442

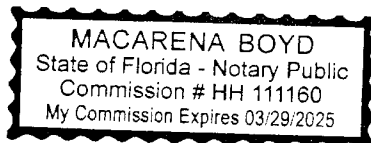
[Signature]
Mehmet H. Akkaya

Macarena Boyd
Witness
Printed Name: Macarena Boyd
P.O. Address: 1967 Parkside Ave.
Margate, FL 33063

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of November, 2024 by Mehmet H. Akkaya who is personally known or has produced a driver's license as identification.

[Seal]



Macarena Boyd
Notary Public
Print Name: Macarena Boyd
My Commission Expires: 03.29.2025