

Prepared by and return to:

This instrument prepared by: **Katie McGinnis**
New Beginnings Title Company, LLC
861 West Morse Boulevard, Suite 225
Winter Park, FL 32789
(321) 972-4800
File No.: **2024-59-A**

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

This Warranty Deed Made this **4th day of April, 2024** by **FL Buyers Group, LLC, a Florida Corporation**, hereinafter called the grantor, whose post office address is: **8641 Amber Oak Court, Orlando, FL 32817**

to: **Cha's Studio, Inc, a Florida Corporation**, whose post office address is: **3004 Lake Stanley Rd, Orlando, FL 32818**, 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 **Seminole County, Florida**, viz:

Lot 13 and 14, MM Lord's First Addition to Citrus Heights, according to the Plat thereof, recorded in Plat Book 3, Page(s) 87, of the Public Records of Seminole County, Florida.

Parcel Identification Number: 14203050300000130

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 12/31/2023, 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.