

WPL HOLDINGS LLC
166 W. WASHINGTON ST
STE 730
CHICAGO, IL 60602

RJ

Prepared by and Return to:

Pro Platinum Inc

5701 NW 2nd Ave #311

Boca Raton, FL 33432

Andrew Border

Parcel I.D Number: 09377-022-00 & 09377-001-00

WARRANTY DEED

This Warranty Deed made this 22 day of MAY, 2024 by and between **WP RE Ventures 1 LLC, an Illinois Limited Liability Company**, hereinafter called the Grantor; whose mailing address is, **166 W Washington St STE 730 Chicago, IL 60602**, and **Pro Platinum Inc**, hereinafter called the Grantee, whose mailing address is **5701 NW 2nd Ave #311 Boca Raton, FL 33432**.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Thousand, Eight Hundred Thirty-Nine dollars and Twenty Cents. (\$10,839.20) 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 certain parcel of land in the County of Levy, State of Florida, to wit:

See Legal Description Attached as Exhibit A

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.

This property is not the homestead real property of Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Susana Reyes
Witness Signature

[Signature]
Grantor Signature

Susana Reyes
Printed Name
166 W Washington Chicago IL 60602

Andrew Border, Manager
Printed Name
166 W Washington Chicago IL 60602

Yanet Teliz
Witness Signature

Grantor Signature

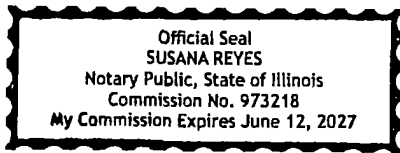
Yanet Teliz
Printed Name
166 W Washington Chicago IL 60602

Printed Name

STATE OF IL
COUNTY OF Cook

The foregoing instrument was acknowledged before me by means of physical presence online notarization, this 22nd day of May, 2024, by Andrew R. Border (Name of Person) as Manager (Type of Authority, e.g., Officer, Trustee, Attorney In Fact) for WR DE Ventures I LLC (Name of Party on Behalf of Whom Instrument Was Executed).

(Seal)



Susana Reyes
Signature of Notary Public

Susana Reyes
Print, Type or Stamp Name of Notary

Personally Known: _____
OR Produced Identification: X
Type of Identification Produced: DL

EXHIBIT A

APN 09377-001-00

Lot 2, Block 29, OAK RIDGE ESTATES, per OR Book 101, Page 364, public records of Levy County, Florida. Section 23, Township 12 South, Range 17 East; AND

APN 09377-022-00

Lot 23, Block 29, OAK RIDGE ESTATES, per OR Book 101, Page 364, public records of Levy County, Florida. Section 23, Township 12 South, Range 17 East

These are all vacant property and the sole and separate property of the Grantor herein.

Subject to easements and restrictions of record and taxes for 2009 and subsequent years.

Unofficial Copy