

Prepared by and return to:

Monique Ferrer
Bell Land Title LLC
2054 Vista Parkway
400
West Palm Beach, FL 33411

File No BLT-24-46 - A

Parcel Identification No 18E-17S-10-0040-03530-0120

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 2nd day of February, 2024 between Cleveland All Cash Buyers, LLC, a Florida Limited Liability Company, whose post office address is 5951 Northwest 151st Street, Bay 36, Hialeah, FL 33014, of the County of Miami-Dade, State of Florida, Grantor, to Vixus International Investments, LLC, a Florida Limited Liability Company, whose post office address is 8250 Exchange Drive, Suite 134, Orlando, FL 32809, of the County of Orange, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus, Florida, to-wit:

LOT 12, BLOCK 353, OF CITRUS SPRINGS UNIT FOUR, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 133 THROUGH 152, INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Cleveland All Cash Buyers, LLC, a Florida Limited Liability Company

By: [Signature]
Ryan Williams, Managing Member

[Signature]
WITNESS 1 SIGNATURE

Jennifer Piro
WITNESS 1 PRINT NAME

1835 NE Miami Gardens DR, Miami, FL, 33179
WITNESS 1 ADDRESS

[Signature]
WITNESS 2 SIGNATURE

Gustavo Henriquez
WITNESS 2 PRINT NAME

1835 NE Miami Gardens DR, Miami, FL, 33179
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 2nd day of February, 2024 by Ryan Williams, Managing Member of Cleveland All Cash Buyers, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



NICOLAS MARTINEZ
Commission # HH 386494
Expires August 13, 2027

Personally known: _____
OR Produced Identification: ✓

Type of Identification Produced: Florida D.L