

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

Order No.: 2024-8579 VL2

Property Appraiser's Parcel I.D. (folio) Number:
18E17S100040 03350 0020

WARRANTY DEED

THIS WARRANTY DEED dated June 7, 2024, by U.S. COMPANY LLC, a Florida Limited Liability Company, existing under the laws of Florida, and having its principal place of business at 5324 Tortuga Drive, Orlando, Florida 32837 (the "Grantor"), to Mitre and Brant LLC, Florida Limited Liability Company, whose post office address is 6675 Westwood Blvd, Suite 330, Orlando, Florida, 32821 (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 2, Block 335, Citrus Springs Unit 4, according to plat thereof as recorded in Plat Book 5, Pages 133 through 152, 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:

[Signature]
Witness Signature
Armando Alves
Printed Name of First Witness
8810 Commodty Cir #11, Orlando FL 32819
Address of First Witness

U.S. COMPANY LLC, a Florida Limited Liability Company
BY: [Signature]
Emerson Pacagnam Gameiro
Manager
Grantor Address:
5324 Tortuga Drive
Orlando, FL 32837

[Signature]
Witness Signature
Amanda Rodrigues
Printed Name of Second Witness
8810 Commodty Cir #11, Orlando, FL 32819
Address of Second Witness

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was executed and acknowledged before me by means of Physical Presence or Online Notarization on June 07/24 by Emerson Pacagnam Gameiro, Manager of U.S. COMPANY LLC, a Florida Limited Liability Company.

Personally known
or Produced Identification Vain
Type of Identification Produced

[Signature]
Notary Public
Print Name:
My Commission Expires:



ANDREA E. ALVES
Commission # HH 050858
Expires November 29, 2024