



Prepared by and Return to:  
**Natia Johnson, an employee of  
First International Title, LLC  
13538 Village Park Dr., Ste 120  
Orlando, FL 32837**

File No.: 247904-54

## **WARRANTY DEED**

This indenture made on **September 26, 2024** by **Avid National Investments LLC, a Florida Limited Liability Company**, whose address is: 4250 Alafaya Trail, 212348, Oviedo, FL 32765 hereinafter called the "grantor", to **D&Z Developments LLC, a Florida Limited Liability Company**, whose address is: 2107 Black Lake Blvd., Winter Garden, FL 34787, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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 situate in **Citrus County, Florida**, to-wit:

**Lot 10, Block 940, CITRUS SPRINGS UNIT 13, according to the Plat thereof, recorded in Plat Book 6, Page(s) 98 to 108 of the Public Records of Citrus County, Florida.**

Parcel Identification Number: 1379130

**The land** is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.


**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**To Have and to Hold**, the same in fee simple forever.

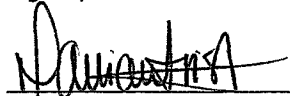
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2023.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

**Avid National Investments LLC, a Florida Limited Liability Company**

  
By **Walner G. Gachette, Manager**

Signed, sealed and delivered in our presence:

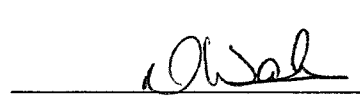
  
1st Witness Signature

Print Name: Mariam Trisler

Address: 13538 Village Park Dr.  
Ste 120, Orlando, FL 32837

State of Florida

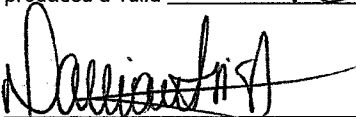
County of Orange

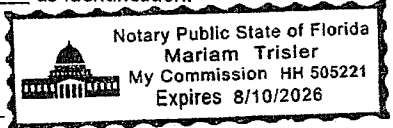
  
2nd Witness Signature

Print Name: Dana Walt

Address: 13538 Village Park Dr.  
Ste 120, Orlando, FL 32837

The Foregoing Instrument Was Acknowledged before me by means of (  ) physical presence or ( ) online notarization on September 26th, 2024, by **Walner G. Gachette, Manager of Avid National Investments LLC, a Florida Limited Liability Company**, who ( ) is/are personally known to me or who (  ) produced a valid FL DL as identification.

  
Notary Public Signature  
Printed Name: Mariam Trisler  
My Commission Expires: 08/10/2026



(NOTARY SEAL)