

Prepared by:
Arsula Olbek
Citrus Title Company, LLC
108 W Highland Blvd
Inverness, Florida 34452

Consideration: **\$15,000.00**

File Number: 24-093985

General Warranty Deed

Made this September 25, 2024 A.D. By **Richard V. Williams**, a married man, whose post office address is: 2816 Dewey Street, Hollywood, Florida 33020, hereinafter called the grantor, to **DLT Land Source LLC, a Florida Limited Liability Company**, whose post office address is: 7751 Kingspoint Parkway, Unit 123, Orlando, Florida 32819, hereinafter called the grantee:

(Whenever used herein the term "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 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, viz:

Lot 1, Block 18, Citrus Springs, Unit 1, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 89 through 106, inclusive, of the Public Records of Citrus County, Florida.

Pedro Vidaurrazaga, the grantor(s) in the deed recorded in the Public Records in Citrus County, Official Records Book 2751, Page 1704 ; that the subject property did not constitute any part of the grantor(s) homestead at said time.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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 December 31, 2023.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Signature: [Signature]

Witness #1 Printed Name: Rocio Maghan

Witness #1 Address: 11241 NW 34th
Pace, Coral Springs, FL, 33065.

Witness #2 Signature: [Signature]

Witness #2 Printed Name: Kori Estefani Duran Velaz

Witness #2 Address: 6191 SW 37th ST Davie FL, 33314

[Signature]
Richard V. Williams

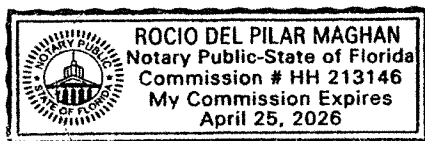
(Seal)

State of Florida

County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 25 day of September, 2024, by Richard V. Williams, a married man, who is/are personally known to me or who has produced FL ID as identification.

(NOTARY SEAL)



Notary Public Signature: [Signature]

Notary Printed Name: Rocio Maghan

My Commission Expires: 04-25-26