

**This Instrument Prepared By and Return To:**

Juan D. Angel  
Activation Investment Group LLC  
399 E. Burleigh Blvd. #1081  
Tavares, Florida 32778

Parcel Number:  
18E17S-100030-01240-0070

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**QUITCLAIM DEED**

**THIS QUITCLAIM DEED**, made this 23 day of September 2024, between **Activation Investment Group LLC, a Florida Limited Liability Company**, whose address is 399 E. Burleigh Blvd., #1081, Tavares, Florida 32778 ("Grantor") and **IDX Enterprises, LLC a Florida Limited Liability Company** whose address is 13230 Via Roma Circle, Clermont, Florida 34711 ("Grantee").

**WITNESSETH**

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby remise, release, and quit-claim unto the said Grantee forever, all the right, title, interest, claim, and demand which the said Grantor has in and to the following described lot, piece, or parcel land, situate, lying, and being in the County of **CITRUS**, State of Florida, to-wit:

**Lot 7, Block 124, CITRUS SPRINGS UNIT 3, according to the Plat thereof, recorded in Plat Book 5, Page(s) 116, of the Public Records of Citrus County, Florida.**

**Premises: 2611 W. Royal Palm Drive, Citrus County, Florida 34434**

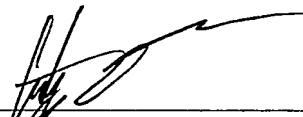
**Grantor(s) hereby certifies that the property described herein is not his/her homestead as made and provided by the laws of the State of Florida, and is not now and never have been contiguous to Grantor(s) homestead.**

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever for the said Grantor, either in law or equity to the only proper use, benefit, and behalf of the said Grantee forever.

**[SIGNATURE ON SEPARATE PAGE]**

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day and year first above written.

Signed, sealed, and delivered in the presence of:

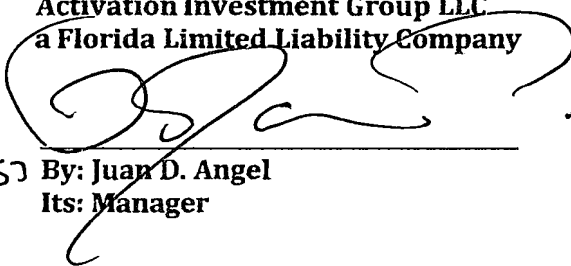
  
\_\_\_\_\_  
Witness Signature


Print Name: Anthony Torres

18981 US Hwy 441, Mt Dora FL 32757  
Witness Address

GRANTOR:

**Activation Investment Group LLC**  
**a Florida Limited Liability Company**

  
\_\_\_\_\_  
By: **Juan D. Angel**  
Its: **Manager**

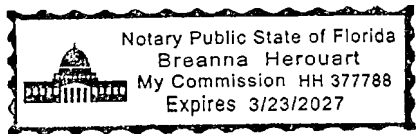
  
\_\_\_\_\_  
Witness Signature

Print Name: Tuki Patel

18981 US Hwy 441, Mt Dora FL 32757  
Witness Address

STATE OF FLORIDA  
COUNTY OF Lake

The foregoing instrument was acknowledged before me by means of  physical presences or  on-line notarization this 23 day of September, 2024 by **Juan D. Angel, Manager of Activation Investment Group LLC, a Florida Limited Liability Company.**



(SEAL)

  
\_\_\_\_\_  
Notary Public, State of Florida

Notary Public, State of Florida

Print Name: Breanna Herouart