

After Recording Return To:
Tara Ohmann
LA Title Solutions, LLC
1154 Lee Blvd., Ste 2
Lehigh Acres, FL 33936

This Instrument Prepared by:
Tara Ohmann
LA Title Solutions, LLC
1154 Lee Blvd., Ste 2
Lehigh Acres, FL 33936
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
1213576
File No.: 24-0485

WARRANTY DEED

This Warranty Deed, made the 18th day of October, 2024, by **Clarene E. Brown-King**, hereinafter called the grantor, whose post office address is: 7185 NW 49TH CT, LAUDERHILL, FL 33319, to **DLT Land Source LLC., a Florida Limited Liability Company**, whose post office address is: 7751 KINGSPPOINT PARKWAY, UNIT 123, ORLANDO, FL 32819, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$18,000.00 Dollars 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 14, Block 27 of Citrus Springs Unit 1, according to the plat thereof as recorded in Plat Book 5, Page 89, of the Public Records of Citrus County, Florida.

The property is not the homestead of the Grantor(s).

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, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

This Instrument Prepared By
Tara Ohmann
LA Title Solutions, LLC
1154 Lee Blvd #2
Lehigh Acres, Fl. 33936
23-0485

Brittney Lancaster
Witness Signature

Clarene E. Brown-King
Clarene E. Brown-King

Witness 1 printed name and address:

BRITTNEY LANCASTER
2300 N. UNIVERSITY DR.
SUNRISE, FL 33322

[Signature]
Witness Signature

Witness 2 printed name and address:

KATIA PEREIRA
2300 N UNIVERSITY DR
SUNRISE, FL 33322

State of FLORIDA
County of BROWARD

The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization, this 1 day of OCTOBER, 2024
By: Clarene E. Brown-King whom is/are personally known to me or whom has produced FLDL as identification.

My Commission Expires: 05/17/2025

Brittney Lancaster
Notary Public Signature



Brittney Lancaster
Notary Public, State of Florida
My Commission Expires 05/17/2025
Commission No. HH 130684

Printed Name:

Warranty Deed PG 2

 Online Notary (Check box if acknowledgement done by Online Notarization)