

Prepared by:  
Arsula Olbek  
Citrus Title Company, LLC  
108 W Highland Blvd  
Inverness, Florida 34452  
File Number: 24-104108

## General Warranty Deed

Made this November 5<sup>th</sup>, 2024 A.D. By **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 grantor, to **STI Cloud Solutions, Inc**, a Florida Profit Corporation, whose post office address is: 14391 Braemar Street, Winter Garden, Florida 34787, 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 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.

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.

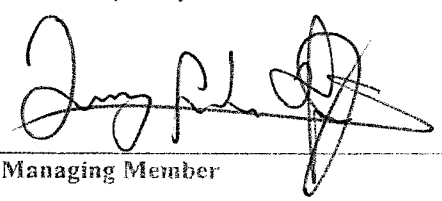
**To Have and to Hold**, the same in fee simple forever.

**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, 2024.

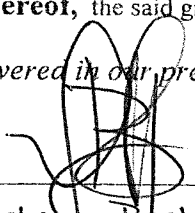
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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

  
Luiz G. Lessa, Managing Member

(Seal)

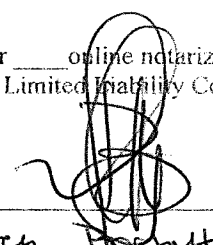
Witness #1 Signature:   
Witness #1 Printed Name: Audrey Borgatta  
Witness #1 Address: 10096 Jerald Court Dr 9308  
Madison, FL 34786

Witness #2 Signature: Mauro JM Souza  
Witness #2 Printed Name: MAURO DE SOUZA  
Witness #2 Address: 14115 Colonial Grand  
Bld

State of Florida  
County of Orange

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 05 day of November, 2024, by Luiz G. Lessa, Managing Member for DLT Land Source LLC, a Florida Limited Liability Company, who is/are personally known to me or who has produced drivers license as identification.

(NOTARY SEAL)

Notary Public Signature:   
Notary Printed Name: Audrey Borgatta  
My Commission Expires: May 19, 2028

