

Prepared by:
Arsula Olbek
Citrus Title Company, LLC
108 W Highland Blvd
Inverness, Florida 34452
File Number: 25-024415

General Warranty Deed

Made this February 25th, 2025 A.D. By **DLT Land Source LLC, a Florida Limited Liability Company**, whose post office address is: 7751 Kingpoint Parkway Unit 123, Orlando, Florida 32819, hereinafter called the grantor, to **Original Developments Corp, a Florida Profit Corporation**, whose post office address is: 7751 Kingspointe Pkwy #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:

Parcel 1

Lot 6, Block 1494, CITRUS SPRINGS UNIT 27, a subdivision according to the plat thereof recorded in Plat Book 9, Pages 54 through 70, of the Public Records of Citrus County, Florida.

Parcel 2

Lot 7, Block 1153, CITRUS SPRINGS UNIT 15, according to the map or plat thereof as recorded in Plat Book 6, Pages 123, Public Records of Citrus County, Florida.

Parcel 3

Lot 16, Block 1146, CITRUS SPRINGS, UNIT 15, according to the plat thereof as recorded in Plat Book 6, Pages 123, 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:

Witness #1 Signature: _____

Witness #1 Printed Name: Audrey Boggatta

Witness #1 Address: 10010 E Grand Canal Dr.

9308 Midway Pl 34786

Witness #2 Signature: Mauro JM Souza

Witness #2 Printed Name: Mauro De Souza

Witness #2 Address: 3013 Bonfire Beach Dr.

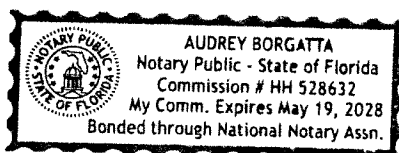
15202 Kissimmee, FL 34746

State of Florida

County of Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21 day of February, 2025, 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 driver's license as identification.

(NOTARY SEAL)



Notary Public Signature: _____

Notary Printed Name: Audrey Boggatta

My Commission Expires: May 19 2028