

Prepared by
Belinda Stephenson, an employee of
First American Title Insurance Company
3028 SW 27th Ave
Ocala, Florida 34471
(352)690-1787

Return to: Grantee

File No.: 14203-2817923

WARRANTY DEED

THIS INDENTURE, executed on **April 21, 2025**, between

Vixus International Investments LLC, a Florida limited liability company

whose mailing address is: 8250 Exchange Dr Ste 134, Orlando, FL 32809,
hereinafter called the "grantor", and

ProBuilt Builders LLC, a Florida limited liability company

whose mailing address is: 4620 E Silver Springs Blvd, Unit 401, Ocala, FL 34470,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Citrus** County, **FL**, to-wit:

Lot 12, Block 353, Of CITRUS SPRINGS UNIT 4, A Subdivision According To The Plat Thereof, Recorded In Plat Book 5, Page(s) 133 Through 152, Inclusive, Of The Public Records Of Citrus County, Florida.

Parcel Identification Number: **1276284**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2024.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Vixus International Investments LLC, a Florida limited liability company

By: [Signature]
Name: Stefan Braga Lemos
Title: Manager

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature
Paula Williams
Print Name

[Signature]
Witness Signature
Lysa Moorefield
Print Name

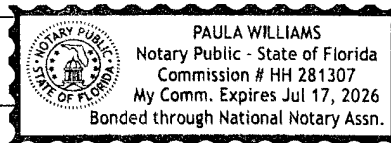
Print Post Office Address: 7575 Dr Phillips Dr #140 Orlando FL 32819

Print Post Office Address: 7575 Dr Phillips Dr Orlando FL 32819

State of FL
County of Orange

The Foregoing Instrument Was Acknowledged before me by means of physical presence or online notarization, on 4/21/25, by **Stefan Braga Lemos, as Manager, on behalf of Vixus International Investments LLC, a Florida limited liability company**, existing under the laws of the State of Florida.

[Signature]
Notary Public
Paula Williams
(Printed Name)



My Commission expires: _____

{Notarial Seal}

Personally Known OR Produced Identification
Type of Identification Produced a valid driver's license