

PREPARED BY & RETURN TO:

Name: Cindy Curry, an employee of
North Central Florida Title, LLC
Address: 3517 N. Lecanto Hwy.
Beverly Hills, FL 34465
File No. 18I-02027

Parcel No.: 1222699

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 16th day of **February, 2018**, by **MICHAEL CALANDRA** and **DEBRA A. CALANDRA**, husband and wife, hereinafter called the Grantors, to **STEPHEN A. LAMBERT** and **MARY S. MARTIN**, husband and wife, whose post office address is 4477 W. Sandy Hill St. Beverly Hills, FL 34465, hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Citrus, State of Florida, viz:

Lot 2, Block 71 of CITRUS SPRINGS UNIT 1, a Subdivision according to the Plat thereof as recorded in Plat Book 5, Pages 89 through 106, inclusive of the Public Records of Citrus County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2017.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

① Robert Salasino
Witness Signature
Printed Name: ROBERT SALASINO

② Nichole Lyon
Witness Signature
Printed Name: Nichole Lyon

Michael Calandra L.S.
Name: Michael Calandra
Address: 4807 Crestknoll Ln., New Port Richey, FL 34653

Debra A. Calandra L.S.
Name: Debra A. Calandra
Address: 4807 Crestknoll Ln., New Port Richey, FL 34653

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 16 day of February, 2018, by Michael Calandra and Debra A. Calandra, who are personally known to me or who have produced Current FL Drivers License as identification.



Nichole Lyon
State of Florida
My Commission Expires 03/16/2019
Commission No. FF 197812

Nichole Lyon
Signature of Notary
Printed Name: Nichole Lyon
My commission expires: March 16, 2019