

Prepared by:  
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478 NE 3rd Street, Suite C  
Crystal River, FL 34429

Return to: GRANTEE

File Number: T20215045

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### Warranty Deed

This Warranty Deed made this 23rd day of March, 2021, between Joseph Driscoll Jr and Susan Willor, whose post office address is 1 Seaside Court, Palm Coast, FL 32164, grantor, and Pastore Custom Builders Inc., a Florida Corporation, whose post office address is 9124 Gallup Circle, Spring Hill, FL 34608, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Citrus County, Florida, to-wit:

Lot 17, Block 1287, Citrus Springs Unit 19, according to the plat thereof, as recorded in Plat Book 7, Page 40, of the Public Records of Citrus County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2021 and thereafter.

Grantors hereby certify that the property described herein is not their homestead as made and provided by the laws of the State of Florida, and is not now and never has been contiguous to Grantors homestead.

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, 2020.

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

Signed, sealed and delivered in our presence:

[Signature]  
Witness Signature

SHANE BARBATO  
Witness Printed Name

[Signature]  
Joseph Driscoll Jr

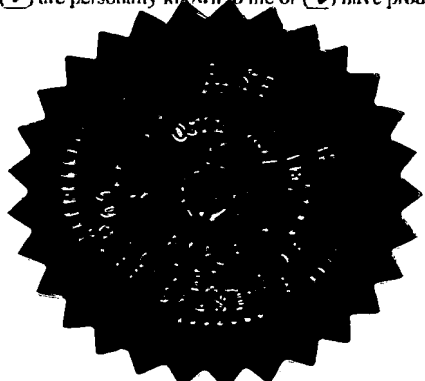
[Signature]  
Susan Willor

[Signature]  
Witness Signature

Ryan Rourke  
Witness Printed Name

State of Massachusetts  
County of Franklin

The foregoing instrument was acknowledged before me this 23 day of March, 2021, by Joseph Driscoll Jr and Susan Willor, who  are personally known to me or  have produced MA driver's license as identification.



[Signature]  
Emily R. Seymour  
Notary Public  
[Signature]  
Emily R. Seymour  
Notary Printed Name

My Commission Expires: October 28, 2027