

Prepared by and return to:

Rachel Valcarcel
Tropic Title Services
3439 Deltona Boulevard
Spring Hill, FL 34606
(352) 688-1269
File No 22-H-091

Parcel Identification No 19E19S130030 00140 0300

Sales price: \$6,500.00

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 30th day of March, 2022 between Peps Property Holdings, LLC., a New York Limited Liability Company, whose post office address is **1056 77th Street, Brooklyn, NY 11228**, of the County of Kings, State of New York, Grantor, to **Robert M. Acosta and Renee L. Acosta, husband and wife**, whose post office address is **20233 Naglee Road, Tracy, CA 95304**, of the County of San Joaquin, State of California, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Citrus, Florida, to-wit:

INVERNESS VLG PB 6 PG 26 LOT 30 BLK 14

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 1056 77th Street, Brooklyn, NY 11228.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

[Signature]
WITNESS
PRINT NAME: Lorraine Sgoupis

[Signature]
WITNESS
PRINT NAME: Christine Mortimer

Peps Property Holdings, LLC., a New York Limited Liability Company

By: [Signature]
Giuseppe Mancino, President

STATE OF NEW YORK
COUNTY OF KINGS

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 28 day of April, 2022 by Giuseppe Mancino President of Peps Property Holdings, LLC., a NY Limited Liability Company, on behalf of the Limited Liability Company.

Lorraine Sgoupis
[Signature]
LORRAINE SGOUPIS
Notary Public, State of New York
Reg. No. 01SG6406365
Qualified in Kings County
Commission Expires 03/30/2024

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known:
OR Produced Identification: N/D
Type of Identification Produced: N/D