

DOCUMENTARY STAMPS WERE PAID IN THAT CERTAIN WARRANTY DEED DATED 3/30/22 IN O.R. BOOK 3268, PAGE 1811, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

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]

## CORRECTIVE WARRANTY DEED

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

This indenture made the 19 day of April, 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, as joint tenants**, 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:

Lot 30, Block 14, INVERNESS VILLAGE, a subdivision according to the plat thereof recorded at Plat Book 6, Pages 26 through 29, in the Public Records of Citrus County, Florida.

**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.

**THIS DEED IS BEING GIVEN TO CORRECT THAT CERTAIN WARRANTY DEED DATED MARCH 28<sup>TH</sup>, 2022 AND RECORDED ON MARCH 30<sup>TH</sup>, 2022 IN O.R. BOOK 3268, PAGE 1811, WHICH CONTAINED SCRIVENER'S ERRORS IN THE LEGAL DESCRIPTION.**

**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 Scoupis

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

By: [Signature]  
Giuseppe Mancino, Managing Member

[Signature]  
WITNESS  
PRINT NAME: Amal Adani

STATE OF NEW YORK  
COUNTY OF KINGS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 19 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.

[Signature] Lorraine Scoupis

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

LOREANE SCOUPIS  
Notary Public, State of New York  
Reg. No. 01566406365  
Qualified in Kings County  
Commission Expires 03/30/2024

Personally known:   
OR Produced Identification:

Type of Identification Produced: NYSN