

R THIS INSTRUMENT PREPARED BY AND RETURN TO:
M. Lindblom
All Performance Title Inc
10151 Cortez Blvd
Brooksville, FL 34613
Property Appraisers Parcel Identification (Folio) Numbers: 18E17S320010 02590 0120
CONSIDERATION \$441,000.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

CORPORATE WARRANTY DEED

THIS WARRANTY DEED, made the 19 day of April, 2022 by HARTLAND HOMES, INC., A FLORIDA CORPORTION, 2931 LANDOVER BLVD, SPRING HILL, FL 34608, herein called the grantor, to DEREK EDSTROM and ANDREA EDSTROM, HUSBAND AND WIFE whose post office address is 5328 N AMARILLO DR, BEVERLY HILLS, FL 34465, hereinafter called the Grantees:
(Wherever 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)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in CITRUS County, State of Florida, viz.:

Lot 12, in Block 259, of Pine Ridge, Unit One, according to the Plat thereof, as recorded in Plat Book 8, at Pages 25 through 36, of the Public Records of Citrus County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2022 and thereafter.

Being the same property as transferred to the grantors in O.R. Book 2191, Page 1235, of said public records.

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 grantees 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, and hereby 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, 2021.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature Lisa A. Daniels

Witness #1 Printed Name

Witness #2 Signature

Margaret Lindblom

Witness #2 Printed Name

HARTLAND HOMES, INC.
By BLAISE INGOGLIA, President
2931 LANDOVER BLVD, SPRING HILL, FL 34608

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19 day of April, 2022 by BLAISE INGOGLIA as President of HARTLAND HOMES, INC. who is personally known to me or has produced _____ as identification.

SEAL



My Commission Expires:

Margaret Lindblom
Notary Signature

Printed Notary Signature