

**Prepared By and Return To:**

Title Insights, LLC  
Attn: Laurie Shores  
13057 W. Linebaugh Avenue, Suite 101  
Tampa, FL 33626

Order No.: 23-0133

Property Appraiser's Parcel I.D. (folio) Number:  
19E18S330050 00140 0050

**WARRANTY DEED**

THIS WARRANTY DEED dated July 31, 2023, by Marester Barrientos, a single woman, whose post office address is 53 Tweed Blvd, Nyack, New York 10960 (the "Grantor"), to GTG Spire Homes, LLC, a Colorado limited liability company, whose post office address is 8605 Explorer Drive, Colorado Springs, Colorado, 80920 (the "Grantee").

(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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Citrus, State of Florida, viz:

Lot 5, Block 14, Clearview Estates Second Addition, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 3 through 12, inclusive, of the Public Records of Citrus County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Subject to easements, restrictions, reservations and limitations of record, if any.

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, 2022.

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

Signed, sealed and delivered in presence of:

Anthony Scalletti  
Witness Signature

Marester Barrientos  
Marester Barrientos

ANTHONY SCALETTI  
Printed Name of First Witness

Grantor Address:  
53 Tweed Blvd  
Nyack, NY 10960

Lauren Branzetti  
Witness Signature

Lauren Branzetti  
Printed Name of Second Witness

State of New York  
County of Rockland

The foregoing instrument was acknowledged before me by means of physical presence, this 24<sup>th</sup> day of July, 2023, by Marester Barrientos, who is personally known or produced a driver's license as identification.

Lauren Branzetti  
Notary Public - State of Florida  
Notary Name: Lauren Branzetti Seal

