

**Prepared By and Return To:**

Deidre L. Gurney  
Title Insights, LLC  
13057 W. Linebaugh Avenue, Suite 101  
Tampa, FL 33626

Order No.: 23-0240A

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

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED made this 28th day of February, 2025 by GTG Spire Homes, LLC, a Colorado limited liability company existing under the laws of Colorado, and having its principal place of business at 8605 Explorer Drive, Suite 250, Colorado Springs, CO 80920 (the "Grantor"), and Charles Edward Hughes and Betty Carol Hughes, husband and wife whose post office address is 309 N. Cherry Pop Drive, Inverness, FL 34453 (the "Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representative 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 plat thereof recorded in Plat Book 15, Pages 3 through 12, inclusive, of the Public Records of Citrus County, Florida.

Subject to encumbrances, easements and restrictions of record and taxes for 2025.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

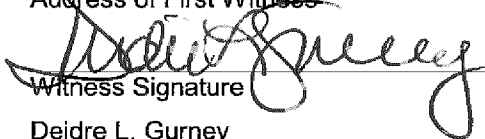
IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

Signed, sealed and delivered in presence of:

  
\_\_\_\_\_  
Witness Signature

Steffany Bostow  
Printed Name of First Witness

13057 W. Linebaugh Avenue, Suite 101,  
Tampa, FL 33626  
Address of First Witness

  
\_\_\_\_\_  
Witness Signature

Deidre L. Gurney  
Printed Name of Second Witness

13057 W. Linebaugh Avenue, Suite 101,  
Tampa, FL 33626  
Address of Second Witness


GTG Spire Homes, LLC, a Colorado limited liability company

BY:   
\_\_\_\_\_  
Ken Romanczuk  
Manager

**Grantor Address:**  
8605 Explorer Drive, Suite 250  
Colorado Springs, CO 80920

State of Florida  
County of Hillsborough

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_ online notarization, this 13 day of February, 2025, by Ken Romanczuk as Manager of GTG Spire Homes, LLC, a Colorado limited liability company, who is personally known or produced a Florida driver's license as identification.

  
\_\_\_\_\_  
Notary Public  
Notary Name: 2/3/29  
Krista Jensen

Seal

