

Record, Return and Prepared by:

Tiffany Cassistre
TROPIC TITLE SERVICES
3439 Deltona Boulevard
Spring Hill, FL 34606
(352) 688-1269
File No. 25-H-049

Parcel Identification No.
1427550

Sales Price \$23,000.00

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WARRANTY DEED

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

This indenture made the 25th day of March, 2025 between Pastore Custom Builders, Inc., a Florida Corporation, whose post office address is 5170 Mariner Boulevard, Spring Hill, FL 34609, of the County of Hernando, State of Florida, Grantor, to John A. Hawk and Barbara M. Hawk, husband and wife, whose post office address is 530 East Elgrove Drive, Citrus Springs, FL 34434, of the County of Citrus, State of Florida, 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 17, Block 1287, CITRUS SPRINGS UNIT 19, according to the Plat thereof, as recorded in Plat Book 7, Page 40, of 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: 5170 Mariner Boulevard, Spring Hill, FL 34609.

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

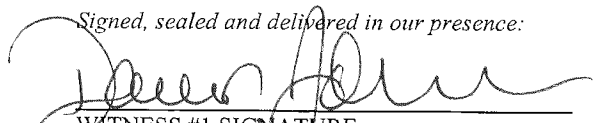
Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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:



WITNESS #1 SIGNATURE

Dawn Johnson

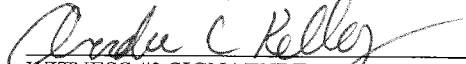
WITNESS #1 PRINTED NAME

2170 Mariner Blvd

WITNESS #1 STREET ADDRESS

Spring Hill, FL 34609

WITNESS #1 CITY, STATE ZIP



WITNESS #2 SIGNATURE

Andrew C. Kelley

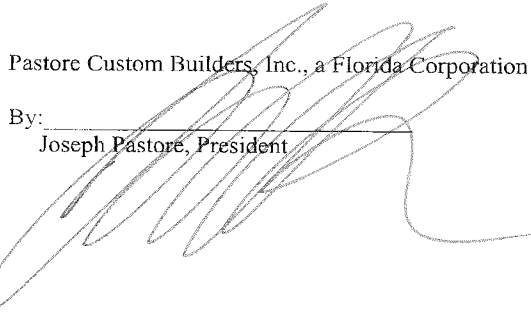
WITNESS #2 PRINTED NAME

18255 Obilngway

WITNESS #2 STREET ADDRESS

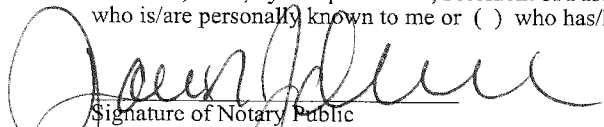
Weekie Wachee FL 34614

WITNESS #2 CITY, STATE ZIP

Pastore Custom Builders, Inc., a Florida Corporation
By: 
Joseph Pastore, President

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization, this 28 day of March, 2025, by Joseph Pastore, President of Pastore Custom Builders, Inc., a FL Corporation, on behalf of the corporation, who is/are personally known to me or () who has/have produced _____ as identification.



Signature of Notary Public

Print, Type/Stamp Name of Notary

