

Prepared by and Return To: Sarah Papadakis
Sunbelt Title Agency
500 N. Westshore Blvd., Ste 870
Tampa, FL 33609
File Number: 1750425-04562

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This Warranty Deed

On 07/10/2025 by **John F. Curtin and Christine M. Curtin, A Married Couple**, hereinafter called the Grantor, to **Trusted Land Buyers, LLC, a Massachusetts Limited Liability Company**, whose post office address is: **81 Arlington St , New Bedford, MA 02745**, hereinafter called the Grantee:

(Whenever used herein the term '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 DOLLARS and no/100 (\$ 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 Citrus County, Florida, viz:

Lot 10, Block 15, CRYSTAL, MANOR UNIT NO. 1, according to the Plat thereof, as recorded in Plat Book 8, Pages 82-92, Public Records of Citrus County, Florida.

Parcel Identification Number: 17E17S200210 00150 0100

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first above written.

John F. Curtin
John F. Curtin
After Closing Address:
325 Union Rd
Greeneville, TN 37745

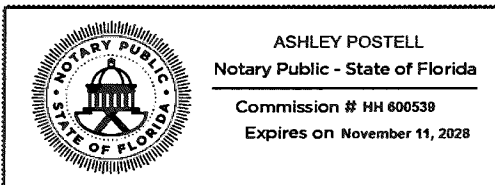
Angela Mattox
Witness (Name): Angela Mattox
Address: 304 S. Jones Blvd #4982
City, State Zip: Las Vegas, Nevada 89101

Ashley Postell
Witness (Name): Ashley Postell
Address: 6625 Argyle Forest Blvd #4
City, State Zip: Jacksonville, FL 32244

STATE OF: Florida
COUNTY OF: Duval

On 07/10/2025 (date), the foregoing instrument was acknowledged by: **John F. Curtin**
as his/her free act and deed before me by means of () physical presence or () online notarization () personally
known to me; or (X) produced a DRIVER LICENSE as identification.

Ashley Postell
Notary Public (signature)
Print Name: Ashley Postell
My Commission Expires: 11/11/2028



Notarized remotely online using communication technology via Proof.

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first above written.

Christine M. Curtin
Christine M. Curtin
325 Union Rd
After Closing Address:
Greenville TN 37745

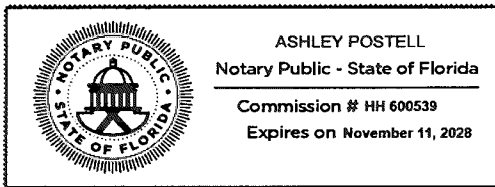
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City, State Zip: Jacksonville, FL 32244

STATE OF: Florida
COUNTY OF: Duval

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as his/her free act and deed before me by means of () physical presence or (✓) online notarization () personally
known to me; or (X) produced a DRIVER LICENSE as identification.

Ashley Postell
Notary Public (signature)
Print Name: Ashley Postell
My Commission Expires: 11/11/2028



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