

**Prepared By and Return To:**

Deidre Gurney  
Title Insights, LLC  
2600 Tampa Road  
Palm Harbor, FL 34684

Order No.: 25-0206

Property Appraiser's Parcel I.D. (folio) Number:  
18E17S320030 00170 0020

**WARRANTY DEED**

THIS WARRANTY DEED dated this the 14th day of January, 2026, by Loretta J. Weber a/k/a Loretta J. Iacono, individually and as Surviving Co-Trustee of the Robert W. Weber Revocable Trust U/A/D October 22, 2019, and Loretta J. Weber a/k/a Loretta J. Iacono, as Surviving Co-Trustee of the Loretta J. Weber Revocable Trust U/A/D October 22, 2019, whose post office address is 356 River Edge Road, Jupiter, FL 33477 (the "Grantor"), to GTG Spire Homes, LLC, a Colorado limited liability company, whose post office address is 8605 Explorer Drive, Suite 250, Colorado Springs, CO 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 2, Block 17, PINE RIDGE UNIT THREE, according to the plat thereof recorded in Plat Book 8, Pages 51 through 67, 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, 2025.

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:

Steffany Bostow  
Witness Signature  
Steffany Bostow  
Printed Name of First Witness

2600 Tampa Road, Palm Harbor, FL 34684  
Address of First Witness

Deidre L. Gurney  
Witness Signature

Deidre L. Gurney  
Printed Name of Second Witness

2600 Tampa Road, Palm Harbor, FL 34684  
Address of Second Witness

Loretta J. Weber a/k/a Loretta J. Iacono,  
individually and as Surviving Co-Trustee of the  
Robert W. Weber Revocable Trust U/A/D October  
22, 2019, and Loretta J. Weber a/k/a Loretta J.  
Iacono, as Surviving Co-Trustee of the Loretta J.  
Weber Revocable Trust U/A/D October 22, 2019

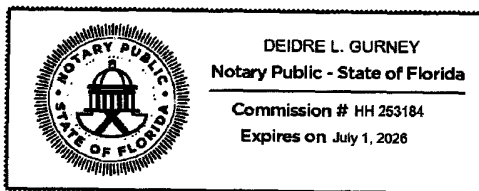
BY: Loretta Weber  
Loretta J. Weber, Trustee

**Grantor Address:**  
356 River Edge Road  
Jupiter, FL 33477

State of Florida  
County of Pinellas

The foregoing instrument was acknowledged before me by means of     physical presence or  X  online notarization, this 01/13/2026, by Loretta J. Weber a/k/a Loretta J. Iacono, individually and as Surviving Co-Trustee of the Robert W. Weber Revocable Trust U/A/D October 22, 2019, and Loretta J. Weber a/k/a Loretta J. Iacono, as Surviving Co-Trustee of the Loretta J. Weber Revocable Trust U/A/D October 22, 2019 who is personally known or produced Florida Driver's Licence as identification.

Deidre L. Gurney  
Notary Public Seal  
Notary Name: Deidre L. Gurney



Notarized remotely online using communication technology via Proof.