

Prepared by and return to:

This instrument prepared by: **Katie McGinnis**
New Beginnings Title Company, LLC
861 West Morse Boulevard, Suite 225
Winter Park, FL 32789
(321) 972-4800
File No.: **2025-23**

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

This Warranty Deed Made this **1st day of May, 2025** by **Peter Hurlock a/k/a Peter Delroy Hurlock, a single man**, hereinafter called the grantor, whose post office address is: **979 E 108th St., Apt 3C, Brooklyn, NY 11236**

to: **CitrusCraft Homes, LLC, a Florida Limited Liability Company**, whose post office address is: **2476 N Essex Ave, Hernando, FL 34442**, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other valuable considerations, 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 24, Block 339, Citrus Springs, Unit 4, a Subdivision, according to the Plat thereof, recorded in Plat Book 5, Page(s) 133 through 152, of the Public Records of Citrus County, Florida.

Parcel Identification Number: 18E17S100040 03390 0240

This property is not the homestead of the Grantor (s).

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 12/31/2024, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Katie McGinnis 

Witness
Printed Name: Katie McGinnis
861 West Morse Boulevard, Suite 225
Winter Park, FL 32789

Peter Hurlock 

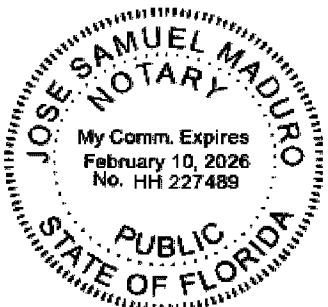
Peter Hurlock a/k/a Peter Delroy Hurlock

Jose Samuel Maduro 

Witness
Printed Name: Jose Samuel Maduro
861 West Morse Boulevard, Suite 225
Winter Park, FL 32789

State of Florida
County of Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of May, 2025 by Peter Hurlock a/k/a Peter Delroy Hurlock who is personally known or has produced a driver's license as identification.



Jose Samuel Maduro 

Notary Public
Print Name: _____
My Commission Expires: _____

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®