

This Document Prepared By and Return to:  
**Christopher Marsala, Esq.**  
**McLaughlin & Stern, LLP**  
**5150 Tamiami Trail, Suite 602**  
**Naples, Florida 34103**  
**(239) 207-3051**

Parcel ID Number: R36 223 17 1700 0000 0420  
CONSIDERATION: \$135,000.00

## Warranty Deed

This Indenture, Made this 9th day of May 2017 A.D., Between **Antoinette Lombardi**, of the County of **Fairfield**, State of **Connecticut**, **Sam Crispi**, of the County of **Richmond**, State of **New York**, **Charles Crispi**, of the County of **Kings**, State of **New York** and **Deborah Marsala**, of the County of **Collier**, State of **Florida**, grantor, and **Bharat Malhotra**, a married man whose address is: **13463 Pullman Drive, Spring Hill, Florida 34609** of the County of **Hernando**, State of **Florida**.

**Witnesseth** that the GRANTORS, for and in consideration of the sum of  
-----TEN DOLLARS (\$10----- DOLLARS,  
and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Hernando**, State of **Florida** to wit:

**W 1/2 of E 1/2 of SW 1/4 of SE 1/4, less and except the North 25 feet and the South 33 feet of said parcel, in Section 35, Township 23 South, Range 17 East, Hernando County, Florida, less and excepting the following described parcel:**

**The South 17.00 feet of the following described property:  
W 1/2 of E 1/2 of SW 1/4 of SE 1/4, less and except the North 25 feet and the South 33 feet of said parcel, in Section 35, Township 23 South, Range 17 East, Hernando County, Florida.**

SUBJECT TO ad valorem and non-ad valorem real property taxes subsequent to 2017; zoning, building code and other use restrictions imposed by governmental authority; outstanding oil, gas, and mineral interests of records, if any; and restrictions, reservations and easements common to the subdivision; provided, however, that none of them shall prevent the use of the property for residential purposes.

TOGETHER WITH ALL tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described premises, with appurtenances, unto the said grantee, its successors and assigns, in fee simple forever.

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantors as it is vacant land. Grantor Antoinette Lombardi's HOMESTEAD address is: 35 Point O Woods Road S., Darien, CT 06820; Grantor Sam Crispi's HOMESTEAD address is: 65 Jenna Lane, Staten Island, NY 10304; Grantor Charles Crispi's HOMESTEAD address is: 75 Jenna Lane, Staten Island, NY 10304 and Grantor Deborah Marsala's address is: 6689 Hunters Road, Naples, FL 34109.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

*Melanie Gonzalez*  
Printed Name: Melanie Gonzalez  
Witness

*Antoinette Lombardi by Christopher Marsala* (Seal) A.I.R.  
Christopher Marsala, as Attorney in  
Fact for Antoinette Lombardi  
P.O. Address: 35 Point O Woods Road S., Darien, CT 06820

*Dalila Baez*  
Printed Name: Dalila Baez  
Witness

*Melanie Gonzalez*  
Printed Name: Melanie Gonzalez  
Witness

*Sam Crispi by Christopher Marsala* (Seal) A.I.R.  
Christopher Marsala, as Attorney in  
Fact for Sam Crispi  
P.O. Address: 65 Jenna Lane, Staten Island, NY 10304

*Dalila Baez*  
Printed Name: Dalila Baez  
Witness

*Melanie Gonzalez*  
Printed Name: Melanie Gonzalez  
Witness

*Charles Crispi by Christopher Marsala* (Seal) A.I.R.  
Christopher Marsala, as Attorney in  
Fact for Charles Crispi  
P.O. Address: 75 Jenna Lane, Staten Island, NY 10304

*Dalila Baez*  
Printed Name: Dalila Baez  
Witness

*Melanie Gonzalez*  
Printed Name: Melanie Gonzalez  
Witness

*Deborah Marsala by Christopher Marsala* (Seal) A.I.R.  
Christopher Marsala, as Attorney  
in Fact for Deborah Marsala  
P.O. Address: 6689 Hunters Road, Naples, FL 34109

*Dalila Baez*  
Printed Name: Dalila Baez  
Witness

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of May, 2017 by Christopher Marsala, as Attorney in Fact for Antoinette Lombardi, Sam Crispi, Charles Crispi and Deborah Marsala, who is personally known to me or who has produced his \_\_\_\_\_ driver's license as identification.

*Dalila Baez*  
Printed Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

