

**Prepared By and Return To:**

DHR Properties LLC dba Perpetual Title  
1810 W. Kennedy Blvd Ste 230  
Tampa, FL 33606

Order No.: FL-2025-0237

Property Appraiser's Parcel I.D. (folio) Number:  
R24-223-17-2827-0000-0490

**WARRANTY DEED**

THIS WARRANTY DEED dated March 3, 2025, by John Maurer and Corie Maurer, husband and wife, whose post office address is 4118 Feldspar Lane, Spring Hill, Florida 34609 (the "Grantor"), to Alfonso G. Alfaro and Marianne Y. Alfaro, husband and wife, whose post office address is 12074 Osprey ave, Weeki Wachee, Florida, 34614 (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 HERNANDO, State of Florida, viz:

Lot 49, ORCHARD PARK UNIT III, according to the plat thereof, as recorded in Plat Book 36, Pages 5 and 6, of the Public Records of Hernando 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), nor any members of the household of the grantor(s) reside thereon.

Said Property is Vacant Land.

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: 2024.

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:

Brenda L. Nicolosi  
Witness Signature

Brenda L. Nicolosi  
Printed Name of First Witness

1810 W. Kennedy Blvd Ste 230, Tampa, FL  
33606  
Address of First Witness

Brian Kupres  
Witness Signature

Brian Kupres  
Printed Name of Second Witness

48 Seven Hills Dr. Spring Hill FL 34609  
Address of Second Witness

John Maurer  
John Maurer

Corie Maurer  
Corie Maurer

**Grantor Address:**  
4118 Feldspar Lane  
Spring Hill, FL 34609

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was executed and acknowledged before me by means of ✓ Physical Presence or        Online Notarization this 27<sup>th</sup> day of February, 2025, by John Maurer and Corie Maurer, who is personally known to me or who has produced FL Drivers Lic. (type of identification) as identification.

Brenda L. Nicolosi  
Notary Public

Notary Public

Printed Name: Brenda L. Nicolosi

Commission # HH 350695

My Commission Expires: 02.17.2027



BRENDAL NICOLOSI  
Commission # HH 350695  
Expires February 17, 2027