

Prepared by and Return to:  
Express Title Services of Citrus, Inc.  
Laurie Gorman  
2704 W. Woodview Lane  
Lecanto, Florida 34461  
Our File Number: 21-1072  
Consideration \$4750

**For official use by Clerk's office only**

STATE OF Florida )  
COUNTY OF Citrus ) **SPECIAL WARRANTY DEED**  
) (Corporate Seller)

THIS INDENTURE, made this November 30, 2021, between LS Estate, LLC. A Florida Limited Liability Company, whose mailing address is: 425 NW 27th Ave, Miami, Florida 33125, party of the first part, and Cristian Camilo Leyva Mancera, whose mailing address is: 47 Margery Ave, St Catharine's, Ontario , Canada L2R6J9, party/parties of the second part,

**WITNESSETH:**

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

Lot 35, Block 9, INVERNESS VILLAGE a/k/a INVERNESS ACRES UNIT NO. 1, a subdivision according to the plat thereof recorded in Plat Book 3, Page 24, of the Public Records of Citrus County, Florida.

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Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these presents the day year first above written.

Signed, sealed and delivered  
in the presence of:

LS Estate, LLC. A Florida Limited Liability Company

By: [Signature]  
Luis Jose Sotolongo  
Title: CEO

Witness #1 signature [Signature]

Print witness name Gianys Gongora

Witness #2 signature [Signature]

Print witness name Livian Garcia

(Corporate Seal)

State of Florida  
County of Citrus

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of November, 2021 by Luis Jose Sotolongo, CEO of LS Estate, LLC. A Florida Limited Liability Company who is personally known to me or who has produced 2022 as identification.

Notary Public [Signature]

Print Notary Name

My Commission Expires: 6/12, 2022

AFFIX NOTARY SEAL:

