

Prepared & Recording requested by:
5 Star Title Group, Inc.
Tonya R. Gill
12751 Westlinks Drive
Unit 1
Fort Myers, FL 33913

After Recording Return To:
SHARON RODRIGUEZ and
MATTHEW CALLOWAY
5753 Highway 85 North
#7835
Crestview, FL 32536

File Number: 23-279

Warranty Deed

Know All Men By These Presents that on this 30 day of August, 2023 ,
LEVENTURES LLC, a New Jersey Limited Liability Company, (henceforth referred to as
"Grantor") of **224 93rd Street, Brooklyn, NY 11209**, for consideration paid, grant to
SHARON RODRIGUEZ and MATTHEW CALLOWAY, wife and husband, (henceforth
referred to as "Grantee") of **5753 Highway 85 North, #7835, Crestview, FL 32536**, with
WARRANTY COVENANTS:

Lots 1 and 2, Block 14, WITH-LA-POPKA ISLANDS UNIT NO. 2, a
Subdivision according to the Plat thereof recorded at Plat Book 3, Page 128, in
the Public Records of Citrus County, Florida.

and

Lot 3, Block 14 of WITH-LA-POPKA ISLANDS UNIT NO. 2, a Subdivision
according to the Plat thereof recorded at Plat Book 3, Page 128, in the Public
Records of Citrus County, Florida.

Parcel Identification Number: **21E-20S-06-0020-00140-0010 and 21E-20S-06-0020-00140-0030**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all
applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any
way 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 31st of 2023.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

LEVENTURES LLC, a New Jersey Limited Liability Company

By: [Signature]
GIUSEPPE MANNINO, Member

[Signature]
Witness #1

Witness #1 name: Steve Locicero

Witness #1 Address: 769 4th Ave
Brooklyn 11232

[Signature]
Witness #2

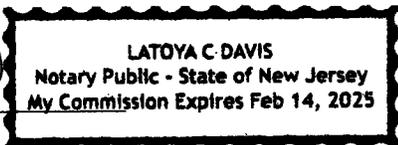
Witness #2 name: Monte Bezel

Witness #2 Address: 1200 Broadway
NY NY

STATE OF New Jersey
COUNTY OF Hudson

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 30 day of August, 2023 by GIUSEPPE MANNINO, Member of LEVENTURES LLC, a NJ Limited Liability Company, on behalf of the Limited Liability Company.

[Signature]
Signature of Notary Public



Print, Type/Stamp Name of Notary

Personally known: _____ X
OR Produced Identification: _____

Type of Identification Produced: DR LIL