

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:
JOHN C. STANLEY and KRISTINA COATES-STANLEY
12268 South Giddens Way
Floral City, FL 34436

File Number: 23-329

Warranty Deed

Know All Men By These Presents that on this 4th day of October, 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 **JOHN
C. STANLEY and KRISTINA COATES-STANLEY, husband and wife**, (henceforth
referred to as “Grantee”) of **12268 South Giddens Way, Floral City, FL 34436**, with
WARRANTY COVENANTS:

Lots 60 and 61, Block 255, **INVERNESS HIGHLANDS SOUTH**, a subdivision
according to the Plat thereof recorded in Plat Book 3, Page 51 through 66, in the
Public Records of Citrus County, Florida.

Parcel Identification Number: **20E-19S-21-0020-02550-0600**

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

Witness #1 [Signature]

Witness #1 name: Steve Locecco

Witness #1 Address: 769 4th Ave
Bklyn NY

Witness #2 [Signature]

Witness #2 name: Monte Bejd

Witness #2 Address: 1200 Broadway
NY NY

STATE OF New York
COUNTY OF Richmond

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 4 day of October, 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: _____
OR Produced Identification: _____

Type of Identification Produced: DL Lic

ANGELO GALLO
Notary Public, State of New York
No: 01GA4716241
Qualified in Richmond County
Commission Expires 5/31/2026