

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:  
SKYLAR HOFFMAN  
6612 North Damascus Avenue  
Dunnellon, FL 34433

File Number: 24-291

### Warranty Deed

Know All Men By These Presents that on this 5 day of November, 2024, **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 **SKYLAR HOFFMAN, a single man**, (henceforth referred to as "Grantee") of **6612 North Damascus Avenue, Dunnellon, FL 34433**, with **WARRANTY COVENANTS**:

**Parcel 1:**

Lot 6, Block 19, RIVER - LAKES MANOR, UNIT NO. 1, according to the Plat thereof, recorded in Plat Book 3, Pages 96 through 101, inclusive, of the Public Records of Citrus County, Florida.

**Parcel 2:**

Lot 7, Block 19, RIVER - LAKES MANOR, UNIT NO. 1, according to the Plat thereof, recorded in Plat Book 3, Pages 96 through 101, inclusive, of the Public Records of Citrus County, Florida.

**Parcel Identification Number: 19E-17S-36-0010-00190-0060 19E-17S-36-0010-00190-0070**

**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 2024.

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, AUTHORIZED MEMBER

[Signature]  
Witness #1  
Witness #1 name: Steve Lociano  
Witness #1 Address: 769 4th Ave  
Bklyn NY

[Signature]  
Witness #2  
Witness #2 name: Mark Regal  
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 5 day of November, 2024 by GIUSEPPE MANNINO, AUTHORIZED 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

ATITKUMAR K PATEL  
Commission # 50121106  
Notary Public, State of New Jersey  
My Commission Expires  
January 24, 2025

Personally known: \_\_\_\_\_  
OR Produced Identification: X

Type of Identification Produced: DR