

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:
FUTURE WAYS 2 LLC
8570 Stirling Road
Suite 102-368
Hollywood, FL 33024

File Number: 24-310

Warranty Deed

Know All Men By These Presents that on this 10 day of December, 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 **FUTURE WAYS 2 LLC, a Florida Limited Liability Company**, (henceforth referred to as "Grantee") of **8570 Stirling Road, Suite 102-368, Hollywood, FL 33024**, with **WARRANTY COVENANTS**:

Lots 11 & 12, Block 241, INVERNESS HIGHLANDS SOUTH, a subdivision according to the map or plat thereof, recorded in Plat Book 3, Pages 51 through 66, of the Public Records of Citrus County, Florida.

Parcel Identification Number: **2004941**

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 Louie

Witness #1 Address: 789 4th ave
Brooklyn

[Signature]
Witness #2

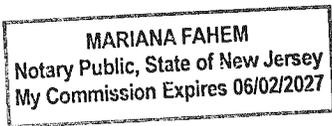
Witness #2 name: Monte Bezel

Witness #2 Address: 1200 Brookway
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 10 day of December, 2024 by GIUSEPPE MANNINO,
AUTHORIZED MEMBER of LEVENTURES LLC, a NJ Limited Liability Company, on
behalf of the Limited Liability Company.

Mariana Fahem
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally known: _____
OR Produced Identification: X

Type of Identification Produced: ID & LLC