

**THIS INSTRUMENT WAS PREPARED BY
& IS TO BE RETURNED TO:**

R
Cyrus Malhotra, Esq.
THE MALHOTRA LAW FIRM P.A.
3903 Northdale Blvd., Suite 100E
Tampa, Florida 33624

Parcel I.D. No.: 0340801300
Sales Price: \$10.00
Documentary Stamp Tax: \$0.70

WARRANTY DEED

THIS INDENTURE, made this 16 day of august, 2023, between **LUIS ALBERTO RIVERA SIACA**, a married man, whose post office address is J20 Villa Caparra, Guaynabo, Puerto Rico 00966, **HECTOR RAFAEL RIVERA SIACA**, a single man, whose post office address is Hogar Misericordia, 3 Cesar Gonzalez, Adjuntas, Puerto Rico 00601, and **MARIA MILAGROS RIVERA SIACA**, a married woman, whose post office address is 5 Chopos St. Monte Claro, Paseo Alarcon, Madrid, Spain 28223 (hereinafter referred to as the "Grantor"), to **LUZ DE SELENIA RIVERA SIACA**, a married woman, whose post office address is HC 01 Box 3933, Adjuntas, Puerto Rico 00601 (hereinafter referred to as the "Grantee").

(wherever used herein, the terms "Grantor" and "Grantee"
include their respective heirs and assigns)

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed, and confirmed, and does hereby grant, bargain, sell alien, remise, release, convey, and confirm unto Grantee, that certain parcel of real property situate, lying, and being in the County of Levy, State of Florida, to wit:

LEGAL DESCRIPTION:

Tracts Nos. 479, 480, 511 and 512 legally described as the N 1/2 of the NE 1/4 of the SE 1/4 of the SE 1/4 of the SE 1/4; the S 1/2 of the NE 1/4 of the SE 1/4 of the SE 1/4 of the SE 1/4; the N 1/2 of the SE 1/4 of the SE 1/4 of the SE 1/4 of the SE 1/4 and the S 1/2 of the SE 1/4 of the SE 1/4 of the SE 1/4 respectively, approximating five acres, all in Section 15, Township 12 South, Range 17 East, of Levy County, Florida.

Parcel ID No. 0340801300

HEREINAFTER REFERRED TO AS THE "PROPERTY"

TO HAVE AND TO HOLD, the same unto the Grantee in fee simple forever.

TOGETHER WITH all easements, tenements, hereditaments and appurtenances thereto belonging, and all buildings, fixtures and improvements thereon, if any, and all strips and gores between the premises and abutting properties, if any, and with every privilege, right, title, interest and estate thereto belonging or in anywise appertaining;

SAID property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor(s) reside thereon.

AND, Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said Property in fee simple, and that the Grantor has good right and lawful authority to sell and convey said Property, and Grantor hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons whomsoever; and that said Property is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

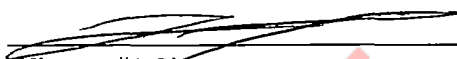
[SIGNATURE PAGES TO FOLLOW]

[SIGNATURE PAGE TO WARRANTY DEED]

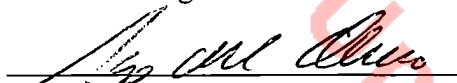
IN WITNESS WHEREOF, the said Grantor has executed this instrument the day and year first above written.

Signed, Sealed and Delivered in the Presence of:


LUIS ALBERTO RIVERA SIACA


Witness #1 Signature

Luis Enrique Suarez Torres
Witness #1 Printed Name


Witness #2 Signature

Maria Del Milagro Del Olmo
Witness #2 Printed Name

STATE OF Puerto Rico
COUNTY OF San Juan

The foregoing instrument was acknowledged before me on September 12 2023 2023
by **LUIS ALBERTO RIVERA SIACA** ☒ who is personally known to me or ☐ who has
provided a driver's license as identification or ☐ Remote Notarization

Affidavit Number 18126


(Notary Public Signature)

René Antonio Comas Perez
(Type or Print Name)

My Commission Expires: Permanent
My Commission Number is: 13222

SEAL



Sello



9397
06/29/2023
\$5.00

Sello de Asistencia Legal
80044-2023-0629-65751119

[SIGNATURE PAGE TO WARRANTY DEED]

IN WITNESS WHEREOF, the said Grantor has executed this instrument the day and year first above written.

Signed, Sealed and Delivered in the Presence of:



HECTOR RAFAEL RIVERA SIACA

Marta I. Santiago Martínez
Witness #1 Signature

Marta I. Santiago Martínez

Witness #1 Printed Name

[Signature]
Witness #2 Signature

Lcdo. José A. Saliceti Maldonado

Witness #2 Printed Name

STATE OF Puerto Rico

COUNTY OF Adjuntas

The foregoing instrument was acknowledged before me on 16-august, 2023
by **HECTOR RAFAEL RIVERA SIACA** ☒ who is personally known to me or ☐ who has
provided a driver's license as identification or ☐ Remote Notarization.



SEAL

[Signature]
(Notary Public Signature)

Lcdo. José A. Saliceti Maldonado

(Type or Print Name)

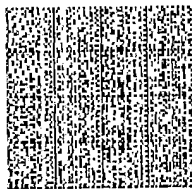
My Commission Expires: for life

My Commission Number is: 4544

De acuerdo con el Poder específico mediante Escritura Número 09 del
13 de mayo de 2019, ante el Notario Eddie Q. Morales Rivera en-----
Guayhabo, Puerto Rico.

RECIBO

Sello



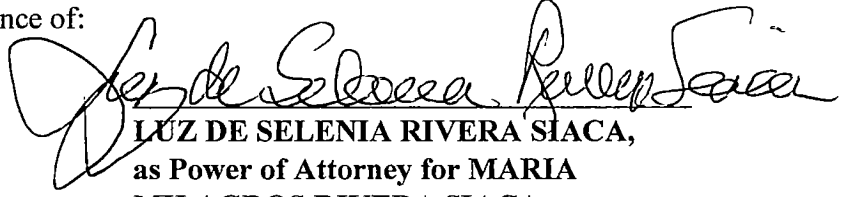
9337
08/29/2023
\$5.00

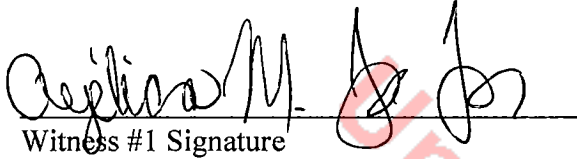
Sello de Asistencia Social
80031-21023-00259-57637312

[SIGNATURE PAGE TO WARRANTY DEED]

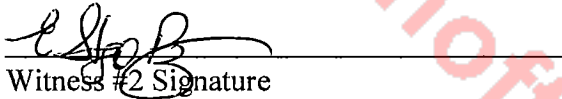
IN WITNESS WHEREOF, the said Grantor has executed this instrument the day and year first above written.

Signed, Sealed and Delivered in the Presence of:


LUZ DE SELENIA RIVERA SIACA,
 as Power of Attorney for MARIA
MILAGROS RIVERA SIACA


 Witness #1 Signature

Angélica M. Torres Torres
 Witness #1 Printed Name


 Witness #2 Signature

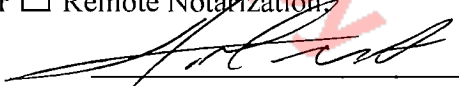
Elizabeth Santiago Pérez
 Witness #2 Printed Name

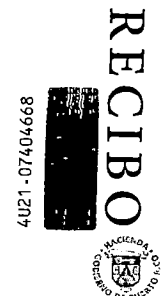
Affidavit: 23,106

STATE OF Puerto Rico

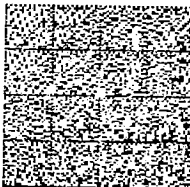
COUNTY OF Adjuntas

The foregoing instrument was acknowledged before me on October 18, 2023
 by **LUZ DE SELENIA RIVERA SIACA** ☒ who is personally known to me or ☐ who has
 provided a driver's license as identification or ☐ Remote Notarization


 (Notary Public Signature)
Lcdo. José A. Saliceti Maldonado
 (Type or Print Name)
 My Commission Expires: for life
 My Commission Number is: 4544



Sello



9397
 10/05/2023
 \$5.00

Sello de Asistencia Legal
 80004-2023-1006-25796073

23,106

-----ESCRITURA NÚMERO NUEVE (9)-----

-----CONCESIÓN DE PODER ESPECÍFICO-----

---En la ciudad de Guaynabo, Puerto Rico, hoy trece (13) del mes de mayo de dos mil diecinueve (2019).-----

-----ANTE MÍ-----

---EDDIE Q. MORALES RIVERA, Abogado y Notario Público de Puerto Rico, con residencia en Bayamón, Puerto Rico, y estudio abierto en el edificio Buchanan Office Center, Carretera Ciento Sesenta y Cinco (165), número cuarenta (40), Oficina ciento tres (103), Guaynabo, Puerto Rico.-----

-----COMPARECE-----

---DE UNA SOLA PARTE: MARÍA MILAGROS RIVERA SIACA.

mayor de edad, casada con Rafael Zahonero López, ama de casa, propietaria y vecina de Madrid, España, y quien comparece en este acto en calidad de Poderdante, y así será identificada en lo sucesivo. -----

---DOY FE de que conozco personalmente a la compareciente. Por sus dichos, Yo, el Notario doy fe de su edad, estado civil, profesión y vecindad. Me asegura tener, y a mi juicio tiene, la capacidad legal necesaria para este otorgamiento y, en tal virtud, libremente:-----

-----EXPONE-----

---PRIMERO: Que la Poderdante es miembro de la Sucesión de Luz de Selenia Siaca Guzmán, quien era su señora madre, la cual falleció el seis (6) de enero de dos mil dieciocho (2018), y la cual otorgó un Testamento Abierto según surge de la Escritura Número Quince (15) del seis (6) de julio de dos mil nueve (2009) ante el Notario Público Julio Marrero Ruiz.-

---SEGUNDO: Que da y confiere poder tan amplio y suficiente como en derecho sea necesario tanto a su hermano LUIS ALBERTO RIVERA SIACA como a su hermana LUZ DE SELENIA RIVERA SIACA, ambos mayores de edad, casados respectivamente, ingeniero el primero y ama de casa la segunda, y vecinos conjuntamente de Guaynabo y Adjuntas, Puerto Rico.

M. M. R.



Siaca Guzmán, ejercitar todos o cualquiera de las siguientes facultades que se detallan en los párrafos a continuación. Se aclara y reitera que cualquiera de los mandatarios está facultado para actuar de forma individual ya que la Poderdante ha considerado factores como viajes, compromisos, enfermedad, y por ello es que ha decidido nombrar dos mandatarios para que cualquiera de ellos pueda actuar. -----

---UNO: Llevar a cabo todo tipo de transacción, incluyendo administración, cesión, adjudicación, dación en pago, enajenación o disposición relacionada a cualquier bien ya sea mueble o inmueble en que la Poderdante pudiera poseer o tener un interés en la Sucesión de Luz de Selenia Siaca Guzmán, estando pues autorizados ambos mandatarios de forma individual a otorgar las escrituras o documentos que fueran necesarios para las transacciones que entiendan prudente los mandatarios, incluyendo pero no limitándose al siguiente bien inmueble:-----

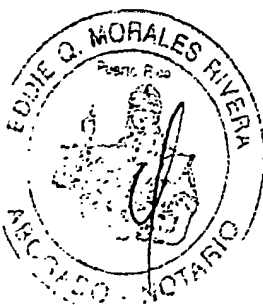
---PROPIEDAD HORIZONTAL: Unidad designada número MIL DOSCIENTOS UNO (1201) localizada en el piso número DOCE, Décimo segundo nivel del Condominio Caparra Classic, ubicado en el Barrio Pueblo Viejo de Guaynabo, Puerto Rico. Esta Unidad tiene un área neta privada de aproximadamente TRES MIL QUINIENTOS SETENTA Y CINCO PIES CUADRADOS (3,575.00 p.c.), equivalentes a TRESCIENTOS TREINTA Y DOS PUNTO VEINTICINCO METROS CUADRADOS (332.25 m.c.), Colinda por el NORTE, en distancia de Cincuenta y Cinco pies con ocho pulgadas (55'8") con pared exterior del Edificio; por el SUR, en distancia de Sesenta y Cinco Pies (65') en parte con la unidad designada número Mil doscientos dos y en parte con vestíbulo del piso, con pared colindante con conducto de ascensor y con pared colindante con escalera del edificio; por el ESTE, en distancia de Sesenta y cinco pies con siete pulgadas (65'7") con pared exterior del edificio; y por el OESTE, en distancia de Sesenta y Cinco Pies con Siete pulgadas (65'7") con pared exterior del edificio. -----

---Consta de una antesala, por donde tiene su entrada principal, un medio baño, una sala, un comedor, una terraza que da hacia el ESTE del edificio, una terraza que queda al Oeste del Edificio, un cuarto de máquina de los aires acondicionados, un "linen closet", una lavandería, cuatro dormitorios cada uno con un cuarto de baño, y un salón familiar. Consiste de una unidad con divisiones interiores, la cual tiene acceso al pasillo común a través de su puerta principal. -----

---Esta unidad participa de todos los elementos Comunes generales del Edificio, tal como aparece de la Escritura Matriz del Edificio, debidamente presentada para inscripción en el Registro de la Propiedad. -----

--- Según establecido en la Escritura Matriz sometiendo el Edificio al Régimen de Propiedad Horizontal y únicamente con el propósito de normar los derechos y deberes de cada uno de los dueños de dichos

M. A. R.



--- Le corresponden a esta unidad los estacionamientos marcados número sesenta y uno (61) y número sesenta y dos (62).-----

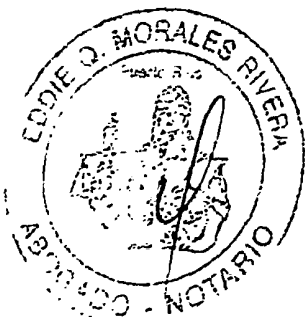
--- También le corresponde a esta unidad el cuarto de almacenaje (locker) marcado con el número mil doscientos uno (1201) localizado en el piso terrero del edificio. Le corresponde a esta unidad el buzón número mil doscientos uno (1201).-----

----Inscrita al folio noventa (90) del Tomo ochocientos treinta y siete (837) de Guaynabo, Finca treinta y dos mil seiscientos noventa y ocho (32698).

---DOS: Como parte de esta autorización y poder que la Poderdante le confiere a los mandatarios, también les confiere el poder para suscribir y otorgar a nombre de ella todo documento que sea necesario para perfeccionar la transacción de la que se trate en cuestión, así como para exigir cuentas, documentos, reportes y entablar reclamaciones y representarla en todo momento y en toda gestión sin limitación alguna. ---

---TRES: Quedan además los mandatarios facultados para que a nombre de la Poderdante pueda cualquiera de ellos acudir ante agencias gubernamentales, incluso municipales, y solicitar todo servicio o documento, expediente, reporte, que sea necesario obtener o tramitar, y hacer cualquier gestión a nombre de la Poderdante. De la misma forma están los mandatarios autorizados, a comparecer con total autoridad ante tribunales, ante toda agencia, sea Autoridad de Energía Eléctrica, Autoridad de Acueductos y Alcantarillados, Centro de Recaudación de Ingresos Municipales o cualquier otra entidad que supla servicios a la residencia de la Poderdante, como podría ser una compañía de cable por televisión, para instar reclamaciones, dar de baja servicios, cancelar contratos, modificar contratos, solicitar información, requerir servicios, y por ello la mandataria está autorizada para recibir pagos, fianzas, liquidaciones, depósitos, sin limitación alguna. Los mandatarios están además facultados para comparecer ante Consejo de Titulares, ante administración de condominios y efectuar toda gestión sin limitación alguna.-----

M. M. R.



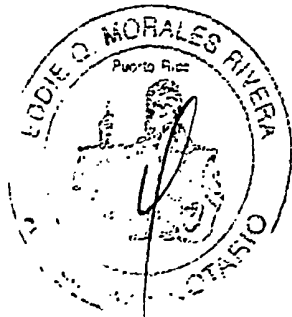
sea necesaria, así como pedir la división de bienes inmuebles o muebles poseídos en comunidad con otras personas, bien judicialmente, siguiendo el pleito por todos sus trámites hasta su terminación o hasta donde disponga la mandataria; y otorgar contratos y/o escrituras públicas de divisiones de comunidad, tomando posesión de la parte material de bienes que se le adjudique a la Poderdante, en la forma que crean más conveniente los mandatarios. -----

-----CINCO: Someter a la Poderdante a la jurisdicción de cualquier tribunal u organismo administrativo y comparecer a nombre de ésta ante foros judiciales y/o administrativos, sin limitación alguna.-----

-----SEIS: Otorgar todos los documentos públicos o privados que la naturaleza de sus actos exijan o requieran. Finalmente, ambos mandatarios (reiterándose que cualquiera de ellos puede actuar de forma individual) está autorizado, para comparecer y actuar en representación de la Poderdante, sin limitación alguna, ante toda agencia gubernamental, sea estatal, federal, municipal, agencia pública o cuasi pública, o cualquier otra entidad jurídica, sea una corporación, sociedad, o cualquiera otra, y la Poderdante reitera y enfatiza que todo ello sin limitación alguna. -----

-----LECTURA, ADVERTENCIAS Y ACEPTACIÓN-----

-----La otorgante procedió en presencia de este Notario a leer la totalidad de la escritura, la cual además fue leída en voz alta por el Notario, y acepta esta escritura en la forma redactada, por hallarla conforme a lo convenido, y yo, el Notario, le hice las advertencias legales pertinentes a este otorgamiento, incluyendo su derecho a requerir la presencia de testigos instrumentales, cuyo derecho renunció expresamente la otorgante. Yo el Notario le expliqué sobre la necesidad de registrar una copia certificada del poder en el Registro de Poderes y Testamento de forma tal de que sea válido, le expliqué además a la otorgante de las responsabilidades que



Registro de Poderes y Testamentos, para que sea oficial y pública la
revocación. -----

---- Leída esta escritura por la otorgante, se ratifica en su contenido y la

firma, poniendo además sus iniciales en todos los folios de la misma.-----

----De todo lo cual, así como de cuanto se consigna o relata en este
instrumento público, y de quedar adheridos los sellos de rentas internas y
el del Impuesto Notarial, siendo éste último de la exclusiva
responsabilidad del Notario, yo, el Notario, que firmo, signo, sello y
rubrico, DOY FE.-----

M. M. R.

Mano H. Rivera

Edi J. March



DEED NUMBER NINE (9)CONCESSION OF SPECIFIC POWER

—In the city of Guaynabo, Puerto Rico, today the thirteenth (13) day of May of two thousand nineteen (2019) —

BEFORE ME

---**EDDIE MORALES RIVERA**, Lawyer and Public Notary, with residence in Bayamón, Puerto Rico and opened studio in Buchanan Office Center Building, Highway one hundred sixty five (165), number forty (40), Office one hundred and three (103), Guaynabo, Puerto Rico. —

APPEARS

—**ONE SINGLE PART: MARÍA MILAGROS RIVERA SIACA**, of legal age, married to Rafael Zahonero López, housewife, owner and neighbor of Madrid, Spain and who appears at this event as Power Giver and as such shall be identified hereafter. —

I **ATTEST** that I personally know the appearing party. By her sayings, I the Notary give faith of her age, civil status, profession and vicinity. She assures to have and in my judgement she has, the legal capacity to bring about this deed and in such capability, freely: —

EXPRESSES

—**ONE:** That the Power Giver is one of the Heirs (Succession) of Luz de Selenia Siaca Guzmán, who was her mother, who died on the six (6) of January of two thousand eighteen (2018), and who granted an Open Will, as it appears in Deed Number Fifteen (15) of the six (6) of July, two thousand and nine (2009) before Public Notary Julio Moreno Ruiz. —

— **TWO:** That she gives and confers power, as broad and sufficient as necessary in law to her brother **LUIS ALBERTO RIVERA SIACA**, as well as to her sister **LUZ DE SELENIA RIVERA SIACA**, both of legal age, married respectively, engineer the first and housewife the second, and neighbors respectively of Guaynabo and Adjuntas, Puerto Rico, so that any of them may act as representative of the Power Giver and accordingly, may exercise, with respect to the Succession of Luz de Selenia Siaca Guzmán, all or any of the following faculties detailed in—

the following paragraphs. She clarifies and reiterates that any one of her representatives is empowered to act individually, since the Power Giver has considered factors such as travel, commitments and illness and because of such events she has decided to name two representatives, so that any of them may act accordingly.-----

---ONE: Carry out any type of transaction, including the administration, transfer, adjudication, settlement, disposal or disposition of any property, be they movables or immovables, in which the Power Giver possesses or has an interest and are part of the Succession of Luz de Selenia Siaca Guzmán, been thus authorized, both representatives in an individual manner, to grant the deeds or documents that might be necessary for the transactions that the representatives understand to be prudent, including but not limited to the following immovable property: -----

---HORIZONTAL PROPERTY: Unit designated number ONE THOUSAND TWO HUNDRED ONE (1201) located on the twelfth floor. Level twelve of Caparra Classic Condominium located in Barrio Pueblo Viejo of Guaynabo, Puerto Rico. This unit has a private net area of approximately THREE THOUSAND FIVE HUNDRED SEVENTYFIVE SQUARE FEET (3,575.00 s.f.) equivalent to THREE HUNDRED AND TWO POINT TWENTYFIVE SQUARE METERS (332.25 S.M.). Adjoins on the NORTH, in a distance of Fifty Five feet and eight inches (5'8") with the exterior wall of the Building; on the SOUTH, in a distance of Sixty Five Feet, in part, with the designated unit number One thousand two and in part with the lobby of the floor, with the adjoining the elevator duct and the adjoining wall of the staircase of the building; on the EAST, in a distance of Seventy five feet and seven inches (65'7"), with the outer wall of the building and on the WEST, in a distance of Sixty Five Feet with Seven inches (65'7") with the outer wall of the building.-----

---Consists of a waiting room, where it has its main entrance, half a bathroom, one living room, a dining room, a terrace facing the EAST of the building, a terrace facing the WEST of the building, the air conditioning machine room, a linen closet, a laundry, four bedrooms,

each with its bathroom and a family lounge. It consists of a unit with interior divisions, with access to a common corridor through its main door. _____

--- This unit shares all general Common elements of the Building, as it appears in the Building's Matrix Deed, dully filed for registration in the Property Registry. _____

---As established in the Matrix Deed, submitting the Building to the Horizontal Property Regime and only with the purpose of apportioning the rights and duties of each one of the owners of said apartments regarding the general common elements of Caparra Classic Condominium, this unit is awarded, based on its net area, a Three Point Two Thousand Three Hundred and Eighty Five percent (3.2385%) participation in the general common elements of the Condominium and Fifty percent (50%) of the limited elements of the floor, if any. _____

--- Parking lots marked number sixty one (61) and number sixty two (62) correspond to this unit. _____

---Also storage room (locker) marked with number one thousand two hundred and one (1201), located in the ground floor of the building, corresponds to this unit. _____

---Registered on folio ninety (90) of Volume eight hundred and thirty seven (837) of Guaynabo, Property number thirty two thousand six hundred and ninety eight. (32698). _____

---**TWO:** As part of the authorization and powers that the Power Giver confers to the representatives, she also empowers them with the capacity to subscribe and grant, in her name, all necessary document for the perfection of any transaction about which the matter deals with, as well as to require accounts, documents, reports and file claims and represent her at all times and in any negotiation, without any limitation.

---**THREE:** Both representatives are also given the capacity, in the name of the Power Giver, to appear before government agencies, including municipalities and request all services or documents, files, reports, that are deemed necessary to obtain, and follow any course of action in the name of the Power Giver. In the same way, the representatives are

authorized to appear, with total authority, before courts, any agency, be it the Electric Power Authority, Aqueduct and Power Authority, Municipal Revenue Collection Center or any other entity that provides services to the residence of the Power Giver, as well as a television cable company, to file claims, cancel services, cancel contracts, modify contracts, request information, require services and by this, the Power Giver is authorized to receive payments, bonds, settlements, deposits, without any limitations. The representatives are also empowered to appear before the Council of Titleholder, before the condominium administrators and carry out every management function without limitation. -----

---FOUR: Any of the representatives are also empowered to subscribe documents for the liquidation of the inheritance, partitional notebooks, transactions or any other document or transaction that is necessary, as well as to request the division of movable and immovable property possessed in community with other persons, be it judicially, following a lawsuit in all its procedures until its completion or up to the point that the Power Giver determines; and awarding contracts and/or public deeds of community divisions, taking possession of any property awarded to the Power Giver, in the way that the representatives see more fit. -----

---FIVE: Submitting the Power Giver to the jurisdiction of any court or administrative organism and appear on her behalf at judicial and/or administrative forums, without any limitation. -----

---SIX: Award all public or private documents that the nature of their acts demand or require. Finally, both representatives (reiterating that any one of them can act individually) is authorized, to appear and act in representation of the Power Giver, without any limitation, before any government agency, be it state, federal, municipal public or quasi-public agency or any other legal entity, be it a corporation, partnership, or any other, and the Power Giver reiterates and emphasizes that all is without any limitation.-----

-----READING, WARNINGS AND ACCEPTANCE-----

— The grantor proceeded, in the presence of this Notary, to read the entirety of this deed, which besides, was read out loud by the Notary and accepts it, in accordance to what has been convened, and I, the Notary, made all legal requirements pertaining to this deed, including the right to require the presence of instrumental witnesses, said right was expressly renounced by the grantor. I the Notary explained to her about the need to register a certified copy of this power of attorney in the Registry of Powers of Attorneys and Wills, in such a way that it will be valid, I also explained to the grantor about the responsibilities that entails the position of representative, that the present power of attorney can be revoked at any moment by the grantor, but to do this, she must grant a deed for said purpose and must immediately notify the Registry of Powers of Attorneys and Wills, so that the revocation is made official and public._____

—Read by the grantor, the present deed, she ratifies its content and signs it, also placing her initials on all of its folios._____

—Of all of which, as well as what is recorded or related in this public instrument, and of adhering the internal revenue stamps and the Notarial Tax, been the latter the exclusive responsibility of the Notary, I, the Notary, who undersigns, signs, seals and rubrics, GIVE FAITH._____

(Signed by the Power Giver, María M. Rivera Siaca and the Public Notary, Eddie O. Morales Rivera who has also stamped his seal.)