

Prepared by and return to:

Lori Chaffin
Signature Title & Escrow Services, LLC
1920 Southwest 12th Avenue
Ocala, FL 34471
(352) 390-6233

File No 2024-4529

Parcel Identification No: 06824-016-00

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WARRANTY DEED

(STATUTORY FORM -- SECTION 689.02, F.S.)

This indenture made the 21st day of June, 2024 between GCS Ventures LLC, a Virginia Limited Liability Company, whose post office address is 4 Weems Lane, Ste #249, Winchester, VA 22601, Grantor, to GMSA Holdings, LLC, a Florida Limited Liability Company, whose post office address is 11098 Northwest 50th Lane, Ocala, FL 34482, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Levy, Florida, to-wit:

Lot 8, Block 4, RAINBOW LAKES ESTATES SECTION "N", according to the Plat thereof, recorded in Plat Book 3, Pages 27, 27A through 27D, inclusive, of Public Records of Levy County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness #1 Signature
Print Name: Wendy D Harris
Address: Hulem's Ln
Winchester Va 22601

GCS Ventures LLC, a Virginia Limited Liability Company

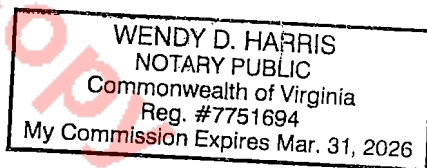
By: [Signature]
Angela Stokes, Sole Member

[Signature]
Witness #2 Signature
Print Name: DIANA L. HARRIS
Address: Hulem's Ln
Winchester Va 22601

STATE OF Virginia
COUNTY OF Winchester

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 20 day of June, 2024 by Angela Stokes, Sole Member of GCS Ventures LLC, a VA 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: VADL

Type of Identification Produced: _____