

After Recording Return to:

✓R  
Tosha Morales  
Arcadia Abstract & Title Company, Inc.  
20 West Oak Street  
Arcadia, FL 34266

This Instrument Prepared by:

Tosha Morales  
Arcadia Abstract & Title Company, Inc.  
20 West Oak Street  
Arcadia, FL 34266  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

03381-111-00

File No.: 2023-32205

## WARRANTY DEED

This Warranty Deed, Made the 3 day of ~~June~~<sup>July</sup>, 2023, by **Fernando Entenza**, whose post office address is: **Calle 2 BLQUE 6 #4 Alturus De Torrimar, Guaynabo, PR 00969**, hereinafter called the "Grantor", to **GCS Ventures, LLC, a Virginia limited liability company**, whose post office address is: **4 Weems Lane #249, Winchester, VA 22601**, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Eight Thousand Five Hundred Dollars and No Cents (\$8,500.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Levy County, Florida**, to wit:

Tract #424 legally described as the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4, of Section 9, Township 12 South, Range 17 East, lying in Levy County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 2022, reservations, restrictions and easements of record, if any.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: [Handwritten Signature]  
Printed Name: Fernando Entenza

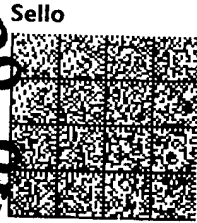
Witness Signature: [Handwritten Signature]  
Printed Name: APP 9230

State of Puerto Rico  
County of San Juan

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 3 day of ~~June~~ July, 2023 by Fernando Entenza. He/She/They is/are  Personally Known OR  Produced \_\_\_\_\_ as Identification.

[Handwritten Signature]  
Notary Public Signature (SEAL)  
Printed Name: Herman Hivaldo

My Commission Expires: Does Not Expire  
 Online Notary (Check Box if acknowledgment done by Online Notarization)



Sello  
9397  
05/18/2023  
\$5.00  
Sello de Asistencia Legal  
80069-2023-0518-96401211

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