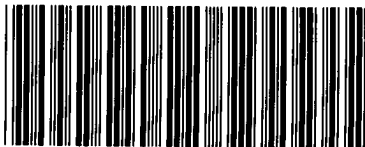


This instrument was prepared by
and return to
O M Amir, Esq
Segall & Amir P A
101 Grand Palm Drive
Pembroke Pines, FL 33027
Telephone 954-447-3164



2005037121 5 PGS

[Space Above This Line For Recording Data]

Warranty Deed

(Statutory Form - FS 689 02)

This Indenture, Made this 04-28-05 between Autrinand Sharma and Jageshwar Sharma, each a married man, whose address is 661 East 2nd Street, Brooklyn, NY 11218 Party of the First Part to Uri Kadosh,a married man Party of the Second Part and whose post office address is 8921 W Oakland Park Blvd , Sunrise, FL 33351

(Whenever used herein, the terms "First Part" and "Second Part", shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

Witnesseth That said Party of the First Part, for and in consideration of the sum of \$10 00 and other good valuable consideration receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Party of the Second Part, all that certain land situated in CITRUS County, Florida, to wit

See Attached Exhibit "A"

The property is not the constitutional homestead of the grantor, as the grantor does not reside on the subject property or any property contiguous therewith as their permanent residence or homestead, as the land is, in fact, multiple vacant lots

(For Information Only Property Appraiser's Parcel Identification Number is See Exhibit "B" attached hereto)
Subject to Conditions, restrictions, reservations, limitations and easements of records, if any (provided, however, that this reference shall not operate to reimpose the same), applicable zoning regulations and taxes for the current and subsequent years

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

And the First Part hereby covenants with said Second Part that the First Part is lawfully seized of said land in fee simple, that the First Part has good right and lawful authority to sell and convey said land, that the First Part 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

In Witness Whereof, the said First Part has signed and sealed these presents the day and year first above written

Signed, sealed and delivered in the presence of:

Witness Signature

Brenda L. Buta

Print Witness Name

Witness Signature

Willetha D. Winborne

Print Witness Name

Witness Signature

Stella V. Filand

Print Witness Name

Caroline Prestidge

Witness Signature

Print Witness Name

STATE OF FLORIDA

) SS

COUNTY OF CITRUS

This instrument was acknowledged before me this 04-28-05 by Autrinand Sharma and Jageshwar Sharma who are personally known to me and produced drivers lic. as identification and who did take an oath

Notary Public - State of FLORIDA

My Commission Expires



sharma-kadosh-750 info sheet Warranty Deed

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE \$44 00
DOCUMENTARY TAX \$5,250 00
2005037121 BK:1848 PG:1891
05/02/2005 02:10 PM 5 PGS
JPARRISH,DC Receipt #022082

EXHIBIT "A"

All of Lots 30, 33, 35, 38, 39, 41, 42, and 43, CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30 of the Public Records of Citrus County, Florida.

AND

All of Lot 40, of CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30, of the Public Records of Citrus County, Florida, less and except unrecorded Lot 16, Block 40, more particularly described as follows:

Lot 16, of Block 40, of unrecorded Plat, being further described as follows: Begin at the Southwest corner of Lot 40, of CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30, of the Public Records of Citrus County, Florida; thence North 0°38'57" West, along the West line of said Lot 40 a distance of 104.60 feet, thence North 88°56'31" East 79.75 feet, thence South 0°88'57" East parallel to said West line for a distance of 104.58 feet to a point on the South line of said Lot 40, thence South 88°55'40" West along the South line of said Lot 40, a distance of 79.75 feet to the Point of Beginning.

AND

The entire South 1/2 of Lot 22, of CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida.

AND

Lot 24, of CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30 of the Public Records of Citrus County, Florida, less and except unrecorded Lots 6 and 7, Block 24, more particularly described as follows:

Unrecorded Lot 6, Block 24:

Commence at the Northwest corner of Lot 24, of CHARPIA'S ADDITION TO CRYSTAL RIVER, according to the Plat thereof as recorded in Plat Book 1, Page 30 of the Public Records of Citrus County, Florida; thence North 89°04'10" East along the North boundary line of said Lot 24, a distance of 398.75 feet to the Point of Beginning; thence continue North 89°04'10" East along the North boundary line of said Lot 24 a distance of 79.75 feet; thence South 00°38'57" East parallel to the West boundary line of said Lot 24 a distance of 104.48 feet; thence South 89°03'18" West a distance of 79.75 feet; thence North 00°38'57" West parallel to said West line a distance of 104.50 feet to the Point of Beginning.

Unrecorded Lot 7, Block 24:

Commence at the Northwest corner of Lot 24, of CHARPIA'S ADDITION TO CRYSTAL RIVER, according to the Plat thereof as recorded in Plat Book 1, Page 30 of the Public Records of Citrus County, Florida, thence North 89°04'10" East along the North boundary line of said Lot 24, a distance of 478.50 feet to the Point of Beginning, thence continue North 89°04'10" East along the North boundary line of said Lot 24 a distance of 79.75 feet; thence South 00°38'57" East parallel to the West boundary line of said Lot 24 a distance of 104.46 feet, thence South 89°03'18" West a distance of 79.75 feet; thence North 00°38'57" West parallel to said West line a distance of 104.48 feet to the Point of Beginning.

AND

Lot 25, of CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30, of the Public Records of Citrus County, Florida, less and except unrecorded Lot 7, Block 24, more particularly described as follows:

Commence at the Northwest corner of Lot 25, in CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida, thence North 89°02'28" East along the North line of said Lot 25, a

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EXHIBIT "A" continued

distance of 478.50 feet to the Point of Beginning; thence continue North 89°02'28" East along said North line a distance of 79.75 feet, thence South 0°38'57" East parallel to the West line of said Lot 25, a distance of 104.46 feet; thence South 89°01'38" West 79.75 feet; thence North 0°38'57" West parallel to the said West line a distance of 104.48 feet to the Point of Beginning.

AND

Lot 27, of CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30, of the Public Records of Citrus County, Florida, less and except unrecorded Lot 1, Block 27, more particularly described as follows:

Begin at the Northwest corner of Lot 27, of CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30, of the Public Records of Citrus County, Florida, thence North 89°02'28" East along the North line of said Lot 27, a distance of 79.74 feet; thence South 0°40'04" East parallel to the West line of said Lot 27 a distance of 104.26 feet; thence South 89°01'38" West 79.74 feet to a point on said West line; thence North 0°40'04" West along said West line a distance of 104.26 feet to the Point of Beginning.

AND

Lot 32, of CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30, of the Public Records of Citrus County, Florida, less and except unrecorded Lot 8, Block 32, more particularly described as follows:

Commence at the Northwest corner of Lot 32, CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida, thence North 89°00'47" East along the North line of said Lot 32 a distance of 558.25 feet to the Point of Beginning, thence continue North 89°00'47" East along said North line a distance of 79.84 feet to the Northeast corner of said Lot 32, thence South 0°39'30" East along the East line of said Lot 32, a distance of 104.44 feet, thence South 88°59'56" West 79.86 feet, thence North 0°38'57" West parallel to the West line of said Block 32 a distance of 104.46 feet to the Point of Beginning.

AND

Unrecorded Lots 9, 10, 11, 12, 13 and 14. Block 34, all located in Lot 34, of CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30, of the Public Records of Citrus County, Florida, more particularly described as follows:

Unrecorded Lot 9, Block 34:

Commence at the Northwest corner of Lot 34, CHARPIA'S ADDITION TO THE CRYSTAL RIVER, as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida, thence South 0°39'30" East along the West line of said Lot 34, a distance of 208.86 feet to the Southwest corner of said Lot 34, thence North 88°57'21" East along the South line of said Lot 34, a distance of 558.25 feet to the Point of Beginning, thence continue North 88°57'21" East along said South line a distance of 79.92 feet to the Southeast corner of said Lot 34, thence North 0°40'04" West along the East line of said Lot 34, a distance of 104.27 feet, thence South 88°58'13" West 79.91 feet, thence South 0°39'30" East parallel to said West line a distance of 104.29 feet to the Point of Beginning.

Unrecorded Lot 10, Block 34:

Commence at the Northwest corner of Lot 34, CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida, thence South 0°39'30" East along the West line of said Lot 34 a distance of 208.86 feet to the Southwest corner of said Lot 34, thence North 88°57'21" East along the South line a distance of 79.75 feet, thence North 0°39'30" West parallel to said West line a distance of 104.29 feet, thence South 88°58'13" West 79.75 feet, thence South 0°39'30" East parallel to said West line a distance of 104.31 feet to the Point of Beginning.

Unrecorded Lot 11, Block 34:

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EXHIBIT "A" continued

Commence at the Northwest corner of Lot 34, CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida, thence South 0°39'30" East along the West line of said Lot 34 a distance of 208.86 feet to the Southwest corner of said Lot 34, thence North 88°57'21" East along the South line of said Lot 34, a distance of 398.75 feet to the Point of Beginning, thence continue North 88°57'21" East along said South line a distance of 79.75 feet, thence North 0°39'30" West parallel to the said West line a distance of 104.31 feet, thence South 88°58'13" West 79.75 feet, thence South 0°39'30" East parallel to said West line a distance of 104.33 feet to the Point of Beginning.

Unrecorded Lot 12, Block 34:

Commence at the Northwest corner of Lot 34, of CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida, thence South 0°39'30" East along the West line of said Lot 34 a distance of 208.86 feet to the Southwest corner of said Lot 34, thence North 88°57'21" East along the South line of said Lot 34 a distance of 319 feet to the Point of Beginning, thence continue North 88°57'21" East along said South line a distance of 79.75 feet, thence North 0°39'30" West parallel to said West line a distance 104.33 feet, thence South 88°58'13" West 79.75 feet, thence South 0°39'30" East parallel to said West line a distance of 104.35 feet to the Point of Beginning.

Unrecorded Lot 13, Block 34:

Commence at the Northwest corner of Lot 34, of CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida, thence South 0°39'30" East along the West line of said Lot 34, a distance of 208.86 feet to the Southwest corner of said Lot 34, thence North 88°57'21" East along the South line of said Lot 34 a distance of 239.25 feet to the Point of Beginning, thence continue North 88°57'21" East along said South line a distance of 79.75 feet, thence North 0°39'30" West parallel to said West line a distance of 104.35 feet, thence South 88°58'13" West 79.75 feet, thence South 0°39'30" East parallel to said West line a distance of 104.37 feet to the Point of Beginning.

Unrecorded Lot 14, Block 34:

Commence at the Northwest corner of Lot 34, of CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida, thence South 0°39'30" East along the West line of said Lot 34 a distance of 208.86 feet to the Southwest corner of said Lot 34, thence North 88°57'21" East along the South line of said Lot 34 a distance of 159.50 feet to the Point of Beginning, thence continue North 88°57'21" East along said South line a distance of 79.75 feet, thence North 0°39'30" West parallel to said West line a distance of 104.37 feet; thence South 88°58'13" West 79.75 feet, thence South 0°39'30" East parallel to said West line a distance of 104.39 feet to the Point of Beginning.

AS

(JD)

EXHIBIT "B"

1. 171822-0030-00300-0010 (Lots 1 through 16 of Lot 30)
2. 171822-0030-00330-0010 (Lots 1 through 16 of Lot 33)
3. 171822-0030-00350-0010 (Lots 1 through 16 of Lot 35)
4. 171822-0030-00380-0010 (Lots 1 through 16 of Lot 38)
5. 171822-0030-00390-0010 (Lots 1 through 16 of Lot 39)
6. 171822-0030-00410-0010 (Lots 1 through 6 of Lot 41)
171822-0030-00410-0070 (Lots 7 and 8 of Lot 41)
7. 171822-0030-00420-0010 (Lots 1 through 8 of Lot 42)
8. 171822-0030-00430-0010 (Lots 1 through 8 of Lot 43)
9. 171822-0030-00400-0010 (All lots of Lot 40 / Less lot 16 and Lot 7)
171822-0030-00400-0070 (Lot 7 of Lot 40)
10. 171822-0030-00220-0090 (Lots 9 through 16 of Lot 22 / South 1/2 of Lot 22)
11. 171822-0030-00240-0010 (All lots of Lot 24/Less Lots 6 and 7)
12. 171822-0030-00250-0010 (All lots of Lot 25/Less Lot 7)
13. 171822-0030-00270-0020 (All lots of Lot 27/Less Lot 1)
14. 171822-0030-00320-0010 (All lots of Lot 32/Less Lot 8)
15. 171822-0030-00340-0090 (Lots 9 through 14 of Lot 34)

AS 