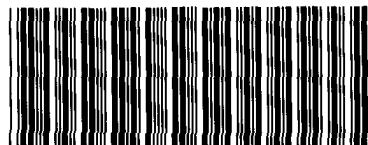


Instrument Prepared by  
Record and Return To  
Benjamin R Schulman, Esq  
Schulman & Cannavan, P A  
4340 Sheridan Street, Second floor  
Hollywood, Florida 33021



2005042298 1 PG

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE \$10 00  
DOCUMENTARY TAX \$132 30  
# 2005042298 BK: 1855 PG: 1231  
05/16/2005 02:30 PM 1 PG  
TWHITE, DC Receipt #025029

Property Folio No.: 2175532

**WARRANTY DEED**

**This Indenture, made this 13 day of December, 2004, between SKY DEVELOPMENT GROUP, LLC, a Florida limited liability company whose post office address is 3137 NE 163<sup>rd</sup> Street, North Miami Beach, Florida 33160 ("Grantor"), and ILYA MAKSUMOV whose post office address is 180 BETHEL LOOP #4F, BROOKLYN, NY 11239 ("Grantee").**

**Witnesseth** that said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt and sufficiency 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 Citrus, State of Florida, to wit:

Lot 13, Block 1558, CITRUS SPRINGS UNIT 22, according to the plat thereof, as recorded in Plat Book 7, Page 93, of the Public Records of Citrus County, Florida

Subject to taxes for the year 2005 and subsequent years, and all state and local laws and ordinances, and all matters of record

and said Grantor does 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 has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in our presence:

[Signature]  
Name: Benjamin R Schulman

[Signature]  
Name: Natasha Arias

**SKY DEVELOPMENT GROUP, LLC,  
a Florida limited liability company**

By: [Signature]  
**NATALIA WOLF**

**As its: Manager**

State of Florida  
County of Brevard

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to take acknowledgments, the foregoing instrument was acknowledged this 13 day of December 2004, by **NATALIA WOLF**, as manager of the **SKY DEVELOPMENT GROUP, LLC, a Florida limited liability company** who is personally known to me or who have produced \_\_\_\_\_ as identification.

[Signature] (SEAL)  
Notary Public, State of FL

My commission expires:

