

Rec: 18.50  
Doc: 1568.00

This Instrument Prepared by and Record and Return to

**SCOTT G. LYONS, PRESIDENT**  
NATURE COAST TITLE COMPANY, INC  
659 NE Hwy 19  
CRYSTAL RIVER, FLORIDA, 34429  
**File #: 05C17350**

Property Appraisers Parcel Identification (Folio) Numbers  
**10-17S-18E-0080-08150-0050**  
Alternate Key # 1334071/1334080/1334098/1334101/1334110  
Grantee SS #

This Instrument is prepared in connection with the issuance of a Title Insurance Policy

SPACE ABOVE THIS LINE FOR RECORDING DATA



OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE \$18 50  
DOCUMENTARY TAX \$1,568 00  
# 2005051475 BK:1867 PG:1537  
06/13/2005 10:34 AM 2 PGS  
CSMART, DC Receipt #030371

**WARRANTY DEED**

THIS WARRANTY DEED, made the 8 day of June, A.D. 2005, between

**Focal Point Properties, LLC.**

herein called the grantor, and

**International Real Estate Ventures, LLC**

whose post office address is 1111 Brickell Ave. 11th Floor Ste 1117, Miami, FL 33131  
hereinafter called the Grantee

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10 00) Dollars 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 Citrus County, State of Florida, viz

**SEE EXHIBIT "A" FOR LEGAL DESCRIPTION**

**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/are lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land, and hereby 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 December 31, 2004, subject to easements, restrictions, and/or reservations of Records

**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written

Signed, sealed and delivered in the presence of

[Signature]  
Witness Signature

Crystal Wellman  
Printed Signature

Annie Adams  
Witness Signature

Annie Adams  
Printed Signature

**Focal Point Properties, LLC.**  
[Signature] L.S.  
**Paul D. Schumacher, Jr. Managing Member**  
81 Oakleigh Dr., Maitland, FL 32751

STATE OF FLORIDA  
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 8 day of June, 2005 by **Paul D. Schumacher, Jr.** of **Focal Point Properties, LLC.** on behalf of the corporation He/she is personally known to me or has produced DR LICENSE as identification and did (did not) take an oath.

SEAL



**Crystal Wellman**  
Commission #DD219152  
Expires: Jun 02, 2007  
Bonded Thru  
Atlantic Bonding Co., Inc.

[Signature]  
Notary Signature  
Crystal Wellman  
Printed Notary Signature  
My Commission Expires

**EXHIBIT "A"**

**Lots 5 and 6, in Block 815, of CITRUS SPRINGS, UNIT 8, according to the map or plat thereof as recorded in Plat Book 6, Pages 43 through 49, inclusive, Public Records of Citrus County, Florida.**

**AND**

**Lot 30, in Block 227, of CITRUS SPRINGS, UNIT 3, according to the map or plat thereof as recorded in Plat Book 5, Pages 116 through 129, inclusive, Public Records of Citrus County, Florida.**

**AND**

**Lots 2, 3, 4, 5, and 6, in Block 697, of CITRUS SPRINGS, UNIT 8, according to the map or plat thereof as recorded in Plat Book 6, Page 43 through 49, inclusive, Public Records of Citrus County, Florida.**