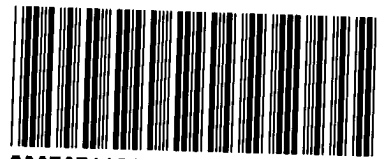


Corporate Warranty Deed



2005051131 1 PG

This Indenture, made , May 12, 2005 A.D. **Between Sunset Property Group, LLC** whose post office address is: 1211 Miramar Street, Unit 3, Cape Coral, Florida 33904 a corporation existing under the laws of the State of Florida, Grantor and **James M. Samowski and Gerriann Samowski, husband and wife Michael Branca and Tammy Branca, husband and wife** whose post office address is: 2 McKinstry Circle, Salem, New Hampshire 03079, Grantee,

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE \$11 00
DOCUMENTARY TAX \$199 50
2005051131 BK:1867 PG:456
06/10/2005 01:30 PM 1 PG
LFREIER,DC Receipt #030143

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10 00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of CITRUS, State of Florida, to wit:

Lot 14, Block 966 of CITRUS SPRINGS UNIT SIXTEEN, a Subdivision according to the Plat thereof, recorded in Plat Book 6, Page 145-150 of the Public Records of Citrus County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: **18E17S100160 09660 0140**

And the 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, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Sunset Property Group, LLC

By: _____

Jeremy Peterson
Its: President

Signed and Sealed in Our Presence:

Mitzie Rowland

Witness Print Name Mitzie Rowland

D. McDonald

Witness Print Name D. McDonald

State of Florida
County of Lee

(Corporate Seal)

The foregoing instrument was acknowledged before me this 12th day of May, 2005, by Jeremy Peterson, the President of Sunset Property Group, LLC A corporation existing under the laws of the State of Florida, on behalf of the corporation. He/She is personally known to me or has produced drivers license as identification.

Mitzie Rowland

Notary Public
Notary Printed Name Mitzie Rowland (Seal)

My Commission Expires: 4/22/08

Prepared by:
Mitzie Rowland, an employee of
JM Title Corporation,
1113 S.E. 47th Terrace, Unit 1
Cape Coral, Florida 33904

File Number: 05-11035MR

