

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



2005057839 1 PG

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE \$10 00  
DOCUMENTARY TAX \$286 30  
# 2005057839 BK:1876 PG:104  
06/30/2005 12:57 PM 1 PG  
JPARRISH,DC Receipt #034118

Property Folio No.: 142 ~~5349~~ <sup>7550</sup>

**WARRANTY DEED**

**This Indenture**, made this 30 day of June, 2005, 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 **JOSEPH DRISCOLL JR. AND SUSAN WILLOR** whose post office address is **1 Seaside Court, Palm Coast, Florida 32164** ("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 17, Block 1287, CITRUS SPRINGS UNIT 19, according to the plat thereof, as recorded in Plat Book 7, Page 40, 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.

**GRANTOR RETAINS THE EXCLUSIVE RIGHT TO BE THE BUILDER/CONTRACTOR ON ANY AND ALL CONSTRUCTION UPON THE PROPERTY FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF RECORDING THIS DEED. THIS EXCLUSIVE RIGHT INCLUDES THE RIGHT OF GRANTOR TO MANAGE AND OVERSEE CONSTRUCTION BY ANY OTHER CONTRACTOR OR SUBCONTRACTOR DESIGNATED BY GRANTOR**

**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:

Name: BENJAMIN R Schulman

Name: Michelle Peck

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

By:   
NATALIA WOLF  
As its: **Manager**

State of Florida  
County of Broward

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to take acknowledgments, the foregoing instrument was acknowledged this 30 day of June, 2005, 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

\_\_\_\_\_  
Notary Public, State of Florida

My commission expires:

