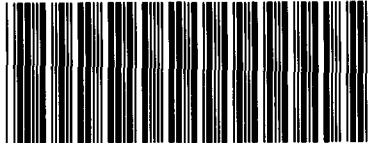


Rec'd

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Sylvain R. Robitaille
FIRST TITLE COMPANY, INC
916 N Suncoast Blvd
Crystal River, Florida 34429
Property Appraisers Parcel Identification (Folio) Number.


2005099926 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10 00
DOCUMENTARY TAX: \$0 70
2005099926 BK:1935 PG:2143
11/09/2005 09:49 AM 1 PG
KCCR,DC Receipt #057838

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 21 day of **October, 2005** by **VanNess Properties, Inc.**, whose post office address is **5634 N. Lecanto Hwy., Beverly Hills, FL 34465** herein called the grantor, to **Caliente Citrus, LLC** whose post office address is **211 E. Intl. Speedway Blvd., Ste. 213, Daytona Beach, FL 32118**, 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.:

Lot 3, in Block 1597 of Citrus Springs Unit 22, according to the map or plat thereof as recorded in Plat Book 7, Pages 93 through 109, Public Records of Citrus County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2005 and thereafter.

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

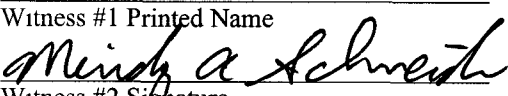
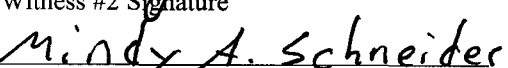
TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is 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.

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:


Witness #1 Signature
Heather Sprouse

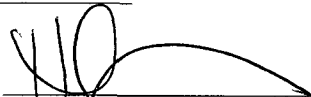
Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name


Monty VanNess
5634 N Lecanto Hwy.
Beverly Hills, FL 34465

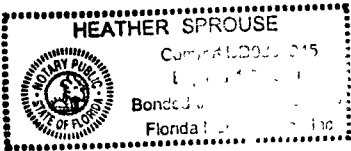
STATE OF FLORIDA
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 21 day of October, 2005 by VanNess Properties, Inc. who is personally known to me or has produced _____ as identification.

SEAL


Notary Public

My Commission Expires:



Printed Notary Name

