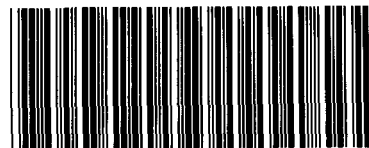


Rec 10⁰⁰
Doc 350⁰⁰
This Instrument Prepared by and Return to:

Michael R. McKinley, Esquire
McKinley, Ittersagen, Gunderson & Berntsson, P.A.
21175 Olean Blvd.
Port Charlotte, Florida 33952

Property Appraisers Parcel I.D. (Folio) Number(s):
100230 17170 0130

File No:20055425



2005112964 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$350.00
2005112964 BK:1954 PG:764
12/27/2005 03:26 PM 1 PG
JPARRISH,DC Receipt #064923

WARRANTY DEED

This Warranty Deed Made the 14th day of December, 2005,
by U. WAH MOK and ALICE KWAI FUN CHING, hereinafter called the grantor, whose post office
address is: 6161 ST. CLAIR PLACE, CANADA VEN 2A6, VANCOUVER BC, , and

NEW VISTA PROPERTIES, INC., a Florida corporation, whose post office address is: 15500 New
Barn Road, Ste 100, Miami Lakes, Florida 33014, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$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, Florida, viz:

Lots 13 and 14, Block 1717, CITRUS SPRINGS, UNIT 23, a subdivision according to the
plat thereof, recorded in Plat Book 7, Pages 115 through 133, of the Public Records of
Citrus County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes for the year
2006 and subsequent years.

Grantor herein covenants that the above-described property is vacant, unimproved land
and is not contiguous to Grantor's homestead or residence.

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; that the grantor hereby fully warrants the title to said land and
will defend the same against the lawful claims of all persons whomsoever.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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:

Witness Signature: [Signature]
Printed Name: LINDA MA

[Signature]
U. WAH MOK

Witness Signature: [Signature]
Printed Name: Winnie Yuen

[Signature]
ALICE KWAI FUN CHING

COUNTRY OF CANADA
COUNTY OF _____

The foregoing instrument was acknowledged before me this 14th day of December, 2005, by U. WAH MOK
and ALICE KWAI FUN CHING, who are personally known to me or who have produced driver's licenses as
identification.

[Signature]
PATRICIA CHAN
NOTARY PUBLIC
Notary Public
Printed Name: 210 - 3369 FRASER STREET
VANCOUVER, B.C. V5V 4C2
My Commission Expires: TEL: 604-876-8598 FAX: 604-876-8581

PERMANENT COMMISSION

ATTESTED TO BUT NOT
DRAWN BY PATRICIA CHAN