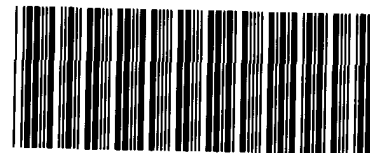


Prepared by Record and Return to:
Jeffrey Feinberg, Esquire
Feinberg and Maidenbaum
4000 Hollywood Blvd, Suite 350-N
Hollywood, Florida 33021

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$0.70
2006005495 BK: 1964 PG: 667
01/23/2006 12:34 PM 1 PG
JPARRISH, DC Receipt #003166



2006005495 1 PG

Parcel ID Number: 214-7989

Special Warranty Deed

This Indenture, Made this 16th day of January, 2006 A.D., Between
Igor Komsky

of the County of Kings, State of New York, grantor, and
Sky Development Group, LLC, a Florida limited liability company

whose address is: 3137 NE 163rd Street, North Miami, FL 33160

of the County of Miami-Dade, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Citrus County State of Florida to wit:

Lot 6, Block 1536, CITRUS SPRINGS UNIT 22, according to the Plat
thereof, as recorded in Plat Book 7, Page 93, of the Public Records
of Citrus County, Florida.

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor. The Grantor's HOMESTEAD address is 4274 Ocean Ave
BROOKLYN NY 11235

Subject to taxes for the current year and subsequent years; zoning
and/or restrictions and prohibitions, if any, imposed by governmental
authority; and easements, restrictions, reservations, conditions and
covenants of record, if any, without reimposing same.

Together with all 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 grantor is lawfully seized of said land in fee simple; that grantor has
good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will
defend the same against the lawful claims of all persons claiming by, through or under grantor.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

MARINA DIATCHENKO

Printed Maria Diatchenko
Witness

Igor Komsky (Seal)
P.O. Address:

Printed Yuri Atishaeu
Witness

STATE OF New York
COUNTY OF

The foregoing instrument was acknowledged before me this 17th day of January, 2006 by
Igor Komsky

he is personally known to me or he has produced his driver's license as identification.

Chandra S. Gajulapalli
Printed Name:
Notary Public
My Commission Expires:

CHANDRA S. GAJULAPALLI
Notary Public, State of New York
No. 01GA6085077
Qualified in Nassau County
Commission Expires December 23, 2006