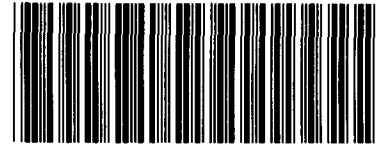


INSTRUMENT PREPARED BY:
Jeffrey Feinberg, Esquire
Feinberg & Maidenbaum
4000 Hollywood Blvd., #350N
Hollywood, Florida 33021



2006019917 1 PG

Property Folio No: 1427550

SPECIAL WARRANTY DEED

THIS INDENTURE, Made this 9th day of March, 2006

BETWEEN IGOR KOMSKY, whose post office address is 4274 Ocean Ave., Brooklyn, NY 11235, ("Grantor"), party of the first part, and

Sky Development Group, LLC, a Florida Limited Liability Company, whose post office address is 3137 NE 163rd St., North Miami Beach, FL 33160, ("Grantee"), party of the second part,

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said parties of the second part, their heirs and assigns forever, the following described land, situate, and being in the County of 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 easements, restrictions, reservations, conditions and covenants of record, if any.

Grantor represents that neither Grantor nor any person for whose support Grantor is responsible resides on or adjacent to the property. Grantor resides at 4274 Ocean Ave., Brooklyn, NY 11235

The Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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 the said Grantor.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hand and seal the day and year first above written.

Sign, sealed and delivered in the presence of:

[Signature]
Witness Signature
MARINA DMITCHENKO
Printed Name
Igor Komsky

[Signature]
Witness Signature
Betty Santana
Printed Name

STATE OF New York
COUNTY OF Queens

The foregoing instrument was acknowledged before me on this day, by Igor Komsky, who is personally known to me or who has produced _____ as identification and who did take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 9th day of December, 2006. March 12, 2006

12/6/2008
My Commission Expires:
Notary Public
[Signature]
Printed Name

F:\WP\REAL-PRP\komsky-sky.lot 17 blk 1287 swd.wpd

DOMINICK TROVATO
Notary Public, State of New York
No. 01TR6119891
Qualified in Nassau County
Commission Expires 12/6/2008

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$0.70
2006019917 BK:1984 PG:1167
03/16/2006 12:14 PM 1 PG
JPARRISH,DC Receipt #011943