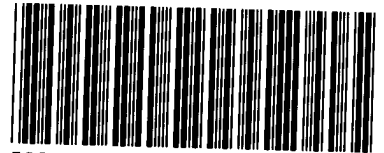


Prepared by and Return to:
K. E. L. Title Insurance Agency, Inc.
Rupa Tiwari
1301 W. Colonial Dr.
Orlando, Florida 32804
Our File Number: 06FL1510



2006051435 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$196.00
2006051435 BK:2031 PG:427
07/24/2006 11:06 AM 1 PG
JPARRISH, DC Receipt #030759

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Citrus)

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this April 14, 2006, between South Florida Real Estate Ventures, LLC, a Florida corporation, whose mailing address is: 3230 SW 87th Ct, Miami, FL 33185, party of the first part, and KEL Homes, LLC, whose mailing address is: **1301 W Colonial Drive, Orlando, FL 32804**, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

Lot 24, Block 1697, Citrus Springs Unit 23, according to the map or plat thereof, as recorded in Plat Book 7, Page 115, of the Public Records of Citrus County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, 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 party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on April 14, 2006.

Signed, sealed and delivered
in the presence of:

South Florida Real Estate Ventures, LLC

[Signature]
Witness signature
Alejandro Monert
Print witness name
[Signature]
Witness signature
Yvelda Monert
Print witness name

By: [Signature]
Print Name: Michael Calderon/Elizabeth Monert
Title: Manager/Manager

(Corporate Seal)

State of Florida
County of Orange

THE FOREGOING INSTRUMENT was acknowledged before me this April 14, 2006 by Michael Calderon & Elizabeth Monert of South Florida Real Estate Ventures, LLC on behalf of the company with the full power and authority to execute same who is personally known to me or who has produced [Signature] as identification.

[Signature]
Notary Public
Yenima Rodriguez
Print Notary Name

My Commission Expires: 8/7/09

Notary Seal

