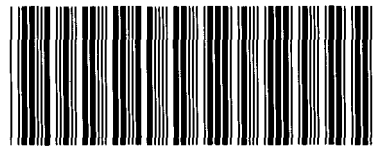


Prepared by and Return to:  
Gibson, Kohl-Helbig & Wolff, P. L.  
Lauren Kohl-Helbig  
1800 Second Street, Suite 901  
Sarasota, Florida 34236  
Our File Number: 6048



2006078787 1 PG

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$10.00  
DOCUMENTARY TAX: \$245.00  
# 2006078787 BK:2071 PG:1400  
11/22/2006 03:18 PM 1 PG  
JPARRISH,DC Receipt #046761

10 -  
245 -

**For official use by Clerk's office only**

STATE OF Florida )  
COUNTY OF Sarasota )

**SPECIAL WARRANTY DEED**  
(Corporate Seller)

THIS INDENTURE, made this November 17, 2006 between 1224 CORP., a Florida Corporation, whose mailing address is: 2198 Main St., Sarasota, Florida 34237, party of the first part, and DIYAR INVESTMENT LLC a Florida Limited Liability Company, whose mailing address is: 9001 NW 97th Terrace Unit F, Medley, Florida 33178, party/parties of the second part,

**WITNESSETH:**

First party, for and in consideration of the sum of Thirty Five Thousand dollars & no cents, \$35,000.00 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 3, Block 893, CITRUS SPRINGS, Unit 12, as per Plat thereof recorded in Plat Book 6, Pages 87 to 95, inclusive, of the Public Records of Citrus County, Florida.

Parcel ID# 18E17S100120 08930 0030

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 the 17 day of November, 2006.

Signed, sealed and delivered  
in the presence of:

1224 CORP.

Signature Christine J. Tully  
**CHRISTINE J. TULLY**

By: [Signature]  
Print Name: Peter J. Jaensch  
Title: President

Print witness # 1 name  
Signature: Kelly Dietz  
Kelly Dietz  
Print witness # 2 name

State of Florida  
County of Sarasota

I am a notary public for the State of Florida and my commission expires: 12/11/09 THE FOREGOING INSTRUMENT was acknowledged before me this 17 day of November, 2006 by Peter J. Jaensch, President of 1224 CORP., a Florida Corporation who is personally known to me or who has produced \_\_\_\_\_ as identification and did take an oath.

Christine J. Tully  
Notary Public

Print Notary Name  
Notary Seal

