

This Instrument Was Prepared By:
ERIC P. STEIN, P.A.
1820 N.E. 163rd Street, Suite 100
North Miami Beach, Florida 33162

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$0.70
2008041870 BK:2238 PG:2084
08/29/2008 12:20 PM 1 PG
JCARROLL, DC Receipt #023749



2008041870 1 PG

QUIT-CLAIM DEED

This Quit-Claim Deed, executed this 5th day of August, 2008, by **CITY FIRST MORTGAGE CORP., a Florida corporation**, (hereinafter "first party"), whose address is 5821 Hollywood Blvd., Suite 201, Hollywood, Florida 33021, to **8037 N VINCE DRIVE LLC, a Florida limited liability company**, (hereinafter "second party"), whose mailing address is 5821 Hollywood Blvd., Suite 201, Hollywood, Florida 33021:

(Wherever used herein, the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lots, pieces or parcels of land, situate, lying and being in the County of CITRUS, State of Florida, to-wit:

Lots 14 and 15, Block 1027, of CITRUS SPRINGS UNIT 18,
according to the Plat thereof, as recorded in Plat Book 7, Pages 34-
36, of the Public Records of Citrus County, Florida

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

The preparer of this instrument has not been furnished with nor requested to review an abstract of title and therefore expresses no opinion as to condition of title.

This is a conveyance between related entities of unencumbered real property; therefore, minimum documentary stamp taxes are affixed hereto.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Witness (#1) Signature

Eric P. Stein

Witness (#1) Printed Name

Witness (#2) Signature

Daniel Wagner

Witness (#2) Printed Name

First Party:
CITY FIRST MORTGAGE CORP.

By: Andrew Fiske

Title: Vice-President

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 5th day of August, 2008, by ANDREW FISKE, as Vice-President of City First Mortgage Corp., a Florida corporation, on behalf of said corporation, has produced a Florida driver's license as identification.

My commission expires:



DANIEL WAGNER
Commission DD 644982
Expires February 27, 2011
Bonded Thru Troy Fain Insurance 800-385-7019

Daniel Wagner
NOTARY PUBLIC