



2010014694 1 PG

This Instrument Prepared by and Return to:
New Vista Properties
8000 Governors Square Blvd, Suite 200
Miami Lakes, FL 33016
\$12,800 x .007 = \$89.60 Doc Stamps
Parcel ID: 1817100070077700050

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$109.90
2010014694 BK:2347 PG:237
04/05/2010 11:16 AM 1 PG
BTENNEY,DC Receipt #011444

WARRANTY DEED

This Warranty Deed made this 26th day of March 2010 by
Kunga Thinley hereinafter called the grantor, whose post office address is
66-40 108 Street, Apt 4B, Forest Hills, New York 11375 and

NEW VISTA PROPERTIES, INC., a Florida Corporation, whose post office address is:
8000 Governors Square Blvd., Ste. 200, Miami Lakes, FL 33016, herein after called the
grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable
considerations, receipt whereof is hereby acknowledged, hereby grants bargains, sells, aliens, remises, releases,
conveys and confirms unto the grantee, all that certain land situated in **Citrus County, Florida** viz:

This Warranty Deed is an absolute conveyance of the title in consideration of the cancellation of
the debt secured by that certain mortgage, held by New Vista Properties, Inc., a Florida
corporation grantee, dated **April 1, 2007**, and recorded in Official Records Book **2118**,
Page **2010** of the Public Records of Citrus County, Florida, and is not to be intended to be an
additional security.

Lot **5**, Block **777**, CITRUS SPRINGS, UNIT **7**, a subdivision according to the plat thereof,
recorded in Plat Book **6**, Pages **33 through 39**, of the Public Records of Citrus County, Florida.

Subject to restrictions, reservations, and easements of records if any, and taxes for the current
year and subsequent years.

Grantor herein covenants that the above-described property is vacant, unimproved land and is not
contiguous to the Grantor's homestead or residence.

This Warranty Deed was prepared without benefit of title search or title exam.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining
To Have and to Hold, the same fee simple forever.
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has
good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend
the same against the lawful claims of all persons whomsoever.
(The term "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

In Witness Whereof, Grantor(s) has hereunto set Grantor(s)' hand and seal this day and year first above written.
Signed, sealed and delivered in our presence:

Witness Signature: Tashi Dolma

Printed Name: Tashi Dolma

Kunga Thinley
Kunga Thinley

Witness Signature: Tashi Dhondup

Printed Name: Tashi Dhondup

STATE OF NEW YORK

COUNTY OF QUEENS

The foregoing instrument was acknowledged before me on this 26th day of March, 2010, by
Kunga Thinley who is/are known to me or produced a driver's license as identification.

Eugenio Colacito
Notary Public
Printed Name: EUGENIO COLACITO
My Commission Expires: Notary Public State of New York
N0.01C04708030
Qualified in Queens County
Commission Expires July 31, 2012

