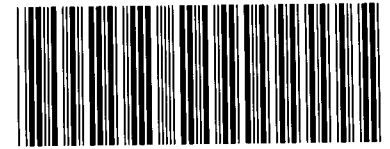


When recorded mail to:

Ceremian International Trading Co., Inc
289 34th Street North
St Petersburg, FL 33713

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$40.60
2013025888 BK: 2556 PG: 2058
06/03/2013 02:11 PM 2 PGS
JCARROLL, DC Receipt #023587



2013025888 2 PGS

ALTAGRACIA DIAZ
1457 FALCONWOOD CT
APOPKA, FL 32712

Space above this line reserved for Recorder's use

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **MJW Investment Fund, LLC**, hereinafter referred to as "Grantor", does hereby grant, bargain, sell, convey, and warrant unto **Altagracia Diaz**, a married person, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Citrus, State of Florida, to wit:

CITRUS SPRINGS UNIT 23 PB 7 PG 115 LOT 28 BLK 1746 DESCR IN O R BK 608 PG 1768

PARCEL# 18E17S100230 17460 0280

SUBJECT to easements, restrictions, reservations and limitations of record, if any, and taxes for the current year.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

The property herein conveyed is not the homestead property of the Grantor.

WITNESS Grantor's hand this 30th day of May 2013.

Witness #1 Linda Kelada
Linda Kelada

[Signature]
MJW Investment Fund, LLC, Grantor
MARK J. WAAL - Pres/Owner

Witness #2 Aiste Bardonaitte
AISTE BARDONAITTE

STATE OF FLORIDA
COUNTY OF PINELLAS

On this the 30th day of May 2013, before me, the undersigned officer, personally appeared, Mark J. Woot an authorized signor for MJW Investment Fund, LLC, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purpose therein contained.

In witness where of I hereunto set my hand and official seal.



Aiste Bagdonaite
Notary Public - *AISTE BAGDONAITE*

My Commission Expires: 01 / 11 / 2015

Grantors Name, Address and Phone:

MJW Investment Fund, LLC
7217 Gulf Blvd., 14-159,
Saint Petersburg Beach, FL 33706

SEND TAX STATEMENTS TO GRANTEE

Grantee's Address:

ALTAGRACIA DIAZ
1457 FALCONWOOD CT
APOPKA, FL 32712

This instrument prepared by: Jeremiah's International Trading Co., Inc
Aiste Bagdonaite
289 34th Street North
St. Petersburg, FL 33713