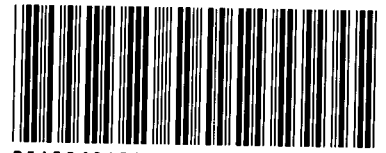


This Document was Prepared By and Return to:  
Suncoast One Title & Closings, Inc.  
Samantha J. Beach  
357 W. Marion Ave.  
Punta Gorda, FL 33950  
20130713(6)

OFFICIAL RECORDS  
CITRUS COUNTY  
ANGELA VICK  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$18.50  
DOCUMENTARY TAX: \$102.20  
# 2013040181 BK: 2574 PG: 2030  
08/23/2013 02:11 PM 2 PGS  
BTENNEY, DC Receipt #035981



2013040181 2 PGS

Parcel ID Number:

Sales Price: \$14,570.00/Documentary Stamps: \$ 101.99

### General Warranty Deed

Made this August 9, 2013; Steve Blanchett and James M. Blanchett, 308 NW Binghampton Ln., Port St. Lucie, FL 34983, hereinafter called the grantor, to BCC Productions Corp., a corporation existing under the laws of the State of New York whose post office address is: 42 Bradford Rd., Scarsdale, NY 10583, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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 situate in Citrus County, Florida, wit:

Lot 16, Block 99, Citrus Springs, Unit One, according to the plat thereof, recorded in Plat Book 5, Page(s) 89 through 106, of the Public Records of Citrus County, Florida.

Lot 3, Block 457, Citrus Springs, Unit Five, according to the plat thereof, recorded in Plat Book 6, Page(s) 1 through 14, of the Public Records of Citrus County, Florida.

Lot 4, Block 457, Citrus Springs, Unit Five, according to the plat thereof, recorded in Plat Book 6, Page(s) 1 through 14, of the Public Records of Citrus County, Florida.

Lot 7, Block 760, Citrus Springs, Unit Eight, according to the plat thereof, recorded in Plat Book 6, Page(s) 43 through 49, of the Public Records of Citrus County, Florida.

Lot 8, Block 760, Citrus Springs, Unit Eight, according to the plat thereof, recorded in Plat Book 6, Page(s) 43 through 49, of the Public Records of Citrus County, Florida.

Lot 9 Block 760, Citrus Springs, Unit Eight, according to the plat thereof, recorded in Plat Book 6, Page(s) 43 through 49, of the Public Records of Citrus County, Florida.

Lot 5, Block 610, Citrus Springs, Unit Nine, according to the plat thereof, recorded in Plat Book 6, Page(s) 61 through 66, of the Public Records of Citrus County, Florida.

Lot 12, Block 655, Citrus Springs, Unit Eleven, according to the plat thereof, recorded in Plat Book 6, Page(s) 80 through 86, of the Public Records of Citrus County, Florida.

Said property is vacant land and always has been vacant land and not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon. **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 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; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2012.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.  
*Signed, sealed and delivered in our presence:*

[Signature]  
1st Witness Sign Name

Yvonne Grayson  
1st Witness Print Name

[Signature]  
2nd Witness Sign Name

Terrell E. Ledden  
2nd Witness Print Name

STATE OF Florida  
COUNTY OF ST. LUCIE

The foregoing instrument was sworn to, subscribed and acknowledged before me this 8 day of August, 2013, by Steve Blanchett and James M. Blanchett who is/are personally known to me or who produced FDL as identification and who did take an oath.

[Signature]  
Notary Public  
Notary Printed Name: Yvonne Grayson  
My Commission Expires: 11-11-2013

[Signature] (Seal)  
Steve Blanchett  
P.O. Address: 308 NW Binghamton Ln., Port St. Lucie, FL 34983

[Signature] (Seal)  
James M. Blanchett  
P.O. Address: 308 NW Binghamton Ln., Port St. Lucie, FL 34983

