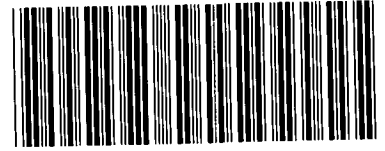


This Document was Prepared By and Return to:  
Suncoast One Title & Closings, Inc.  
Samantha J. Beach  
357 W. Marion Ave.  
Punta Gorda, FL 33950  
20130713(8)



2013040184 1 PG

Parcel ID Number: 18E17S100190128700100  
Sales Price: \$1,800/Documentary Stamps: \$ 12.60

### General Warranty Deed

Made this August 9, 2013, Antonio DiGiorgio, 13 Claver Hill Way, Mount Laurel, NJ 08054, 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 10, Block 1287, Citrus Springs, Unit Nineteen, according to the plat thereof, recorded in Plat Book 7, Page(s) 40 through 78, 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:**

June Kalinowski  
1st Witness Sign Name

June Kalinowski  
1st Witness Print Name

Antonio DiGiorgio (Seal)  
Antonio DiGiorgio  
P.O. Address: 13 Claver Hill Way, Mount Laurel, NJ 08054

Maurcen Drinkard  
2nd Witness Sign Name

Maurcen Drinkard  
2nd Witness Print Name

STATE OF New Jersey  
COUNTY OF Burlington

The foregoing instrument was sworn to, subscribed and acknowledged before me this 8<sup>th</sup> day of August, 2013, by Antonio DiGiorgio who is/are personally known to me or who produced \_\_\_\_\_ as identification and who did take an oath.

Carla A. Modugno  
Notary Public  
Notary Printed Name  
My Commission Expires \_\_\_\_\_ (Seal)  
OFFICIAL SEAL  
CARLA MODUGNO  
NOTARY PUBLIC - NEW JERSEY  
My Comm. Expires 09-12-2016

OFFICIAL RECORDS  
CITRUS COUNTY  
ANGELA VICK  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$10.00  
DOCUMENTARY TAX: \$12.60  
# 2013040184 BK: 2574 PG: 2034  
08/23/2013 02:11 PM 1 PG  
BTENNEY, DC Receipt #035981