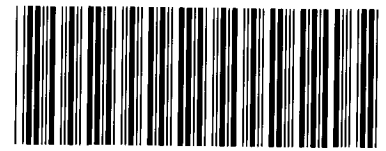


Prepared by: PAUL J. LANE, Esq.
Address: 7880 N. University Dr. Ste. 200
Tamarac, Florida 33321

Parcel ID# - see attached Exhibit A



2014012046 5 PGS

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$44.00
DOCUMENTARY TAX: \$1,190.00
2014012046 BK:2611 PG:1121
03/20/2014 01:45 PM 5 PGS
TSTEELFOX,DC Receipt #010949

Space above this line for recording data

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 19 day of MARCH, 2014, by HARBORWOOD REALTY CORP., of 19089 W. Dixie Highway, North Miami Beach, Fl. 33180, Grantor(s), and IVYVEST PROPERTIES LLC, a Delaware limited liability company, with its main offices at 751 E. Quality Dr., Suite 102, American Fork, Utah 84003, Grantee(s).

WITNESSETH that said grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt of whereof is hereby acknowledged, has granted, bargained and sold grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus County, Florida, to wit:

SEE ATTACHED EXHIBIT "A:

together with all tenements, hereditaments and appurtenances thereto;

SUBJECT TO current real property taxes, zoning and other governmental restrictions, and all covenants, conditions, restrictions, easements, rights-of-way and other matters of record.

GRANTOR hereby covenants with Grantee that it will defend same against the lawful claims of all persons claiming by, through or under Grantor, and makes no other representations.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signatures on next page

Signed, sealed and delivered
in presence of:

WITNESSES:

Alicia J. Wilson
witness sign above
Print Name: ALICIA J. WILSON

Paul J. Lane
witness sign above
Print Name: PAUL J. LANE

HARBORWOOD REALTY CORP.

By: *Howard Shidlow* (L.S.)
HOWARD SHIDLOWSKY, PRES.

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that before me, this 19 day of MARCH, 2014, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared HOWARD SHIDLOWSKY, as President of HARBORWOOD REALTY CORP. [☒] personally to me known to be the person described in and who executed the foregoing instrument [] or who provided proof of identification in the form of _____, and who acknowledged before me the execution of same.

(notary seal)

Paul J. Lane
NOTARY PUBLIC

Print Name: _____

My Commission Expires: _____

NOTARY PUBLIC-STATE OF FLORIDA
Paul J. Lane
Commission # EE037606
Expires: OCT. 26, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

		<u>EXHIBIT "A" Legal Description</u>			
		<u>Harborwood to Ivyvest – Citrus County, FL</u>			
	<u>Alt key</u>	<u>Parcel ID</u>	<u>Site Address</u>	<u>Legal Description</u>	
1	1190860	17E20S360010 00040 0070	11141 S KNIGHTSWOOD PT HOMOSASSA	SKYWAY HGLDS PB 3 PG 49 LOTS 7, 8 & 9 BLK 4	
2	1381801	18E17S100130 09960 0170	06914 N HERITAGE DR CITRUS SPRINGS	CITRUS SPGS UNIT 13 PB 6 PG 98 LOT 17 BLK 996	
3	1216265	18E17S100010 00410 0160	01511 W DONNER DR CITRUS SPRINGS	CITRUS SPRINGS UNIT 1 PLAT BK 5 PG 89 LOT 16 BLK 41 DESCR IN O R BK 578 PG 1087	
4	1216273	18E17S100010 00410 0170	01531 W DONNER DR CITRUS SPRINGS	CITRUS SPRINGS UNIT 1 PLAT BK 5 PG 89 LOT 17 BLK 41	
5	1225931	18E17S100010 00820 0120	09240 N AKOLA WAY CITRUS SPRINGS	CITRUS SPGS UNIT 1 PB 5 PG 89 LOT 12 BLK 82	
6	1241154	18E17S100020 01680 0080	02146 W AUSTIN DR CITRUS SPRINGS	CITRUS SPGS UNIT 2 PB 5 PG 108 LOT 8 BLK 168	
7	1245796	18E17S100030 01370 0180	09615 N MITCHELLE DR CITRUS SPRINGS	CITRUS SPRINGS UNIT 3 LOT 18 BLK 137	
8	1246962	18E17S100030 01990 0210	10325 N ADLER DR CITRUS SPRINGS	CITRUS SPRINGS UNIT 3 PB 5 PG 116 LOT 21 BLK 199	
9	1250129	18E17S100030 02160 0080	10051 N GARDNER WAY CITRUS SPRINGS	CITRUS SPGS UNIT 3 PB 5 PG 116 LOT 8 BLK 216 DESC IN OR BK A38 PG 720	
10	1250145	18E17S100030 02170 0020	10153 N RUTH TER CITRUS SPRINGS	CITRUS SPGS UNIT 3 LOT 2 BLK 217 DESC IN OR BK A34 PG 619 & DC IN OR BK 744 PG 2088	
11	1251150	18E17S100030 02210 0070	10129 N DYAL DR CITRUS SPRINGS	CITRUS SPGS UNIT 3 PB 5 PG 116 LOT 7 BLK 221	
12	1252920	18E17S100030 02290 0270	02875 W ADMIRAL LN CITRUS SPRINGS	CITRUS SPGS UNIT 3 PB 5 PG 116 LOT 27 BLK 229	
13	1254043	18E17S100030 02350 0140	02415 W RUTLAND DR CITRUS SPRINGS	CITRUS SPGS UNIT 3 LOT 14 BLK 235 DESC IN OR BK A34 PG 618 & DC IN OR BK 744 PG 2088	
14	1254639	18E17S100030 02390 0070	02725 W MYSTERY LN CITRUS SPRINGS	CITRUS SPRINGS UNIT 3 LOT 7 BLK 239 DESCR IN O R BK A49 PG 486	
15	1255406	18E17S100030 02440 0130	02875 W NAEGELIA PL CITRUS SPRINGS	CITRUS SPGS UNIT 3 PB 5 PG 116 LOT 13 BLK 244	
16	1260094	18E17S100030 02720 0040	03906 W WILHELM ST CITRUS SPRINGS	CITRUS SPGS UNIT 3 PLAT BK 5 PG 116 LOT 4 BLK 272	
17	1260817	18E17S100030 02760 0030	09729 N PARADISEA DR CITRUS SPRINGS	CITRUS SPRINGS UNIT 3 PLAT BK 5 PG 116 LOT 3 BLK 276 DESCR IN O R BK 532 PG 1157 & QCD IN O R BK 586 PG 145	
18	1260892	18E17S100030 02760 0110	09650 N LOIS TER CITRUS SPRINGS	CITRUS SPRINGS UNIT 3 PLAT BK 5 PG 116 LOT 11 BLK 276	
19	1266688	18E17S100030 03130 0120	09440 N FAIRY LILLY DR CITRUS SPRINGS	CITRUS SPRINGS UNIT 3 PLAT BK 5 PG 116 LOT 12 BLK 313 DESCR IN O R BK 532 PG 1896	
20	1268991	18E17S100030 03250 0070	09337 N HAWKWEED DR CITRUS SPRINGS	CITRUS SPGS UNIT 3 PB 5 PG 116 LOT 7 BLK 325	
21	1269768	18E17S100030 03290 0120	09178 N GILBERT TER CITRUS SPRINGS	CITRUS SPRINGS UNIT 3 PLAT BK 5 PG 116 LOT 12 BLK 329	
22	1270260	18E17S100040 01150 0100	02453 W GREEN CT CITRUS SPRINGS	CITRUS SPGS UNIT 4 PB 5 PG 133 LOT 10 BLK 115	

23	1272416	18E17S100040 03350 0160	00695 W MACROY PL CITRUS SPRINGS	CITRUS SPRINGS UNIT 4 PLAT BK 5 PG 133 LOT 16 BLK 335
24	1272467	18E17S100040 03360 0010	00696 W MACROY PL CITRUS SPRINGS	CITRUS SPGS UNIT 4 PB 5 PG 133 LOTS 1 & 2 BLK 336
25	1272521	18E17S100040 03360 0070	00612 W MACROY PL CITRUS SPRINGS	CITRUS SPRINGS UNIT 4 PLAT BK 5 PG 133 LOT 7 BLK 336
26	1274621	18E17S100040 03460 0040	08573 N CREEK WAY CITRUS SPRINGS	CITRUS SPGS UNIT 4 PB 5 PG 133 LOT 4 BLK 346
27	1278899	18E17S100040 03670 0030	01308 W LORRAINE DR CITRUS SPRINGS	CITRUS SPGS UNIT 4 PLAT BK 5 PG 133 LOT 3 BLK 367
28	1279330	18E17S100040 03700 0080	08678 N FARRAGUT WAY CITRUS SPRINGS	CITRUS SPRINGS UNIT 4 PLAT BK 5 PG 133 LOT 8 BLK 370
29	1280923	18E17S100040 03800 0060	01525 W JAPONICA PL CITRUS SPRINGS	CITRUS SPGS UNIT 4 PLAT BK 5 PG 133 LOT 6 BLK 380
30	1281130	18E17S100040 03810 0030	01518 W LORRAINE DR CITRUS SPRINGS	CITRUS SPGS UNIT 4 PB 5 PG 133 LOT 3 BLK 381
31	1284848	18E17S100040 03980 0220	01792 W LORRAINE DR CITRUS SPRINGS	CITRUS SPRINGS UNIT 4 PLAT BK 5 PG 133 LOT 22 BLK 398
32	1290562	18E17S100040 04290 0010	09198 N GOLFSVIEW DR CITRUS SPRINGS	CITRUS SPRINGS UNIT 4 LOT 1 BLK 429
33	1290988	18E17S100040 04320 0050	02917 W ELGIN PL CITRUS SPRINGS	CITRUS SPGS UNIT 4 PB 5 PG 133 LOT 5 BLK 432
34	1291887	18E17S100040 04370 0200	08401 N MANUETTA DR CITRUS SPRINGS	CITRUS SPRINGS UNIT 4 PLAT BK 5 PG 133 LOT 20 BLK 437
35	1292816	18E17S100040 04440 0030	08457 N DOVE ORCHID DR CITRUS SPRINGS	CITRUS SPGS UNIT 4 PB 5 PG 133 LOT 3 BLK 444
36	1297672	18E17S100050 04670 0050	00366 W TANNER PL CITRUS SPRINGS	CITRUS SPRINGS UNIT 5 PB 6 PG 1 LOT 5 BLK 467
37	1298628	18E17S100050 04730 0180	08656 N STERN WAY CITRUS SPRINGS	CITRUS SPGS UNIT 5 PB 6 PG 1 LOT 18 BLK 473
38	1299993	18E17S100050 04840 0090	08804 N MALIBU RD CITRUS SPRINGS	CITRUS SPGS UNIT 5 PB 6 PG 1 LOT 9 BLK 484
39	1300266	18E17S100050 04880 0030	00049 E ANTON DR CITRUS SPRINGS	CITRUS SPGS UNIT 5 PB 6 PG 1 LOT 3 BLK 488
40	1300797	18E17S100050 04900 0200	00032 W LYNX DR CITRUS SPRINGS	CITRUS SPGS UNIT 5 PB 6 PG 1 LOT 20 BLK 490
41	1300835	18E17S100050 04900 0250	08760 N MALIBU RD CITRUS SPRINGS	CITRUS SPRINGS UNIT 5 LOT 25 BLK 490 DESCR IN O R BK 573 PG 387
42	1310768	18E17S100050 05420 0170	09885 N ODESSA WAY CITRUS SPRINGS	CITRUS SPGS UNIT 5 PB 6 PG 1 LOT 17 BLK 542
43	1312230	18E17S100060 05480 0070	03190 W IVA DR CITRUS SPRINGS	CITRUS SPRINGS UNIT 6 LOT 7 BLK 548 DESCR IN O R BK 388 PG 798 & DC IN OR BK 740 PG 1660
44	1315158	18E17S100060 05630 0030	03508 W WEBSTER PL CITRUS SPRINGS	CITRUS SPGS UNIT 6 PB 6 PG 15 LOT 3 BLK 563
45	1334934	18E17S100080 07390 0030	01914 W CITRUS SPRINGS BLVD CITRUS SPRINGS	CITRUS SPRINGS UNIT 8 PB 6 PG 43 LOT 3 BLK 739
46	1334942	18E17S100080 07390 0040	01902 W CITRUS SPRINGS BLVD CITRUS SPRINGS	CITRUS SPRINGS UNIT 8 PB 6 PG 43 LOT 4 BLK 739
47	1339448	18E17S100080 07630 0270	01929 W WAVECREST DR CITRUS SPRINGS	CITRUS SPRINGS UNIT 8 PB 6 PG 43 LOT 27 BLK 763
48	1350816	18E17S100090 06570 0010	03170 W HAMLET PL CITRUS SPRINGS	CITRUS SPRINGS UNIT 9 PB 6 PG 61 LOT 1 BLK 657
49	1354005	18E17S100100 08180 0120	03835 W FIREWOOD LOOP CITRUS SPRINGS	CITRUS SPRINGS UNIT 10 PB 6 PG 67 LOT 12 BLK 818

50	1355354	18E17S100100 08300 0020	08444 N LEGACY LOOP CITRUS SPRINGS	CITRUS SPGS UNIT 10 LOT 2 BLK 830
51	1355630	18E17S100100 08310 0030	08500 N LEGACY LOOP CITRUS SPRINGS	CITRUS SPRINGS UNIT 10 LOT 3 BLK 831 DESCR IN O R BK 546 PG 1234
52	1363021	18E17S100110 06490 0240	08168 N MALTESE DR CITRUS SPRINGS	CITRUS SPGS UNIT 11 PB 6 PG 80 LOT 24 BLK 649
53	1364558	18E17S100110 06610 0310	07762 N VOYAGER DR CITRUS SPRINGS	CITRUS SPGS UNIT 11 PB 6 PG 80 LOT 31 BLK 661
54	1365562	18E17S100110 06680 0020	07881 N INDEPENDENCE WAY CITRUS SPRINGS	CITRUS SPGS UNIT 11 PB 6 PG 80 LOT 2 BLK 668
55	1374529	18E17S100130 09120 0150	07754 N GALENA AVE CITRUS SPRINGS	CITRUS SPGS UNIT 13 PB 6 PG 98 LOT 15 BLK 912
56	1374545	18E17S100130 09120 0160	07736 N GALENA AVE CITRUS SPRINGS	CITRUS SPGS UNIT 13 PB 6 PG 98 LOT 16 BLK 912
57	1375185	18E17S100130 09170 0070	07578 N GALENA AVE CITRUS SPRINGS	CITRUS SPGS UNIT 13 PB 6 PG 98 LOT 7 BLK 917 DESC IN OR BK 492 PG 155
58	1375509	18E17S100130 09180 0180	01194 W GALGANO ST CITRUS SPRINGS	CITRUS SPGS UNIT 13 PB 6 PG 98 LOT 18 BLK 918 DESC IN OR BK 448 PG 496
59	1377609	18E17S100130 09310 0080	07164 N DUSTIN TER CITRUS SPRINGS	CITRUS SPGS UNIT 13 PB 6 PG 98 LOT 8 BLK 931 DESC IN OR BK 548 PG 1113
60	1379873	18E17S100130 09460 0010	07190 N GLENRIDGE CIR CITRUS SPRINGS	CITRUS SPGS UNIT 13 PB 6 PG 98 LOT 1 BLK 946 DESC IN OR BK 560 PG 1237
61	1210372	18E17S100010 00100 0040	01380 W ALEXANDER DR CITRUS SPRINGS	CITRUS SPRINGS UNIT 1 PB 5 PG 89 LOT 4 BLK 10