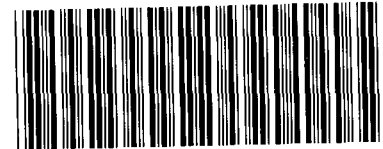


OFFICIAL RECORDS  
CITRUS COUNTY  
ANGELA VICK  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$18.50  
DOCUMENTARY TAX: \$49.00  
# 2014031565 BK:2633 PG:1621  
07/16/2014 11:48 AM 2 PGS  
WCORNELIUS,DC Receipt #028296

This instrument prepared by:

Magnolia Advisors, LLC  
558 W. New England Avenue, Suite 250  
Winter Park, FL 32789



2014031565 2 PGS

The space above is reserved for recording.

THIS DEED HAS BEEN PREPARED WITHOUT BENEFIT OF AN INDEPENDENT TITLE EXAMINATION. PREPARER RENDERS NO OPINION AS TO THE TITLE OR DESCRIPTION OF THE CONVEYED PROPERTY

PARCEL IDENTIFICATION NUMBER: 20E18S26 1G000 0150  
2437 N. JUNGLE CAMP ROAD, INVERNESS, FL 34453

### QUITCLAIM DEED

THIS QUITCLAIM DEED, made and entered into on July 9, 2014, by and between Magnolia TC2 REO LLC, 558 W. New England Avenue, Suite 250, Winter Park, FL 32789 (hereinafter referred to as "Grantor"), and Durant Properties, LLC, (hereinafter referred to as "Grantee").

### WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby remises, releases, and quitclaims unto Grantee all right, title, interest, claim and demand which Grantor has in and to the following described land situate in *Citrus* County, Florida, to-wit:

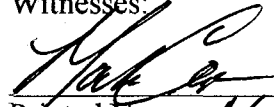
TRACT 15 ON SURVEYORS BLUEPRINT SKETCH FURTHER DESC IN OR BK 284 PG 463

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee.


IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name as of the day and year first above written.

Witnesses:

MAGNOLIA TC 2, LLC,  
a Florida limited liability company,

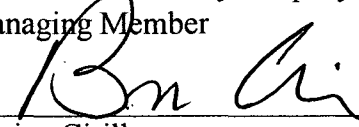
  
Printed Name: Mackenzie

By: Magnolia TC 2 MM, LLC,  
a Florida limited liability company,  
its Managing Member

  
Printed Name: Lance Reibeling

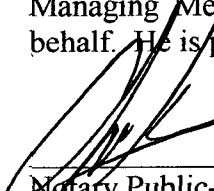
By: Magnolia Advisors, LLC,  
a Florida limited liability company  
its Managing Member

By: Magnolia Florida, LLC,,  
a Florida limited liability company  
its Managing Member

By:   
Brian Cirillo  
its Manager

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me on July 9, 2014, by Brian Cirillo as Manager of MAGNOLIA FLORIDA, LLC, a Florida limited liability company, Managing Member of MAGNOLIA ADVISORS, LLC, a Florida limited liability company, the Managing Member of MAGNOLIA TC 2 MM, LLC, a Florida limited liability company, Managing Member of MAGNOLIA TC 2, LLC, a Florida limited liability company, on its behalf. He is personally known to me.

  
Notary Public-State of Florida at Large

