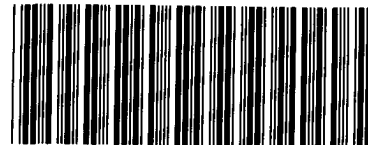


Rec 27⁰⁰
Dec. 31, 462.20

This Instrument Prepared by and Return to:

Michael R. McKinley
McKinley, Ittersagen, Gunderson & Berntsson
18401 Murdock Circle
Port Charlotte, Florida 33948



2005011165 3 PGS

Property Appraisers Parcel I.D. Number:

File No: 20050529

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE \$27 00
DOCUMENTARY TAX \$31,462 20
2005011165 BK: 1815 PG: 1255-1257
02/09/2005 02:28 PM 3 PGS
T-KIRBY, DC Receipt #006602

WARRANTY DEED
(CORPORATION)

This Warranty Deed Made the 4th day of February, 2005, by CRYSTAL BALL VENTURES, LLC, a Florida limited liability company, and having its place of business at 900 South State Road 7, Plantation, Florida 33317, hereinafter called the grantor, and

NEW VISTA PROPERTIES, INC., a Florida corporation, whose post office address is: 15500 NEW BARN ROAD, STE 100, MIAMI LAKES, Florida 33014, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, viz:

Lot 5, Block 12; Lot 1, Block 35; Lot 11, Block 76; Lot 1, Block 79; Lot 12, Block 92; Lot 24, Block 96; Lot 34, Block 97; and Lot 25, Block 101, CITRUS SPRINGS, UNIT 1, a subdivision according to the plat thereof, recorded in Plat Book 5, Pages 89 through 106, of the Public Records of Citrus County, Florida.

Lot 10, Block 200; Lots 28 and 29; Block 204; Lot 13, Block 206; Lots 1 and 2, Block 211; Lot 18, Block 212; Lot 20, Block 225; Lot 6, Block 227; Lots 18 and 19, Block 232; Lots 3, 4 and 5, Block 238; Lots 3 and 17, Block 251; Lots 11 and 12, Block 254; Lots 11, 19 and 20, Block 259; Lot 2, Block 268; Lot 2, Block 269; Lot 5, Block 274; Lots 10 and 11, Block 281; Lots 16, 22, 26 and 35, Block 314; and Lot 4, Block 324, CITRUS SPRINGS, UNIT 3, a subdivision according to the plat thereof, recorded in Plat Book 5, Pages 116 through 129, of the Public Records of Citrus County, Florida.

Lots 19 and 46, Block 191; Lot 1, Block 337; Lot 24, Block 339; Lot 10, Block 406; Lot 3, Block 407; Lot 2, Block 410; Lot 4, Block 416; Lots 3 and 5, Block 447; Lot 1, Block 452; and Lot 4, Block 453, CITRUS SPRINGS, UNIT 4, a subdivision according to the plat thereof, recorded in Plat Book 5, Pages 133 through 152, of the Public Records of Citrus County, Florida.

Lot 4, Block 475; Lot 5, Block 478; Lot 11, Block 483; and Lots 20 and 21, Block 494; CITRUS SPRINGS, UNIT 5, a subdivision according to the plat thereof, recorded in Plat Book 6, Pages 1 through 14, of the Public Records of Citrus County, Florida.

Lots 28, 29 and 30, Block 583; Lots 11 and 12, Block 585; Lot 5, Block 588; and Lot 19, Block 593, CITRUS SPRINGS, UNIT 6, a subdivision according to the plat thereof, recorded in Plat Book 6, Pages 15 through 22, of the Public Records of Citrus County, Florida.

Lot 2, Block 723; and Lot 1, Block 794, CITRUS SPRINGS, UNIT 7, a subdivision according to the plat thereof, recorded in Plat Book 6, Pages 33 through 39, of the Public Records of Citrus County, Florida.

Lot 7, Block 697; Lot 12, Block 758; Lot 30, Block 760; and Lot 6, Block 771, CITRUS SPRINGS, UNIT 8, a subdivision according to the plat thereof, recorded in Plat Book 6, Pages 43 through 49, of the Public Records of Citrus County, Florida.

Lots 18, 19 and 20, Block 619; Lots 16 and 17, Block 620; Lot 16, Block 627; Lots 11 and 12, Block 632; Lot 27, Block 633; Lot 14, Block 642; Lot 14, Block 654; and Lot 4, Block 693, CITRUS SPRINGS, UNIT 9, a subdivision according to the plat thereof, recorded in Plat Book 6, Pages 61 through 66, of the Public Records of Citrus County, Florida.

Lot 9, Block 834; and Lot 2, Block 837, CITRUS SPRINGS, UNIT 10, a subdivision according to the plat thereof, recorded in Plat Book 6, Pages 67 through 78, of the Public Records of Citrus County, Florida.

Lots 13, 14, 29, 30 and 31, Block 662; Lot 10, Block 669; Lot 24, Block 671; Lots 4, 5, 13 and 14, Block 675; and Lots 11 and 12, Block 682, CITRUS SPRINGS, UNIT 11, a subdivision according to the plat thereof, recorded in Plat Book 6, Pages 80 through 86, of the Public Records of Citrus County, Florida.

Lot 4, Block 921; Lot 6, Block 946; Lot 13, Block 954; Lots 12, 13 and 14, Block 956; and Lots 15, 16 and 17, Block 1005, CITRUS SPRINGS, UNIT 13, a subdivision according to the plat thereof, recorded in Plat Book 6, Pages 98 through 108, of the Public Records of Citrus County, Florida.

Lots 16 and 17, Block 747, CITRUS SPRINGS, UNIT 14, a subdivision according to the plat thereof, recorded in Plat Book 6, Pages 110 through 115, of the Public Records of Citrus County, Florida.

Lot 8, Block 1153, CITRUS SPRINGS, UNIT 15, a subdivision according to the plat thereof, recorded in Plat Book 6, Pages 123 through 128, of the Public Records of Citrus County, Florida.

Lot 8, Block 970; Lot 9, Block 977; Lot 23, Block 978; and Lot 18, Block 987, CITRUS SPRINGS, UNIT 16, a subdivision according to the plat thereof, recorded in Plat Book 6, Pages 145 through 150, of the Public Records of Citrus County, Florida.

Lot 8, Block 1178; Lot 2, Block 1182; and Lot 31, Block 1191, CITRUS SPRINGS, UNIT 17, a subdivision according to the plat thereof, recorded in Plat Book 7, Pages 1 through 18, of the Public Records of Citrus County, Florida.

Lot 10, Block 1007; and Lot 3, Block 1023, CITRUS SPRINGS, UNIT 18, a subdivision according to the plat thereof, recorded in Plat Book 7, Pages 34 through 36, of the Public Records of Citrus County, Florida.

Lot 6, Block 1249; Lot 21, Block 1253; Lot 5, Block 1254; Lot 3, Block 1256; Lot 42, Block 1274; Lot 2, Block 1277; and Lot 42, Block 1286; CITRUS SPRINGS, UNIT 19, a subdivision according to the plat thereof, recorded in Plat Book 7, Pages 40 through 48, of the Public Records of Citrus County, Florida.

Lot 6, Block 1298; and Lots 1, 2, 3 and 5, Block 1316, CITRUS SPRINGS, UNIT 20, a subdivision according to the plat thereof, recorded in Plat Book 7, Pages 52 through 66, of the Public Records of Citrus County, Florida.

Lots 8 and 9, Block 1402; Lot 18, Block 1409; Lot 7, Block 1410; Lot 6, Block 1416; Lot 18, Block 1430; Lot 10, Block 1438; Lots 11 and 12, Block 1448; Lot 48, Block 1449; Lot 6, Block 1453; Lot 6, Block 1454; Lots 6, 7 and 11, Block 1455; Lot 45, Block 1512; Lot 9, Block 1516, and Lots 1 and 2, Block 1517, CITRUS SPRINGS, UNIT 21, a subdivision according to the plat thereof, recorded in Plat Book 7, Pages 73 through 83, of the Public Records of Citrus County, Florida.

Lots 12, 13, 23 and 24, Block 1528; Lots 9 and 12, Block 1547; Lot 8, Block 1550; Lots 11 and 12, Block 1552; Lot 14, Block 1562; Lot 21, Block 1566; Lot 5, Block 1595; Lot 19, Block 1596; and Lot 5, Block 1598, CITRUS SPRINGS, UNIT 22, a subdivision according to the plat thereof, recorded in Plat Book 7, Pages 93 through 109, of the Public Records of Citrus County, Florida.

Lot 24, Block 1663; Lots 1 and 2, Block 1670; Lots 5 and 6, Block 1682; Lot 4, Block 1685; Lots 17, 18, 19, 20 and 21, Block 1713; Lots 6 and 7, Block 1714; and Lots 1, 2, 3, 8, 9 and 10, Block 1747, CITRUS SPRINGS, UNIT 23, a subdivision according to the plat thereof, recorded in Plat Book 7, Pages 115 through 133, of the Public Records of Citrus County, Florida.

Lots 40, 41 and 42, Block 1698; Lot 31, Block 1777; and Lots 32 and 33, Block 1780, CITRUS SPRINGS, UNIT 25, a subdivision according to the plat thereof, recorded in Plat Book 8, Pages 19 through 24, of the Public Records of Citrus County, Florida.

Lot 16, Block 1351; Lot 11, Block 1359; Lot 9, Block 1362; Lot 4, Block 1364; Lot 6, Block 1370; Lot 7, Block 1388; Lot 27, Block 1394; Lot 16, Block 1395; Lot 16, Block 1463; Lot 3, Block 1486; and Lot 6, Block 1487, CITRUS SPRINGS, UNIT 27, a subdivision according to the plat thereof, recorded in Plat Book 9, Pages 54 through 70, of the Public Records of Citrus County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes for the year 2005 and subsequent years.

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

(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

In Witness Whereof, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence.

Witness Signature: [Signature]
Printed Name: ANNA I RAZZI

Witness Signature: [Signature]
Printed Name: ANNETTE M. GALEY

[Signature]
CRYSTAL BALL VENTURES, LLC
By: _____
DANIEL S. GOLDSTEIN, Manager/Member

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this _____ day of February, 2005, by DANIEL S. GOLDSTEIN as Manager/Member of CRYSTAL BALL VENTURES, LLC, a Florida limited liability company, on behalf of the corporation. He/she is personally known to me or who has produced driver license(s) as identification.

[Signature]
Notary Public
Printed Name: ANNA I RAZZI
My Commission Expires:

