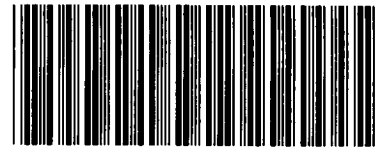


Prepared by and return to:
Daniel Fulghum
13921 Leaning Pine Drive
Miami Lakes, Fl. 33014

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$27.00
DOCUMENTARY TAX: \$0.70
2006041551 BK:2016 PG:1158
06/08/2006 02:42 PM 3 PGS
JPARRISH,DC Receipt #024833



2006041551 3 PGS

Warranty Deed

This Warranty Deed made this 5th day of JUNE, 2006 between LANDVESTORS, LLC., whose address is 6600 Cowpen Road, Suite 220, Miami Lakes, Fl. 33014, grantor, to LOTSOURCE, INC., a Corporation, whose post office address is 13921 Leaning Pine Drive, Miami Lakes, Fl. 33014, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in CITRUS County, Florida to-wit:

See Attached Schedule "A"

This is a transfer of property between Grantor and sole member(s) without any exchange of value or consideration as a part of winding up the business affairs of the sole member(s) Grantor and thus not subject to documentary stamp tax.

Said property is 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 the 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, and that said land is free of all encumbrances, except taxes and any assessments and/or bonds of record which shall be the obligation of the grantee.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Gregory F. Betancourt

Witness Name: Steven H. Naturman

State of FL
County of Miami-Dade

The foregoing instrument was acknowledged before me this 5 day of JUNE, 2006 by, Daniel Fulghum, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

NOTARY PUBLIC-STATE OF FLORIDA
Steven H. Naturman
Commission # DD403835
Expires: JUNE 01, 2009
Bonded Thru Atlantic Bonding Co., Inc.

Notary Public

Printed Name: _____

My Commission Expires: _____

Witness Name: Gregory F. Gitterman

Witness Name: Steven H. Naturman

State of FL
County of Miami Dade

The foregoing instrument was acknowledged before me this 5 day of JUNE, 2006 by Jose Suarez, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

LANDVESTORS, L.L.C., by JOSE SUAREZ, its Manager

Notary Public

Printed Name: _____

My Commission Expires: _____


NOTARY PUBLIC-STATE OF FLORIDA
 Steven H. Naturman
Commission # DD403835
Expires: JUNE 01, 2009
Bonded Thru Atlantic Bonding Co., Inc.

EXHIBIT "A"

Lot 6, Block 1675, CITRUS SPRINGS UNIT 23, according to the plat thereof, recorded in Plat Book 7, Page(s) 115-133, of the public records of Citrus County, Florida.

Parcel ID Number: 18E17S100230167500060

CF
SA