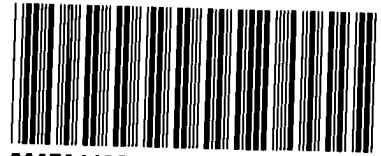


This Instrument Prepared by and Return to:

Michael R. McKinley  
McKinley, Ittersagen, Gunderson & Berntsson, P.A.  
21175 Olean Blvd.  
Port Charlotte, Florida 33952



2007044324 1 PG

Property Appraisers Parcel I.D. Number: 1273480

File No:20071122

**WARRANTY DEED**  
(CORPORATION)

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$10.00  
DOCUMENTARY TAX: \$350.00  
# 2007044324 BK:2146 PG:1711  
07/25/2007 02:35 PM 1 PG  
SLEVERT,DC Receipt #025615

This Warranty Deed Made the 20th day of July, 2007, by  
NEW VISTA PROPERTIES, INC., a Florida corporation, and having its place of business at 15500  
New Barn Road, Ste 100, Miami Lakes, Florida 33014, hereinafter called the grantor, and

VERONICA E. PINNOCK, whose post office address is: c/o New Vista Properties, Inc., 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 24, Block 339, 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.**

**Subject to restrictions, reservations and easements of record, if any, and taxes for the year  
2007 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:   
Printed Name: Cristina Pulido-Lopez

NEW VISTA PROPERTIES, INC., a Florida  
corporation

By:   
Maria Merlo Deeding Officer

Witness Signature:   
Printed Name: Lien Alvarez

STATE OF Florida  
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 19 day of July, 2007, by Maria Merlo as  
Deeding Officer NEW VISTA PROPERTIES, INC., a Florida corporation, on behalf of the corporation.  
He/she is personally known to me or who has produced driver license(s) as identification.

Notary Public  
Printed Name: Lien Alvarez  
My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA  
Lien Alvarez  
Commission # DD685431  
Expires: JUNE 14, 2011  
BONDED THRU ATLANTIC BONDING CO., INC.

Rec 10/00  
Dec 350.00  
360.00

Return to:  
McKinley, Ittersagen,  
Gunderson & Berntsson, P.A.  
21175 Olean Blvd.  
Port Charlotte, FL 33952