

12/3
Prepared by and Return to:

R-ENV
Tracy Gough
Southern Sun Title Company
7751 South Suncoast Boulevard
Homosassa, FL 34446
(352) 382-3339

\$15,000

File No.: 13-10-7779

WARRANTY DEED

This indenture made on A.D. November 1, 2013, by

Woodlea Income Partners, LTD, a Florida limited partnership

whose address is: 345 S. Atlantic Ave., Ormond Beach, FL, 32176
hereinafter called the "grantor", to

BCC Productions Corp., a New York Corporation

whose address is: c/o Philippe IFRAN 42 BRADFORD Rd, SCARSDALE, NY 10583
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Hernando County, FL**, to-wit:

Lots 3, 6, 19, 49, 51, 62, 64, 71, 73, 76 and 80, VOSS OAK LAKE ESTATES UNIT 4, according to the plat thereof, as recorded in Plat Book 6, Page 60, Public Records of Hernando County, Florida.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 except taxes accruing subsequent to December 31st of 2012.

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

Signed, sealed and delivered in our presence:

Woodlea Income Partners, Ltd., a Florida limited partnership

Sherry Kay Gillan
Witness Signature

G. Larry Sims
By: Woodlea Investment Company, LLC

Sherry Kay Gillan
Printed Name

A Florida limited liability company, its general partner, by G. Larry Sims, Manager

Carla Shoner
Witness Signature

Carla Shoner
Printed Name

State of FLORIDA

County of: Volusia

Sworn To, Subscribed and Acknowledged before me on this 1 day of November, 2013, by G. Larry Sims, Manager of Woodlea Investment Company, LLC, a Florida limited liability company, general partner of Woodlea Income Partners, Ltd., a Florida limited partnership, who is/are personally known to me or who has/have produced _____ as identification.

SEAL

Sherry Kay Gillan
Notary Public
Sherry Kay Gillan
Notary Print Name
My Commission Expires: _____

