

**RECEIVED**

By tkirby at 2:56 pm, 5/31/22

**CERTIFICATION OF TAX DEED APPLICATION**

Sections 197.502 and 197.542, Florida Statutes

513  
R. 07/19  
Page 1 of 2**Part 1: Tax Deed Application Information**

Applicant	CHASE MANAGEMENT & HOLDINGS LLC CHASE MANAGEMENT AND HOLDINGS LLC 5865 RIDGEWAY CENTER PKWY SUITE 300 MEMPHIS, TN 38120	Property Owner	AMBRASLTD LLC 525 1ST AVE W # 203 SEATTLE, WA 98119
Property description	TRIANGLE TRAILER PARK PB 4 PG 89 LOT 3 BLK A	Application date	Mar 03, 2022
		Certificate #	2016 / 9365
		Date certificate issued	06/01/2016
		Account number	1617511

**Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application**

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2016/9365	06/01/2016	158.81	7.94	166.75
# 2018/7573	06/01/2018	141.41	7.07	148.48
# 2017/7538	06/01/2017	152.13	7.61	159.74
# 2015/7743	06/01/2015	172.84	8.64	181.48
<b>→ Part 2: Total*</b>				<b>656.45</b>

**Part 3: Other Certificates Redeemed by Applicant (Other than County)**

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2021/6144	06/01/2021	98.93	6.25	10.39	115.57
# 2020/7656	06/01/2020	115.62	6.25	12.14	134.01
# 2019/7643	06/01/2019	128.30	6.25	13.47	148.02
<b>Part 3: Total*</b>					<b>397.60</b>

**Part 4: Tax Collector Certified Amounts (Lines 1-7)**

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,054.05
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	52.55
4. Property information report fee	250.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	45.95
7. <b>Total Paid (Lines 1-6)</b>	<b>1,577.55</b>

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Cindy Truett

Signature, Tax Collector or Designee

Citrus County, Florida

Date 31st of May, 2022

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-15)</b>	
8. Processing tax deed fee	119.00
9. Certified or registered mail charge	0.00
10. Advertising charge (see s.197.542, F.S.)	0.00
11. Recording fee for certificate of notice	0.00
12. Sheriff's fees	0.00
13. Interest (see Clerk of Court Instructions, page 2)	0.00
14. <b>Total Paid (Lines 8-13)</b>	<b>119.00</b>
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, and 15, if applicable)	1,696.55
17. Redemption fee	6.25
18. Total amount to redeem	1,702.80
Date of sale	
Signature, Clerk of Court or Designee	

**INSTRUCTIONS**

**Tax Collector (complete Parts 1-4)**

**Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application**

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

**Part 3: Other Certificates Redeemed by Applicant (Other than County)**

**Total.** Add the amounts in Columns 3, 4 and 5

**Part 4: Tax Collector Certified Amounts (Lines 1-7)**

**Line 1,** enter the total of Part 2 plus the total of Part 3 above.

**Total Paid, Line 7:** Add the amounts of Lines 1-6

**Line 6, Interest accrued by tax collector.** Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

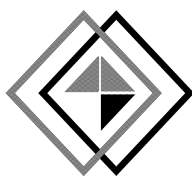
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

**Clerk of Court (complete Part 5)**

**Line 13: Interest** is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8 through 12**. Enter the amount on **Line 13**.

**Line 14: Total Paid** Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

**FULL LEGAL (if applicable)**



## **TAX DEED APPLICATION COVER LETTER**

**Account #:** 1617511

This certifies that the following persons shall be notified by the Clerk of the Circuit Court regarding this Tax Deed Application on the above property per 197.502(4), F.S., and 12D-13.060(4), F.A.C. The addresses provided are based on the attached Property Information Report and supporting documents:

**Tax Deed Applicant**

CHASE MANAGEMENT & HOLDINGS LLC  
CHASE MANAGEMENT AND HOLDINGS LLC  
5865 RIDGEWAY CENTER PKWY  
SUITE 300  
MEMPHIS, TN 38120

**Owner on Current Tax Roll**

AMBRASLTD LLC  
525 1ST AVE W # 203  
SEATTLE, WA 98119

**Additional Parties, Per Search**

AMBRASLTD, LLC  
8510 COSTA VERDE BLVD #2228  
SAN DIEGO, CA 94122

Owner

**Certified By:**

Cindy Truett

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Tax Collector or Authorized Designee

# **TitleExpress<sup>®</sup>**

**A service of Grant Street Group**

**339 SIXTH AVENUE, SUITE 1400  
PITTSBURGH, PA 15222**

**Phone: (412) 391-5555 Fax: (412) 391-7608**

**E-mail: [TitleExpress@grantstreet.com](mailto:TitleExpress@grantstreet.com)**

**[www.GrantStreet.com](http://www.GrantStreet.com)**

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 05/25/2022

**REPORT EFFECTIVE DATE:** 20 YEARS UP TO 05/17/2022

**CERTIFICATE #** 2016-9365

**ACCOUNT #** 1617511

**COUNTY, STATE:** CITRUS, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

**LEGAL DESCRIPTION:** TRIANGLE TRAILER PARK PB 4 PG 89 LOT 3 BLK A

**PROPERTY ADDRESS:** 1706 N TROY LOOP, INVERNESS

**OWNER OF RECORD ON CURRENT TAX ROLL:**

AMBRASLTD LLC

525 1ST AVE W # 203

SEATTLE, WA 98119

**APPARENT TITLE HOLDER & ADDRESS OF RECORD:**

AMBRASLTD, LLC

OR: 2038, Page: 1282

8510 COSTA VERDE BLVD #2228

SAN DIEGO, CA 94122 (Per Deed. No Sunbiz of record.)

**MORTGAGE HOLDER OF RECORD:**

None found.

**LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:**

None found.

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 19E18S250020 000A0 0030

**CURRENT ASSESSED VALUE:** \$3,400

**HOMESTEAD EXEMPTION:** No

**MOBILE HOME ON PROPERTY:** No

**OUTSTANDING CERTIFICATES:** N/A

**OPEN BANKRUPTCY FILINGS FOUND?** No

**OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:**

Warranty Deed OR: 356, Page: 818

Warranty Deed OR: 1906, Page: 1786

Warranty Deed OR: 1913, Page: 1501

**This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.**

**Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.**

***James Bennett***

Title Examiner

Altkey: 1617511  
 AMBRASLTD LLC

Parcel ID: 19E18S250020 000A0 0030  
 1706 N TROY LOOP , INVERNESS

**Citrus County Property Appraiser, Cregg E. Dalton**

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	4602 - HERNANDO CITY HEIGHTS - HILL TOP
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	001872 - TRIANGLE TRAILER PARK
Short Legal	TRIANGLE TRAILER PARK PB 4 PG 89 LOT 3 BLK A
Est. Parcel Sqft	10,071
Est. Parcel Acres	.23
Map SC-TW-RG	25-18S-19E

**Mailing Address**

Name	AMBRASLTD LLC
Mailing Address	525 1ST AVE W # 203 SEATTLE WA 98119

**All Owners**

Name	Owner Type
AMBRASLTD LLC	O - Owner

**Value History and Tax Amount**

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Estimate	Tax Link
2021	\$3,400	\$0	\$3,400	\$3,400	\$0	\$3,400	\$0	\$52.55	<a href="#">Link</a>
2020	\$3,400	\$0	\$3,400	\$3,400	\$0	\$3,400	\$0	\$53.48	<a href="#">Link</a>

**Buyer Beware!**

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

**Special Assessment**

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	\$4.07

**Sales**

Sale Date	Sale Price	Book/Page	Instr Type	V/I
08/01/2006	\$100	2038/1282	02-MIN DOC STAMP (\$100)	V
09/01/2005	\$30,000	1913/1501	14-SALE / MORE THAN 1 PARCEL	V
09/01/2005	\$16,000	1906/1786	14-SALE / MORE THAN 1 PARCEL	V

**DISCLAIMER**

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

**Land & Agricultural**

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	U-UNIT	1.00	70.0	125			\$3,400	MDRMH

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<b>Total Misc Value</b>
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**Legal Description**

<b>Legal Description</b>
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TRIANGLE TRAILER PARK PB 4 PG 89 LOT 3 BLK A

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**DISCLAIMER**

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Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.

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1617511

356-782818

WARRANTY DEED (Notary form) West Coast Title Company Inverness, Florida

This Indenture, made this 30th day of October A. D. 1973, between KENNETH L. CORBIN and MARY A. CORBIN, his wife of the county of Citrus in the State of Florida, part 1st of the first part, and JERRY N. WATSON and MARRIA WATSON, his wife residing at P. O. BOX 464, Inverness, of the county of CITRUS, in the State of Florida, part 1st of the second part.

**Witnesseth:** That the said part 1st of the first part, for and in consideration of the sum of TEN DOLLARS and other valuable consideration no more than dollars, to them in hand paid by the said part 1st of the second part, the receipt whereof is hereby acknowledged, has been granted, bargained, and sold to the said part 1st of the second part, their heirs and assigns forever, the following described land, in County of Citrus, State of Florida, to-wit:

**LOT 3, BLOCK "A", TRIANGLE TRAILER PARK, according to a plat thereof recorded in Plat Book 4, page 89, public records of Citrus County, Florida.**

**SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD.**

And the said part 1st of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, (except taxes for year 1973 and subsequent.)

Witnessed by Barbara M. Fitch Kenneth L. Corbin (Seal)  
Scott R. Patten Mary A. Corbin (Seal)  
 Notary Public Notary Public

State of FLORIDA  
 County of CITRUS

This instrument was prepared by West Coast Title Company of 101 Courthouse Square Inverness, Florida 32550 in connection with the issuance of a title insurance policy.

I **Hereby Certify**, that on this day, before me an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared KENNETH L. CORBIN and wife MARY A. CORBIN, to be known to be the person described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 30th day of October, A. D. 1973.

Scott R. Patten  
 Notary Public  
 My Commission Expires July 3, 1976  
 Notary Public State of Florida at 1973  
 My Commission Expires July 3, 1976

STATE RECORDS DEPARTMENT  
 REC-3 AM 10 32  
 123357

356-782818

STATE OF FLORIDA  
 DOCUMENTARY STAMP TAX  
 10250

FLORIDA  
 31700

10250

THIS INSTRUMENT PREPARED BY AND RETURN TO:

**Dawn Martone**

American Title Services of Citrus County, Inc.  
2230 Highway 44 West  
Inverness, Florida 34453

Property Appraisers Parcel I.D. No. 19E-18S-25-0020-000A0-0020 & 0030



2005079832 1 PG

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIPLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE \$10.00  
DOCUMENTARY TAX \$12.00  
# 2005079832 BK:1906 PG:1786  
09/06/2005 02:13 PM 1 PG  
LITCHELL, DC Receipt #046524

Space Above This Line For Recording Data

**THIS WARRANTY DEED**, made the 1st day of September, 2005 by **JERRY W. WATSON and MARSHA WATSON, husband and wife**, whose post office address is, 1686 N. Paulette Terrace, Inverness, Florida 34453

herein called the grantors, to **JOHN BROOKS**, whose post office address is, P.O. Box 117, Hernando, Florida 34442

hereinafter called the Grantee:

*(Whichever word 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.)*

**WITNESSETH:** That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 CITRUS County, State of Florida, viz.:

**LOTS 2 AND 3, BLOCK A, TRIANGLE TRAILER PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 89, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.**

**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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 31, 2004.

**IN WITNESS WHEREOF**, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature  
**DAWN MARTONE**  
Witness #1 Printed Name

JERRY W. WATSON

Witness #2 Signature  
**EMMA**  
Witness #2 Printed Name

MARSHA WATSON

**STATE OF FLORIDA  
COUNTY OF CITRUS**

The foregoing instrument was acknowledged before me this 1st day of September, 2005 by **JERRY W. WATSON and MARSHA WATSON, husband and wife** who are personally known to me or have produced **Driver's License** as identification.

**SEAL**



**Dawn Martone**  
Commission # DD329288  
Expires September 11, 2007


Notary Public  
**DAWN MARTONE**

My commission expires:

Printed Notary Name

10.00 Rec  
210.00-55

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
Dawn Martone  
American Title Services of Citrus County, Inc.  
2230 Highway 44 West  
Inverness, Florida 34453  
Property Appraisers Parcel I D. No: 19E-18S-25-0020-000A0-0020 & 0030



2005084637 1 PG

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE \$13 00  
DOCUMENTARY TAX \$210 00  
# 2005084637 BX: 1913 PG: 1591  
09/28/2005 11:14 AM 1 PG  
DCROSSKOPF, DC Receipt #649269

Space Above This Line For Recording Data

**THIS WARRANTY DEED**, made the 15th day of September, 2005 by JOHN BROOKS, herein called the grantor, to JOHN KINGSTON, whose post office address is, 11903 SW Kingsway Circle Lake Suzy, FL 34269, hereinafter called the Grantee:

*(Wherever 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)*

**WITNESSETH:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 CITRUS County, State of Florida, viz.:

**LOTS 2 AND 3, BLOCK A, TRIANGLE TRAILER PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 89, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.**

Grantor hereby certifies that the above described property is not his/her constitutional homestead as made and provided by the laws of the State of Florida, and is not now and never has been contiguous to Grantor's homestead.

**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.

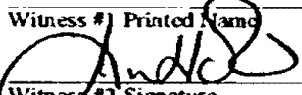
**AND**, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

  
Witness #1 Signature  
DAWN MARTONE  
Witness #1 Printed Name

  
JOHN BROOKS  
P.O. BOX 117, HERNANDO, FLORIDA 34442


  
Witness #2 Signature  
Jessica Holcomb  
Witness #2 Printed Name

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 15th day of September, 2005 by JOHN BROOKS who is personally known to me or has produced Driver's License as identification.

SEAL

  
Dawn Martone  
Commission # DD329288  
Expires September 11, 2007  
My commission expires  Notary Public  
Dawn Martone  
Commission # DD329288  
Expires September 11, 2007  
Dated: July 2005  
Notary Public, Inc. 800-255-7019

  
Notary Public  
DAWN MARTONE  
Printed Notary Name

Return to: AmBrasLid  
Prepared by: 8510 Costa Verde Blvd  
# 2228  
San Diego, Ca 92122



2006056335 2 PGS

- Property Appraisers Parcel Identification Number(s):
- a.) 20E19S260100000400010
  - b.) 19E-18S-25-0020-000A0-0020 & 0030
  - c.) 17E-18S-33-2A360-0140
  - d.) 17E-18S-33-2A360-0120
  - e.) 17E-18S-22-0030-00270-0040
  - f.) 17E-18S-22-0030-00350-0040

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$18.50  
DOCUMENTARY TAX: \$0.70  
# 2006056335 BK:2038 PG:1282  
08/11/2006 12:35 PM 2 PGS  
LMITCHELL,DC Receipt #033612

### WARRANTY DEED

This Warranty Deed made this First day of August, 2006, by

JOHN KINGSTON whose marital status is a married man, hereinafter called the grantor, whose post office address is 11903 SW KINGSWAY CIRCLE, LAKE SUZY, FL. 34269

to AMBRASLTD., LLC, whose post office address is 8510 COSTA VERDE BLVD, #2228, SAN DIEGO, CAL. 94122 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, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Charlotte County, Florida, viz:

- a.) SEE EXHIBIT "A"
- b.) SEE EXHIBIT "B"
- c.) SEE EXHIBIT "C"
- d.) SEE EXHIBIT "D"
- e.) SEE EXHIBIT "E"
- f.) SEE EXHIBIT "F"

The Grantor warrants that the above described property is not the grantor's homestead as that term is defined pursuant to Article X, Section 4, Constitution of the State of Florida because neither the grantor nor any dependents of grantor reside on the above described real property or upon any real property contiguous thereto.

**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, except taxes accruing subsequent to current taxing year, reservations, restrictions and easements of record, if any.

*(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates).*

**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 Signature: \_\_\_\_\_

Witness Printed name: \_\_\_\_\_

*Kathleen Hoffman*  
Kathleen Hoffman

Grantor

*John Kingston*  
John Kingston

Witness Signature: \_\_\_\_\_

Witness Printed name: \_\_\_\_\_

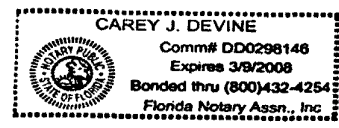
*Carey J. Devine*  
Carey J. Devine

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of August, 2006 by John Kingston who is/are personally known to me or who produced driver license(s) as identification.

My Commission expires: 3/9/08  
Serial Number: DD0298146

*Carey J. Devine*  
Notary Public



**EXHIBIT "A"**

LAKE ESTATES PB 3 PG 135 (LR-00-15 ACCEPTED 1/17/01 OR BK 1404 PGS 1429-1542) PARCEL 4 COM AT THE SE COR OF LOT 30 BLK 4, SD PT ALSO BEING THE POB. TH N 89D 05M 28S W 120 FT TO A PT ON THE R/W LN OF A CO RD, SD PT ALSO BEING THE SW COR OF SD LOT 30, TH AL SD R/W LN N 00D 50M 15S W 120 FT TO THE NW COR OF SD BLK 4, TH N 57D 48M 11S E 288.28 FT TO THE NE COR OF BLK 4. TH AL THE R/W LN S 0D 50M 15S W 120 FT TO THE SE COR OF LOT 1 BLK 4. TH 89D 05M 28S W 120 FT TO THE SW COR OF SD LOT 1. TH S 0D 50M 15S W 160 FT TO THE POB. (AKA LOTS 1, 30, & 31 BLK 4).

**EXHIBIT "B"**

LOTS 2 AND 3, BLOCK A, TRIANGLE TRAILER PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 89, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

**EXHIBIT "C"**

GREEN LEAF FOREST UNREC SUB LOT 14 OF LOT 36 DESCR AS FOL: COM AT THE SW COR OF S1/2 OF N1/2 OF SE1/4 OF SW1/4 OF SEC 33-18-17, TH N 89D 33M 17S E 677.32 FT TO THE SE COR OF S1/2 OF N1/2 OF SE1/4 OF SW1/4 OF SW1/4 SEC 33, TH N 0D 16M 48S W AL THE E LN OF N1/2 OF SE1/4 OF SW1/4 OF SW1/4 SEC 33 A DIST OF 326.80 FT TO THE NE COR OF N1/2 OF SE1/4 OF SW1/4 OF SW1/4 SEC 33, TH S 89D 34M 21S W 406.95 FT TO THE POB, TH CONT S 89D 34M 21S W 81.39 FT, TH S 0D 07M 35S E 163.48 FT, TH N 89D 33M 49S E 81.46 FT, TH N 0D 09M 07S W 163.47 FT TO THE POB, SUBJ TO AN INGRESS AND EGRESS EASE ACROSS S 15 FT TITLE IN OR BK 1856 PG 763 ((SURVEY FOR ED MURRAY DATED 9/8/82 ACCEPTED UNREC SUBD))

**EXHIBIT "D"**

GREEN LEAF FOREST UNREC SUB LOT 12 OF LOT 36 DESCR AS FOL: COM AT THE SW COR OF S1/2 OF N1/2 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 33-18-17, TH N 89D 33M 17S E 677.32 FT TO THE SE COR OF S1/2 OF N1/2 OF SE1/4 OF SW1/4 OF SW1/4 SEC 33, TH N 0D 16M 46S W AL THE E LN OF N1/2 OF SE1/4 OF SW1/4 OF SW1/4 SEC 33 A DIST OF 326.80 FT TO THE NE COR OF N1/2 OF SE1/4 OF SW1/4 OF SW1/4 SEC 33, TH S 89D 34M 21S W 244.17 FT TO THE POB, TH CONT S 89D 34M 21S W AL N LN OF N1/2 OF SE1/4 OF SW1/4 OF SW1/4 SEC 33 A DIST OF 81.39 FT, TH S 0D 10M 39S E 163.46 FT, TH N 89D 33M 49S E 81.46 FT, TH N 0D 12M 11S W 163.44 FT TO THE POB SUBJ TO AN INGRESS AND EGRESS EASE ACROSS S 15 FT TITLE IN OR BK 1856 PG 735 ((SURVEY FOR ED MURRAY DATED 9/8/82 ACCEPTED UNREC SUBD))

**EXHIBIT "E"**

REPLAT OF CHARPIAS ADD TO CRYSTAL RIVER UNREC SUB LOTS 4,5,6,7,8,9,10, & 11 OF LOT 27 FURTHER DESC IN OR BK 1216 PG 174 & OR BK 1492 PG 130 & OR BK 1848 PG 1891.

**EXHIBIT "F"**

REPLAT OF CHARPIAS ADD TO CRYSTAL RIVER UNREC SUB LOTS 4,5,6,11,12, & 13 OF LOT 35 FURTHER DESC IN OR BK 1216 PG 174 & OR BK 1492 PG 130 & OR BK 1848 PG 1891

# APPLICATION FOR TAX DEED

512  
R. 12/16

Section 197.502, Florida Statutes

Application Number: 920186

To: Tax Collector of     CITRUS COUNTY    , Florida

I,

CHASE MANAGEMENT & HOLDINGS LLC  
CHASE MANAGEMENT AND HOLDINGS LLC  
5865 RIDGEWAY CENTER PKWY  
SUITE 300  
MEMPHIS, TN 38120,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
1617511	2016/9365	06-01-2016	TRIANGLE TRAILER PARK PB 4 PG 89 LOT 3 BLK A

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Signature on File  
CHASE MANAGEMENT & HOLDINGS LLC  
CHASE MANAGEMENT AND HOLDINGS LLC  
5865 RIDGEWAY CENTER PKWY  
SUITE 300  
MEMPHIS, TN 38120

03-03-2022  
Application Date

\_\_\_\_\_  
Applicant's signature

Altkey: 1617511  
 AMBRASLTD LLC

Parcel ID: 19E18S250020 000A0 0030  
 1706 N TROY LOOP , INVERNESS

### Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	4602 - HERNANDO CITY HEIGHTS - HILL TOP
Tax District	000X - WITHLACOCHEE RIVER BASIN
Subdivision	001872 - TRIANGLE TRAILER PARK
Short Legal	TRIANGLE TRAILER PARK PB 4 PG 89 LOT 3 BLK A
Est. Parcel Sqft	10,071
Est. Parcel Acres	.23
Map SC-TW-RG	25-18S-19E

### Mailing Address

Name	AMBRASLTD LLC
Mailing Address	525 1ST AVE W # 203 SEATTLE WA 98119

### All Owners

Name	Owner Type
AMBRASLTD LLC	O - Owner

### Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Estimate	Tax Link
2021	\$3,400	\$0	\$3,400	\$3,400	\$0	\$3,400	\$0	\$52.55	<a href="#">Link</a>
2020	\$3,400	\$0	\$3,400	\$3,400	\$0	\$3,400	\$0	\$53.48	<a href="#">Link</a>

### Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

### Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	\$4.07

### Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
08/01/2006	\$100	2038/1282	02-MIN DOC STAMP (\$100)	V

09/01/2005	\$30,000	1913/1501	14-SALE / MORE THAN 1 PARCEL	V
09/01/2005	\$16,000	1906/1786	14-SALE / MORE THAN 1 PARCEL	V

**DISCLAIMER**


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Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

**Land & Agricultural**

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	U-UNIT	1.00	70.0	125				MDRMH

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<b>Total Misc Value</b>
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