

RECEIVED

By Tifani White at 11:18 am, 9/14/22

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	BEAMIF A LLC PO BOX 885 BOCA RATON, FL 33429-0885	Property Owner	ROSTECH CONSTRUCTION LLC 8117 ALHAMBRA CT SPRING HILL, FL 34606
Property description	CITRUS SPGS UNIT 23 PB 7 PG 115 LOT 6 BLK 1761	Application date	May 13, 2022
		Certificate #	2020 / 4282
		Date certificate issued	06/01/2020
		Account number	2164671

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)
# 2020/4282	06/01/2020	122.47	29.39	151.86
# 2016/5780	06/01/2016	207.13	49.71	256.84
→ Part 2: Total*				408.70

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)
# 2021/3482	06/01/2021	114.13	6.25	13.98	134.36
# 2019/4404	06/01/2019	112.48	6.25	60.74	179.47
# 2018/4323	06/01/2018	125.77	6.25	86.78	218.80
# 2017/4356	06/01/2017	119.28	6.25	107.35	232.88
# 2015/4343	06/01/2015	130.51	6.25	164.44	301.20
Part 3: Total*					1,066.71

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)	1,475.41
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	111.44
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)	120.71
7. Total Paid (Lines 1-6)	2,132.56

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 14th of September, 2022

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

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
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. Total Paid (Lines 8-13)	119.00
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)	2,251.56
17. Redemption fee	6.25
18. Total amount to redeem	2,257.81
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 #: 2164671

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

BEAMIF A LLC
PO BOX 885
BOCA RATON, FL 33429-0885

Owner on Current Tax Roll

ROSTECH CONSTRUCTION LLC
8117 ALHAMBRA CT
SPRING HILL, FL 34606

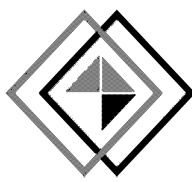
Additional Parties, Per Search

ROSTECH CONSTRUCTION LLC Owner
23 ALAFAYA WOODS BLVD STE 107
OVIEDO, FL 32705

ROSTECH CONSTRUCTION, LLC Owner
23 ALAFYA WOODS BLVD. STE 167
OVIEDO, FL 32765

CITRUS SPRINGS CIVIC Other Interested Party
ASSOCIATION, INC
1570 W CITRUS SPRINGS BLVD
CITRUS SPRINGS, FL 34434

CITRUS SPRINGS CIVIC Other Interested Party
ASSOCIATION, INC.
P.O. BOX 1387
DUNNELLON, FL 34430



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

JANET BAREK, REGISTERED AGENT Other Interested Party
O/B/O CITRUS SPRINGS CIVIC
ASSOCIATION INC
7022 N SANTOS DR
CITRUS SPRINGS, FL 34434

JANET BAREK, REGISTERED AGENT Other Interested Party
O/B/O CITRUS SPRINGS CIVIC
ASSOCIATION, INC.
1570 W CITRUS SPRINGS BLVD
CITRUS SPRINGS, FL 34434

JEFFERY MICHAEL ROSINO, Other Interested Party
REGISTERED AGENT
O/B/O ROSTECH CONSTRUCTION,
LLC
23 ALAFAYA BLVD SUITE 107
OVIEDO, FL 32705

JEFFERY MICHAEL ROSINO, Other Interested Party
REGISTERED AGENT
O/B/O ROSTECH CONSTRUCTION,
LLC
23 ALAFAYA WOODS BLVD, SUITE
107
OVIEDO, FL 32705

Certified By:

Cindy Truett

Tax Collector or Authorized Designee

210 N. Apopka Ave, Suite 100 | Inverness, FL 34450

Phone: 352-341-6500 | Fax: 352-341-6514

www.citrustc.us

TitleExpress[®]

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

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 09/01/2022

REPORT EFFECTIVE DATE: 20 YEARS UP TO 08/29/2022

CERTIFICATE # 2020-4282

ACCOUNT # 2164671

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: CITRUS SPGS UNIT 23 PB 7 PG 115 LOT 6 BLK 1761

PROPERTY ADDRESS: 968 W HAMPSHIRE BLVD, CITRUS SPRINGS

OWNER OF RECORD ON CURRENT TAX ROLL:

ROSTECH CONSTRUCTION LLC

8117 ALHAMBRA CT

SPRING HILL, FL 34606

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ROSTECH CONSTRUCTION, LLC

OR: 2012, Page: 768

23 ALAFYA WOODS BLVD. STE 167

OVIEDO, FL 32765 (Per Deed)

JEFFERY MICHAEL ROSINO, REGISTERED AGENT

O/B/O ROSTECH CONSTRUCTION, LLC

23 ALAFAYA BLVD SUITE 107

OVIEDO, FL 32705 (Per Sunbiz)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

CITRUS SPRINGS CIVIC ASSOCIATION, INC.

P.O. BOX 1387

DUNNELLON, FL 34430 (Per Sunbiz)

JANET BAREK, REGISTERED AGENT

O/B/O CITRUS SPRINGS CIVIC ASSOCIATION, INC.

1570 W CITRUS SPRINGS BLVD

CITRUS SPRINGS, FL 34434 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 18E17S100230 17610 0060

CURRENT ASSESSED VALUE: \$3,240

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:

Tax Deed OR: 1497, Page: 2216

Summary Final Judgment of Quiet Title OR: 1668, Page: 1881

Summary Final Judgment of Quiet Title OR: 1670, Page: 828

Warranty Deed OR: 1692, Page: 90

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: 2164671
 ROSTECH CONSTRUCTION LLC

Parcel ID: 18E17S100230 17610 0060
 968 W HAMPSHIRE BLVD , CITRUS SPRINGS

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
 Bldg Counts Res 0 / MH 0 / Comm 0
 Nbhd 1523 - CITRUS SPRINGS UNIT 23
 Tax District 00CS - CITRUS SPRINGS
 Subdivision 000399 - CITRUS SPRINGS UNIT 23
 Short Legal CITRUS SPGS UNIT 23 PB 7 PG 115 LOT 6 BLK 1761
 Est. Parcel Sqft 11,265
 Est. Parcel Acres .26
 Map SC-TW-RG 01-18S-18E

Mailing Address

Name ROSTECH CONSTRUCTION LLC
 Mailing Address 8117 ALHAMBRA CT
 SPRING HILL FL 34606

All Owners

Name	Owner Type
ROSTECH CONSTRUCTION LLC	O - Owner

2022 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2021	\$3,240	\$0	\$3,240	\$3,240	\$0	\$3,240	\$0

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2021	\$3,240	\$0	\$3,240	\$3,240	\$0	\$3,240	\$0	\$80.28	Link
2020	\$3,010	\$0	\$3,010	\$3,010	\$0	\$3,010	\$0	\$77.81	Link

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
0024	CITRUS SPRINGS MSBU	\$30.00
0131	FIRE SERVICES ASSESSMENT	\$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
05/01/2006	\$147,000	2012/0768	14-SALE / MORE THAN 1 PARCEL	V
02/01/2004	\$14,400	1692/0090	14-SALE / MORE THAN 1 PARCEL	V
12/01/2003	\$100	1668/1881	02-MIN DOC STAMP (\$100)	V
12/01/2003	\$100	1670/0828	02-MIN DOC STAMP (\$100)	V
04/01/2002	\$2,100	1497/2216	01-CORRECTIVE/QC/TD/COT	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	F-FRONT FOOT	85.00	85.0	125			\$3,240	PDR

Total Misc Value

Legal Description

Legal Description

CITRUS SPGS UNIT 23 PB 7 PG 115 LOT 6 BLK 1761

DISCLAIMER

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.

2164671



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
CITRUS SPRINGS CIVIC ASSOCIATION, INC.

Filing Information

Document Number 734809
FE/EIN Number 59-6543328
Date Filed 01/13/1976
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 01/26/1993
Event Effective Date NONE

Principal Address

1570 W. CITRUS SPRINGS BLVD
CITRUS SPRINGS, FL 34434

Changed: 02/13/2009

Mailing Address

P.O. BOX 1387
Dunnellon, FL 34430

Changed: 01/12/2017

Registered Agent Name & Address

Barek, Janet
1570 W Citrus Springs Blvd
CITRUS SPRINGS, FL 34434

Name Changed: 06/07/2019

Address Changed: 06/07/2019

Officer/Director Detail

Name & Address

Title TREASURER

Brooks, Michelle
7750 N Pocono Drive
Citrus Springs, FL 34434

Title Archetectoral Chairperson

COOPER, MICHAEL
7860 GOLFVIEW DR
CITRUS SPRINGS, FL 34434

Title President

BAREK, JANET
7022 N SANTOS DR
CITRUS SPRINGS, FL 34434

Title Director

Mize, Thomas
1527 W Elder Lane
Citrus Springs, FL 34434

Title Director

Albrecht, Margaret
9018 N Alpinia Dr
Citrus Springs, FL 34434

Title VP

Braglin, Louann
9395 N Greco Ter
Citrus Springs, FL 34434

Title Director

Allard, Richard
10689 N Academy Dr
Citrus Springs, FL 34434

Title Secretary

Durfee, Barbara
2300 W. Arbutus Dr
Citrus Springs, FL 34434

Title Director, at large

Durfee, Wayne
2300 W. Arbutus Dr
Citrus Springs, FL 34434

Title Communication Director

Dorsey, Donna
8120 N. Voyager Dr
Citrus Springs, FL 34433

Annual Reports

Report Year	Filed Date
2019	02/09/2019
2020	07/29/2020
2021	04/12/2021

Document Images

04/12/2021 -- ANNUAL REPORT	View image in PDF format
07/29/2020 -- ANNUAL REPORT	View image in PDF format
09/26/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
06/07/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
02/09/2019 -- ANNUAL REPORT	View image in PDF format
03/12/2018 -- ANNUAL REPORT	View image in PDF format
01/12/2017 -- ANNUAL REPORT	View image in PDF format
03/28/2016 -- ANNUAL REPORT	View image in PDF format
01/16/2015 -- ANNUAL REPORT	View image in PDF format
03/06/2014 -- ANNUAL REPORT	View image in PDF format
01/27/2013 -- ANNUAL REPORT	View image in PDF format
02/05/2012 -- ANNUAL REPORT	View image in PDF format
01/06/2011 -- ANNUAL REPORT	View image in PDF format

01/28/2010 -- ANNUAL REPORT	View image in PDF format
02/13/2009 -- ANNUAL REPORT	View image in PDF format
02/27/2008 -- ANNUAL REPORT	View image in PDF format
08/27/2007 -- ANNUAL REPORT	View image in PDF format
04/05/2006 -- ANNUAL REPORT	View image in PDF format
04/04/2005 -- ANNUAL REPORT	View image in PDF format
03/25/2004 -- ANNUAL REPORT	View image in PDF format
02/13/2003 -- ANNUAL REPORT	View image in PDF format
02/04/2002 -- ANNUAL REPORT	View image in PDF format
01/29/2001 -- ANNUAL REPORT	View image in PDF format
01/27/2000 -- ANNUAL REPORT	View image in PDF format
02/26/1999 -- ANNUAL REPORT	View image in PDF format
02/04/1998 -- ANNUAL REPORT	View image in PDF format
01/21/1997 -- ANNUAL REPORT	View image in PDF format
01/29/1996 -- ANNUAL REPORT	View image in PDF format
02/09/1995 -- ANNUAL REPORT	View image in PDF format



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Detail by Entity Name

Florida Limited Liability Company
ROSTECH CONSTRUCTION, LLC

Filing Information

Document Number	L06000047050
FEI/EIN Number	20-4861695
Date Filed	05/08/2006
State	FL
Status	INACTIVE
Last Event	VOLUNTARY DISSOLUTION
Event Date Filed	06/18/2022
Event Effective Date	NONE

Principal Address

23 alafaya woods blvd
suite 107
oviedo, FL 32705

Changed: 04/29/2021

Mailing Address

23 alafaya blvd
suite 107
oviedo, FL 32705

Changed: 04/29/2021

Registered Agent Name & Address

ROSINO, Jeffery Michael
23 alafaya blvd
suite 107
oviedo, FL 32705

Name Changed: 04/30/2018

Address Changed: 04/29/2021

Authorized Person(s) Detail

Name & Address

Title MGRM

ROSINO, jeffery michael
 23 alafaya woods blvd
 suite 107
 oviedo, FL 32705

Annual Reports

Report Year	Filed Date
2019	04/04/2019
2020	06/29/2020
2021	04/29/2021

Document Images

06/18/2022 -- VOLUNTARY DISSOLUTION	View image in PDF format
04/29/2021 -- ANNUAL REPORT	View image in PDF format
06/29/2020 -- ANNUAL REPORT	View image in PDF format
04/04/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
02/19/2017 -- ANNUAL REPORT	View image in PDF format
04/13/2016 -- ANNUAL REPORT	View image in PDF format
04/08/2015 -- ANNUAL REPORT	View image in PDF format
04/04/2014 -- ANNUAL REPORT	View image in PDF format
04/07/2013 -- ANNUAL REPORT	View image in PDF format
04/04/2012 -- ANNUAL REPORT	View image in PDF format
04/25/2011 -- ANNUAL REPORT	View image in PDF format
07/28/2010 -- ADDRESS CHANGE	View image in PDF format
05/01/2010 -- ANNUAL REPORT	View image in PDF format
04/24/2009 -- ANNUAL REPORT	View image in PDF format
04/29/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
05/22/2006 -- LC Amendment	View image in PDF format
05/08/2006 -- Florida Limited Liability	View image in PDF format

This Instrument Prepared by and Record and Return to:

CRSA

Sylvain R. Robitaille
FIRST TITLE COMPANY, INC.
948 N. Suncoast Blvd.
Crystal River, Florida 34429
File #: 01S00508

[Handwritten mark]

Property Appraisers Parcel Identification (Folio) Numbers:
18E17S100230175900160, 18E17S5100230176100

Alternate Key #: 2158239, 2164671, 2164697

Grantee SS #:

This Instrument is prepared in connection with the issuance of a Title Insurance Policy.

SPACE ABOVE THIS LINE FOR RECORDING DATA



2004012007 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.50
DOCUMENTARY TAX: \$100.80
2004012007 BK: 1692 PG: 90-91
02/25/2004 09:48 AM 2 PGS
KCCR, DC Receipt #007687

WARRANTY DEED

THIS WARRANTY DEED, made the 24th day of Feb, A.D. 2004 between

VanNess Properties, Inc.

herein called the grantor, and

Designer Homes, Inc.

whose post office address is:
hereinafter called the Grantee:

P.O. BOX 15624, Brooksville, FL 34604

(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:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

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/are 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, 2002, subject to easements, restrictions, and/or reservations of Records.

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:

Donna Orsino
Witness Signature DONNA ORSINO

Monty VanNess L.S.
Monty VanNess President
5634 N Lecanto Hwy, Beverly Hills, FL 34465

Printed Signature for her

Witness Signature CINDY TEACALLER

Printed Signature

**STATE OF FLORIDA
COUNTY OF Citrus**

The foregoing instrument was acknowledged before me this 24 day of Feb, 2004 by **Monty VanNess and** of **VanNess Properties, Inc.** on behalf of the Partnership. He/she is personally known to me or has produced _____ as identification and did (did not) take an oath _____

SEAL

Donna Orsino
Notary Signature

Printed Notary Signature
My Commission Expires:



DONNA M. ORSINO
My comm. exp. Feb 27, 2004
Commission No. CC905684

EXHIBIT "A"

Lot 16 in Block 1759 of Citrus Springs Unit 23 and lots 6 and 7 in Block 1761 of Citrus Springs Unit 23, according to the map or plat thereof as recorded in Plat Book 7, Pages 115 through 133, Public Records of Citrus County, Florida.

Our File No. 01S00508

FILED & RECORDED
CITRUS COUNTY Florida
BETTY STRIFLER, CLERK

1250885

VERIFIED BY:

[Signature] D.C.

PREPARED BY:

Bonnie C. Tenney, Deputy Clerk
Clerk of the Circuit Court
110 N Apopka Ave.
Inverness FL 34450-4299

RETURN TO:

Van Ness Properties, Inc.
5634 N. Lecanto Hwy
Beverly Hills, FL 34465

Tax Deed File No. 2002-074
Property Identification No. 2164671

TAX DEED

STATE OF FLORIDA
COUNTY OF CITRUS

Documentary Tax paid \$ 14.70
Intangible Tax paid \$ 0
Betty Strifler, Clerk of the Circuit Court
Citrus County, Florida
By: *[Signature]* D.C.

The following Tax Sale Certificate Numbered **4774** issued on **June 1, 1999** was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was sold on the **10th day of April, 2002**, offered for sale as required by law for cash to the highest bidder and was sold to: **Van Ness Properties, Inc.** whose address is: **5634 N. Lecanto Hwy; Beverly Hills, FL 34465**, being the highest bidder and having paid the sum of his/her bid as required by the Laws of Florida.

NOW, on April 11, 2002 in the County of Citrus, State of Florida, in consideration of the sum of Two thousand one hundred and 00/100 (\$2,100.00) Dollars, being the amount paid pursuant to the laws of Florida does hereby sell the following lands situated in the County and State aforesaid and described as follows:

Lot 6, Block 1761, Citrus Springs Unit 23, Section 10, Township 17 South, Range 18 East, described in OR Book 579 page 613, public records of Citrus County, Florida.

Witness:

[Signature]
Bonnie C. Tenney
[Signature]
Tammy Kirby

[Signature]
Clerk of the Circuit Court or County Comptroller
Citrus County, Florida

STATE OF FLORIDA
COUNTY OF CITRUS

On April 11, 2002, before me, Julie Kristine Hugar, personally appeared **BETTY STRIFLER**, Clerk of the Circuit Court or County Comptroller in and for the State and this County known to me to be the person described in and who executed the foregoing instrument, and acknowledged the execution of this instrument to be her own free act and deed for the use and purposes therein mentioned. Personally known to me/did not take an oath.

Witness my hand and official seal date aforesaid.



[Signature]
JULIE KRISTINE HUGAR
NOTARY PUBLIC
STATE OF FLORIDA

BK 1497 PG 2216
2002 APR 11 AM 9:50

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT,
IN AND FOR CITRUS COUNTY, FLORIDA

VANNESS PROPERTIES, INC.,
a Florida Corporation,

Plaintiff,

vs.

CASE NO. 2003-CA-2347

ELMER V. SCHEPERS and FABENA
M. SCHEPERS, his wife; LORAIN A.
WORMLEY; SALUSTIANO CALIXTO
and MARIA A. CALIXTO, his wife;
JOHN J. TREVINO and MARY E.
TREVINO, husband and wife; LUIS A. IBANEZ
RUIZ; NELL H. TURNER; JOHN P.
LAWLOR and JOHN P. LAWLOR, JR.,
as joint tenants with right of survivorship; JOSE
LUIS FUENTES; MARCO CHEW; MARY L.
SWARTZBAUGH and DONNA L. CULLEN, as
joint tenants with right of survivorship; RUTH A.
SCARBOROUGH; ROBERTA G. DEUEL;
EDMUND L. DEFORGE and VIRGINIA T.
DEFORGE, his wife; RAFAEL HERNANDEZ
VELEZ a/k/a RAFAEL VELEZ HERNANDEZ;
MELODY SANDS; VICTOR PEREIRA; THOMAS
J. KILKELLY, JR.; KENNETH E. WALSH, COLLEEN
A. WALSH, and BREANNE WALSH; THOMAS P.
STREB and MILDRED F. STREB, his wife;
CHRISTIAN S. COOK, RICHARD L. COOK, and
SHARON J. COOK; HARVEY J. EUKERS, a/k/a
HARVEY J. EUKES; ROBERT D. HINDMAN and
DAYLE P. SMITH, as joint tenants with right of
survivorship; ROBERT C. WARD and JUDITH M.
WARD, his wife; LEONARD BROWN;
MARC L'EVEQUE and JEANNINE L'EVEQUE,
his wife; their heirs, devisees, grantees,
assignees, lienors, creditors, trustees, or other
claimants, claiming by, through, under or against
them, and all other claimants, natural or corporate,
or whose exact legal status is unknown, claiming
under the above-named defendant or described
defendants or any person or entity claiming to
have any right, title or interest in and to the lands
hereinafter described and involved in this lawsuit;

Defendants.



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OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE \$0 00
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TWHITE, DC Receipt #044181

2003 DEC 11 - 3:22 PM
CITRUS COUNTY
CLERK OF THE CIRCUIT COURT

SUMMARY FINAL JUDGMENT OF QUIET TITLE

THIS CAUSE having come before this Court for final hearing without the benefit of jury and with the Court having been fully advised in the premises and specifically finding that this Court has jurisdiction of the subject matter hereof and the parties hereto and that the equities of the cause are with the Plaintiff and against the Defendants, it is, thereupon

ORDERED AND ADJUDGED as follows:

1. That title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 8, Block 1774, Citrus Springs, Unit 23, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 586, page 1858, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendants, ELMER V. SCHEPERS and FABENA M. SCHEPERS, his wife, if alive and if deceased the Estates of ELMER V. SCHEPERS and/or FABENA M. SCHEPERS, his wife, and all parties, heirs and creditors claiming through or against said estates; and all unknown creditors, heirs assigns and successors in interest of ELMER V. SCHEPERS and FABENA M. SCHEPERS, his wife, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, or through or under the Defendant since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

2. That title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 33, Block 1763, Citrus Springs, Unit 25, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 574, page 674, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendant, LORAIN A. WORMLEY, if alive and if deceased the estate of LORAIN A. WORMLEY, and all parties, heirs and creditors claiming through or against said estate; and all unknown creditors, heirs, assigns and successors in interest of LORAIN A. WORMLEY, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendant since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the real property is forever quieted in the Plaintiff.

3. That title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 27, Block 1762, Citrus Springs, Unit 25, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 579, page 615, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendants, SALUSTIANO CALIXTO and MARIA A. CALIXTO, his wife, if alive and if deceased, the Estates of SALUSTIANO CALIXTO and/or MARIA A. CALIXTO, his wife, and all parties, heirs and creditors claiming through or against said estates; and all unknown creditors, heirs, assigns and successors in interest of SALUSTIANO CALIXTO and MARIA A. CALIXTO, his wife, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendants since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

4. That title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 25, Block 1762, Citrus Springs, Unit 25, Section 10, Township 17 South, Range 18 East, as described in O.R. Book 959, page 359, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendants, JOHN J. TREVINO and MARY E. TREVINO, husband and wife, if alive and if deceased the Estates of JOHN J. TREVINO and/or MARY E. TREVINO, husband and wife, and all parties, heirs and creditors claiming through or against said estates; and all unknown creditors, heirs, assigns and successors in interest of JOHN J. TREVINO and MARY E. TREVINO, husband and wife, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendants since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

5. That title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 17, Block 1760, Citrus Springs, Unit 23, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 579, page 1763, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendant, LUIS A. IBANEZ RUIZ, if alive and if deceased the Estate of LUIS A. IBANEZ RUIZ, and all parties, heirs and creditors claiming through or against said estate; and all unknown creditors, heirs, assigns and successors in interest of LUIS A. IBANEZ RUIZ, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendant since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

6. That title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 9, Block 1740, Citrus Springs, Unit 23, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 568, page 968, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendant, NELL H. TURNER, if alive and if deceased the Estate of NELL H. TURNER, and all parties, heirs and creditors claiming through or against said estate; and all unknown creditors, heirs, assigns and successors in interest of NELL H. TURNER, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendant since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

7. That title of the Plaintiff, VANNESS PROPERTIES, INC., a Florida Corporation, to the following described real property in Citrus County, to-wit:

Lot 24, Block 1740, Citrus Springs, Unit 25, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 579, page 1770, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendants, JOHN P. LAWLOR and JOHN P. LAWLOR, JR., as joint tenants with right of survivorship, if alive and if deceased the Estates of JOHN P. LAWLOR and/or JOHN P. LAWLOR, JR., and all parties, heirs and creditors claiming through or against said estates; and all unknown creditors, heirs, assigns and successors in interest of JOHN P. LAWLOR and JOHN P. LAWLOR, JR., all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendants since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

8. That title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 23, Block 1741, Citrus Springs, Unit 23, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 561, page 1685, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendant, JOSE LUIS FUENTES, if alive and if deceased the Estate of JOSE LUIS FUENTES, and all parties, heirs and creditors claiming through or against said estate; and all unknown creditors, heirs, assigns and successors in interest of JOSE LUIS FUENTES, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendant since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

9. That title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 8, Block 1742, Citrus Springs, Unit 23, Section 10, Township 17 South, Range 18 East, as described in O.R. Book 1095, page 898 in the public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendant, MARCO CHEW, if alive and if deceased the Estate of MARCO CHEW, and all parties, heirs and creditors claiming through or against said estate; and all unknown creditors, heirs, assigns and successors in interest of MARCO CHEW, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendant since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

10. That title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 26, Block 1758, Citrus Springs, Unit 23, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 588, page 352, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendants, MARY L. SWARTZBAUGH and DONNA L. CULLEN, as joint tenants with right of survivorship, if alive and if deceased the Estates of MARY L. SWARTZBAUGH and/or DONNA L. CULLEN, and all parties, heirs and creditors claiming through or against said estates; and all unknown creditors, heirs, assigns and successors in interest of MARY L. SWARTZBAUGH and DONNA L. CULLEN, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendants since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

11. That title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 27, Block 1758, Citrus Springs, Unit 23, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 586, page 1853, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendant, RUTH A. SCARBOROUGH, if alive and if deceased the Estate of RUTH A. SCARBOROUGH, and all parties, heirs and creditors claiming through or against said estate; and all unknown creditors, heirs, assigns and successors in interest of RUTH A. SCARBOROUGH, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendant since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

12. That title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 20, Block 1762, Citrus Springs, Unit 25, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 680, page 997, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendant, ROBERTA G. DEUELL, if alive and if deceased the Estate of ROBERTA G. DEUELL, and all parties, heirs and creditors claiming through or against said estate; and all unknown creditors, heirs, assigns and successors in interest of ROBERTA G. DEUELL, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendant since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

13. That title of Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 6, Block 1761, Citrus Springs, Unit 23, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 579, page 613, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendants, EDMUND L. DEFORGE and VIRGINIA T. DEFORGE, his wife, if alive and if deceased the Estates of EDMUND L. DEFORGE and/or VIRGINIA T. DEFORGE, his wife, and all parties, heirs and creditors claiming through or against said estates; and all unknown creditors, heirs, assigns and successors in interest of EDMUND L. DEFORGE and VIRGINIA T. DEFORGE, his wife, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendants since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

14. The title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, Florida:

Lot 25, Block 1760, Citrus Springs, Unit 23, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 563, page 432, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendant, RAFAEL HERNANDEZ VELFZ a/k/a RAFAEL VELEZ HERNANDEZ, if alive and if deceased the Estate of RAFAEL HERNANDEZ VELEZ a/k/a RAFAEL VELEZ HERNANDEZ, and all parties, heirs and creditors claiming through or against said estate; and all unknown creditors, heirs, assigns and successors in interest of RAFAEL HERNANDEZ VELEZ a/k/a RAFAEL VELEZ HERNANDEZ, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendant since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

15. That title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 6, Block 1760, Citrus Springs, Unit 23, Section 10, Township 17 South, Range 18 East, as described in O.R. Book 560 Page 76 and QCD in O. R. Book 606, page 1250, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendant, MELODY SANDS, if alive and if deceased the Estate of MELODY SANDS, and all parties, heirs and creditors claiming through or against said estate; and all unknown creditors, heirs, assigns and successors in interest of MELODY SANDS, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendant since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

16. That the title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 16, Block 1759, Citrus Springs, Unit 23, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 583, page 1283, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendant, VICTOR PEREIRA, if alive and if deceased the Estate of VICTOR PEREIRA, and all parties, heirs and creditors claiming through or against said estate; and all unknown creditors, heirs, assigns and successors in interest of VICTOR PEREIRA, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendant since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

17. That title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real estate in Citrus County, to-wit:

Lot 14, Block 1757, Citrus Springs, Unit 23, Section 10, Township 17 South, Range 18 East, as described in O.R. Book 1005, page 1030, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendant, THOMAS J. KILKELLY, JR., if alive and if deceased the Estate of THOMAS J. KILKELLY, JR., and all parties, heirs and creditors claiming through or against said estate; and all unknown creditors, heirs, assigns and successors in interest of THOMAS J. KILKELLY, JR., all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendant since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

18. That title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 66, Block 97, Citrus Springs, Unit 1, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 846, page 1462, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendants, KENNETH E. WALSH, COLLEEN A. WALSH, and BREANNE WALSH, if alive and if deceased the Estates of KENNETH E. WALSH, and/or COLLEEN A. WALSH, and/or BREANNE WALSH, and all parties, heirs and creditors claiming through or against said estates; and all unknown creditors, heirs, assigns and successors in interest of KENNETH E. WALSH, COLLEEN A. WALSH, and BREANNE WALSH, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendants since the filing of the Notice of *Lis Pendens*; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

19. That title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 10, Block 356, Citrus Springs, Unit 4, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 846, page 1462, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendants, KENNETH E. WALSH, COLLEEN A. WALSH, and BREANNE WALSH, if alive and if deceased the Estates of KENNETH E. WALSH, and/or COLLEEN A. WALSH, and/or BREANNE WALSH, and all parties, heirs and creditors claiming through or against said estates; and all unknown creditors, heirs, assigns and successors in interest of KENNETH E. WALSH, COLLEEN A. WALSH, and BREANNE WALSH, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendants since the filing of the Notice of *Lis Pendens*; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

20. That title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 14, Block 360, Citrus Springs, Unit 4, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 531, page 950, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendants, THOMAS P. STREB and MILDRED F. STREB, his wife, if alive and if deceased the Estates of THOMAS P. STREB and/or MILDRED F. STREB, his wife, and all parties, heirs and creditors claiming through or against said estates; and all unknown creditors, heirs, assigns and successors in interest of THOMAS P. STREB and MILDRED F. STREB, his wife, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendants since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

21. That the title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 5, Block 380, Citrus Springs, Unit 4, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 528, page 633, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendants, CHRISTIAN S. COOK, RICHARD L. COOK, and SHARON J. COOK, if alive and if deceased the Estates of CHRISTIAN S. COOK, and/or RICHARD L. COOK, and/or SHARON J. COOK, and all parties, heirs and creditors claiming through or against said estates; and all unknown creditors, heirs, assigns and successors in interest of CHRISTIAN S. COOK, RICHARD L. COOK, and SHARON J. COOK, all parties having or claiming to have any right, title or interest in the property; all persons claiming

by, through or under the Defendants since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

22. The title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, Florida:

Lot 6, Block 315, Citrus Springs, Unit 3, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 526, page 176 and O. R. Book 531, page 968, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendant, HARVEY J. EUKERS, a/k/a HARVEY J. EUKES, if alive and if deceased the Estate of HARVEY J. EUKERS, a/k/a HARVEY J. EUKES, and all parties, heirs and creditors claiming through or against said estate; and all unknown creditors, heirs, assigns and successors in interest of HARVEY J. EUKERS, a/k/a HARVEY J. EUKES, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendant since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

23. The title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 5, Block 354, Citrus Springs, Unit 4, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 541, page 791, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendants, ROBERT D. HINDMAN and DAYLE P. SMITH, as joint tenants with right of survivorship, if alive and if deceased the Estates of ROBERT D. HINDMAN and/or DAYLE P. SMITH, and all parties, heirs and creditors claiming through or against said estates; and all unknown creditors, heirs, assigns and successors in interest of ROBERT D. HINDMAN and DAYLE P. SMITH, all parties having or claiming to

have any right, title or interest in the property; all persons claiming by, through or under the Defendants since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

24. The title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 3, Block 270, Citrus Springs, Unit 3, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 632, page 1827, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendants, ROBERT C. WARD and JUDITH M. WARD, his wife, if alive and if deceased the Estates of ROBERT C. WARD and/or JUDITH M. WARD, his wife, and all parties, heirs and creditors claiming through or against said estates; and all unknown creditors, heirs, assigns and successors in interest of ROBERT C. WARD and JUDITH M. WARD, his wife, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendants since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

25. The title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, Florida:

Lot 16, Block 1725, Citrus Springs, Unit 23, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 569, page 2155, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendant, LEONARD BROWN, if alive and if deceased the Estate of LEONARD BROWN, and all parties, heirs and creditors claiming through or against said estate; and all unknown creditors, heirs, assigns and successors in interest of LEONARD BROWN, all parties having or claiming to have any right, title or interest in the

property; all persons claiming by, through or under the Defendant since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

26. The title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 4, Block 973, Citrus Springs, Unit 16, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 549, page 405, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendants, MARC L'EVEQUE and JEANNINE L'EVEQUE, his wife, if alive and if deceased the Estates of MARC L'EVEQUE and/or JEANNINE L'EVEQUE, his wife, and all parties, heirs and creditors claiming through or against said estates; and all unknown creditors, heirs, assigns and successors in interest of MARC L'EVEQUE and JEANNINE L'EVEQUE, his wife, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendants since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

DONE AND ORDERED in Chambers at Inverness, Citrus County, Florida, on this 4 day of Dec, 2003.

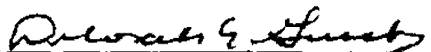



PATRICIA THOMAS, Circuit Judge

CERTIFICATE OF SERVICE

I hereby certify that a true copy of the foregoing has been furnished to Thomas M. VanNess, Jr., Attorney for Plaintiff, VanNess & VanNess, P.A., 1205 North Meeting Tree Boulevard, Crystal River, Florida 34429; and to John H. Eden, Attorney Ad Litem for all Defendants, Post Office Box 2755, Inverness, Florida 34451 by U.S. Mail delivery on this 4 day of December, 2003.

BETTY STRIFLER, Clerk of Courts



Judicial Assistant/Deputy Clerk 

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT,
IN AND FOR CITRUS COUNTY, FLORIDA

VANNESS PROPERTIES, INC.,
a Florida Corporation,



2003075962 16 PGS

Plaintiff,

vs.

CASE NO. 2003-CA-2347

ELMER V. SCHEPERS and FABENA
M. SCHEPERS, his wife; LORAIN A.
WORMLEY; SALUSTIANO CALIXTO
and MARIA A. CALIXTO, his wife;
JOHN J. TREVINO and MARY E.
TREVINO, husband and wife; LUIS A. IBANEZ
RUIZ; NELL H. TURNER; JOHN P.
LAWLOR and JOHN P. LAWLOR, JR.,
as joint tenants with right of survivorship; JOSE
LUIS FUENTES; MARCO CHEW; MARY L.
SWARTZBAUGH and DONNA L. CULLEN, as
joint tenants with right of survivorship; RUTH A.
SCARBOROUGH; ROBERTA G. DEUELL;
EDMUND L. DEFORGE and VIRGINIA T.
DEFORGE, his wife; RAFAEL HERNANDEZ
VELEZ a/k/a RAFAEL VELEZ HERNANDEZ;
MELODY SANDS; VICTOR PEREIRA; THOMAS
J. KILKELLY, JR.; KENNETH E. WALSH, COLLEEN
A. WALSH, and BREANNE WALSH; THOMAS P.
STREB and MILDRED F. STREB, his wife;
CHRISTIAN S. COOK; RICHARD L. COOK, and
SHARON J. COOK; HARVEY J. EUKERS, a/k/a
HARVEY J. EUKES; ROBERT D. HINDMAN and
DAYLE P. SMITH, as joint tenants with right of
survivorship; ROBERT C. WARD and JUDITH M.
WARD, his wife; LEONARD BROWN;
MARC L'EVEQUE and JEANNINE L'EVEQUE,
his wife; their heirs, devisees, grantees,
assignees, lienors, creditors, trustees, or other
claimants, claiming by, through, under or against
them, and all other claimants, natural or corporate,
or whose exact legal status is unknown, claiming
under the above-named defendant or described
defendants or any person or entity claiming to
have any right, title or interest in and to the lands
hereinafter described and involved in this lawsuit;



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OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE \$0.00
\$ 2003074878 BK: 1668 PG: 1881-1896
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CERTIFIED TO BE A COPY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
[Signature]
OF *[Signature]*

Defendants.

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE \$97.00
\$ 2003075962 BK: 1670 PG: 828-843
12/10/2003 02:23 PM 16 PGS
KCCR, DC Receipt #044875

31

SUMMARY FINAL JUDGMENT OF QUIET TITLE

THIS CAUSE having come before this Court for final hearing without the benefit of jury and with the Court having been fully advised in the premises and specifically finding that this Court has jurisdiction of the subject matter hereof and the parties hereto and that the equities of the cause are with the Plaintiff and against the Defendants, it is, thereupon

ORDERED AND ADJUDGED as follows:

1. That title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 8, Block 1774, Citrus Springs, Unit 23, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 586, page 1858, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendants, ELMER V. SCHEPERS and FABENA M. SCHEPERS, his wife, if alive and if deceased the Estates of ELMER V. SCHEPERS and/or FABENA M. SCHEPERS, his wife, and all parties, heirs and creditors claiming through or against said estates; and all unknown creditors, heirs assigns and successors in interest of ELMER V. SCHEPERS and FABENA M. SCHEPERS, his wife, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, or through or under the Defendant since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

2. That title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit;

Lot 33, Block 1763, Citrus Springs, Unit 25, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 574, page 674, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendant, LORAIN A. WORMLEY, if alive and if deceased the estate of LORAIN A. WORMLEY, and all parties, heirs and creditors claiming through or against said estate; and all unknown creditors, heirs, assigns and successors in interest of LORAIN A. WORMLEY, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendant since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the real property is forever quieted in the Plaintiff.

3. That title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 27, Block 1762, Citrus Springs, Unit 25, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 579, page 615, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendants, SALUSTIANO CALIXTO and MARIA A. CALIXTO, his wife, if alive and if deceased, the Estates of SALUSTIANO CALIXTO and/or MARIA A. CALIXTO, his wife, and all parties, heirs and creditors claiming through or against said estates; and all unknown creditors, heirs, assigns and successors in interest of SALUSTIANO CALIXTO and MARIA A. CALIXTO, his wife, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendants since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

4. That title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 25, Block 1762, Citrus Springs, Unit 25, Section 10, Township 17 South, Range 18 East, as described in O.R. Book 959, page 359, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendants, JOHN J. TREVINO and MARY E. TREVINO, husband and wife, if alive and if deceased the Estates of JOHN J. TREVINO and/or MARY E. TREVINO, husband and wife, and all parties, heirs and creditors claiming through or against said estates; and all unknown creditors, heirs, assigns and successors in interest of JOHN J. TREVINO and MARY E. TREVINO, husband and wife, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendants since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

5. That title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 17, Block 1760, Citrus Springs, Unit 23, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 579, page 1763, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendant, LUIS A. IBANEZ RUIZ, if alive and if deceased the Estate of LUIS A. IBANEZ RUIZ, and all parties, heirs and creditors claiming through or against said estate; and all unknown creditors, heirs, assigns and successors in interest of LUIS A. IBANEZ RUIZ, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendant since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

6. That title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 9, Block 1740, Citrus Springs, Unit 23, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 568, page 968, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendant, NELL H. TURNER, if alive and if deceased the Estate of NELL H. TURNER, and all parties, heirs and creditors claiming through or against said estate; and all unknown creditors, heirs, assigns and successors in interest of NELL H. TURNER, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendant since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

7. That title of the Plaintiff, VANNESS PROPERTIES, INC., a Florida Corporation, to the following described real property in Citrus County, to-wit:

Lot 24, Block 1740, Citrus Springs, Unit 25, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 579, page 1770, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendants, JOHN P. LAWLOR and JOHN P. LAWLOR, JR., as joint tenants with right of survivorship, if alive and if deceased the Estates of JOHN P. LAWLOR and/or JOHN P. LAWLOR, JR., and all parties, heirs and creditors claiming through or against said estates; and all unknown creditors, heirs, assigns and successors in interest of JOHN P. LAWLOR and JOHN P. LAWLOR, JR., all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendants since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

8. That title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 23, Block 1741, Citrus Springs, Unit 23, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 561, page 1685, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendant, JOSE LUIS FUENTES, if alive and if deceased the Estate of JOSE LUIS FUENTES, and all parties, heirs and creditors claiming through or against said estate; and all unknown creditors, heirs, assigns and successors in interest of JOSE LUIS FUENTES, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendant since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

9. That title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 8, Block 1742, Citrus Springs, Unit 23, Section 10, Township 17 South, Range 18 East, as described in O.R. Book 1095, page 898 in the public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendant, MARCO CHEW, if alive and if deceased the Estate of MARCO CHEW, and all parties, heirs and creditors claiming through or against said estate; and all unknown creditors, heirs, assigns and successors in interest of MARCO CHEW, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendant since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

10. That title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 26, Block 1758, Citrus Springs, Unit 23, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 588, page 352, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendants, MARY L. SWARTZBAUGH and DONNA L. CULLEN, as joint tenants with right of survivorship, if alive and if deceased the Estates of MARY L. SWARTZBAUGH and/or DONNA L. CULLEN, and all parties, heirs and creditors claiming through or against said estates; and all unknown creditors, heirs, assigns and successors in interest of MARY L. SWARTZBAUGH and DONNA L. CULLEN, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendants since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

11. That title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 27, Block 1758, Citrus Springs, Unit 23, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 586, page 1853, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendant, RUTH A. SCARBOROUGH, if alive and if deceased the Estate of RUTH A. SCARBOROUGH, and all parties, heirs and creditors claiming through or against said estate; and all unknown creditors, heirs, assigns and successors in interest of RUTH A. SCARBOROUGH, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendant since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

12. That title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 20, Block 1762, Citrus Springs, Unit 25, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 680, page 997, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendant, ROBERTA G. DEUELL, if alive and if deceased the Estate of ROBERTA G. DEUELL, and all parties, heirs and creditors claiming through or against said estate; and all unknown creditors, heirs, assigns and successors in interest of ROBERTA G. DEUELL, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendant since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

13. That title of Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 6, Block 1761, Citrus Springs, Unit 23, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 579, page 613, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendants, EDMUND L. DEFORGE and VIRGINIA T. DEFORGE, his wife, if alive and if deceased the Estates of EDMUND L. DEFORGE and/or VIRGINIA T. DEFORGE, his wife, and all parties, heirs and creditors claiming through or against said estates; and all unknown creditors, heirs, assigns and successors in interest of EDMUND L. DEFORGE and VIRGINIA T. DEFORGE, his wife, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendants since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

14. The title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, Florida:

Lot 25, Block 1760, Citrus Springs, Unit 23, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 563, page 432, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendant, RAFAEL HERNANDEZ VELEZ a/k/a RAFAEL VELEZ HERNANDEZ, if alive and if deceased the Estate of RAFAEL HERNANDEZ VELEZ a/k/a RAFAEL VELEZ HERNANDEZ, and all parties, heirs and creditors claiming through or against said estate; and all unknown creditors, heirs, assigns and successors in interest of RAFAEL HERNANDEZ VELEZ a/k/a RAFAEL VELEZ HERNANDEZ, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendant since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

15. That title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 6, Block 1760, Citrus Springs, Unit 23, Section 10, Township 17 South, Range 18 East, as described in O.R. Book 560 Page 76 and QCD in O. R. Book 606, page 1250, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendant, MELODY SANDS, if alive and if deceased the Estate of MELODY SANDS, and all parties, heirs and creditors claiming through or against said estate; and all unknown creditors, heirs, assigns and successors in interest of MELODY SANDS, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendant since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

16. That the title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 16, Block 1759, Citrus Springs, Unit 23, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 583, page 1283, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendant, VICTOR PEREIRA, if alive and if deceased the Estate of VICTOR PEREIRA, and all parties, heirs and creditors claiming through or against said estate; and all unknown creditors, heirs, assigns and successors in interest of VICTOR PEREIRA, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendant since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

17. That title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real estate in Citrus County, to-wit:

Lot 14, Block 1757, Citrus Springs, Unit 23, Section 10, Township 17 South, Range 18 East, as described in O.R. Book 1005, page 1030, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendant, THOMAS J. KILKELLY, JR., if alive and if deceased the Estate of THOMAS J. KILKELLY, JR., and all parties, heirs and creditors claiming through or against said estate; and all unknown creditors, heirs, assigns and successors in interest of THOMAS J. KILKELLY, JR., all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendant since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

18. That title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 66, Block 97, Citrus Springs, Unit 1, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 846, page 1462, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendants, KENNETH E. WALSH, COLLEEN A. WALSH, and BREANNE WALSH, if alive and if deceased the Estates of KENNETH E. WALSH, and/or COLLEEN A. WALSH, and/or BREANNE WALSH, and all parties, heirs and creditors claiming through or against said estates; and all unknown creditors, heirs, assigns and successors in interest of KENNETH E. WALSH, COLLEEN A. WALSH, and BREANNE WALSH, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendants since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

19. That title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 10, Block 356, Citrus Springs, Unit 4, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 846, page 1462, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendants, KENNETH E. WALSH, COLLEEN A. WALSH, and BREANNE WALSH, if alive and if deceased the Estates of KENNETH E. WALSH, and/or COLLEEN A. WALSH, and/or BREANNE WALSH, and all parties, heirs and creditors claiming through or against said estates; and all unknown creditors, heirs, assigns and successors in interest of KENNETH E. WALSH, COLLEEN A. WALSH, and BREANNE WALSH, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendants since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

20. That title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 14, Block 360, Citrus Springs, Unit 4, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 531, page 950, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendants, THOMAS P. STREB and MILDRED F. STREB, his wife, if alive and if deceased the Estates of THOMAS P. STREB and/or MILDRED F. STREB, his wife, and all parties, heirs and creditors claiming through or against said estates; and all unknown creditors, heirs, assigns and successors in interest of THOMAS P. STREB and MILDRED F. STREB, his wife, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendants since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

21. That the title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 5, Block 380, Citrus Springs, Unit 4, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 528, page 633, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendants, CHRISTIAN S. COOK, RICHARD L. COOK, and SHARON J. COOK, if alive and if deceased the Estates of CHRISTIAN S. COOK, and/or RICHARD L. COOK, and/or SHARON J. COOK, and all parties, heirs and creditors claiming through or against said estates; and all unknown creditors, heirs, assigns and successors in interest of CHRISTIAN S. COOK, RICHARD L. COOK, and SHARON J. COOK, all parties having or claiming to have any right, title or interest in the property; all persons claiming

by, through or under the Defendants since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

22. The title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, Florida:

Lot 6, Block 315, Citrus Springs, Unit 3, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 526, page 176 and O. R. Book 531, page 968, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendant, HARVEY J. EUKERS, a/k/a HARVEY J. EUKES, if alive and if deceased the Estate of HARVEY J. EUKERS, a/k/a HARVEY J. EUKES, and all parties, heirs and creditors claiming through or against said estate; and all unknown creditors, heirs, assigns and successors in interest of HARVEY J. EUKERS, a/k/a HARVEY J. EUKES, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendant since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

23. The title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 5, Block 354, Citrus Springs, Unit 4, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 541, page 791, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendants, ROBERT D. HINDMAN and DAYLE P. SMITH, as joint tenants with right of survivorship, if alive and if deceased the Estates of ROBERT D. HINDMAN and/or DAYLE P. SMITH, and all parties, heirs and creditors claiming through or against said estates; and all unknown creditors, heirs, assigns and successors in interest of ROBERT D. HINDMAN and DAYLE P. SMITH, all parties having or claiming to

have any right, title or interest in the property; all persons claiming by, through or under the Defendants since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

24. The title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 3, Block 270, Citrus Springs, Unit 3, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 632, page 1827, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendants, ROBERT C. WARD and JUDITH M. WARD, his wife, if alive and if deceased the Estates of ROBERT C. WARD and/or JUDITH M. WARD, his wife, and all parties, heirs and creditors claiming through or against said estates; and all unknown creditors, heirs, assigns and successors in interest of ROBERT C. WARD and JUDITH M. WARD, his wife, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendants since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

25. The title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, Florida:

Lot 16, Block 1725, Citrus Springs, Unit 23, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 569, page 2155, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendant, LEONARD BROWN, if alive and if deceased the Estate of LEONARD BROWN, and all parties, heirs and creditors claiming through or against said estate; and all unknown creditors, heirs, assigns and successors in interest of LEONARD BROWN, all parties having or claiming to have any right, title or interest in the


property; all persons claiming by, through or under the Defendant since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

26. The title of the Plaintiff, VANNESS PROPERTIES, INC., to the following described real property in Citrus County, to-wit:

Lot 4, Block 973, Citrus Springs, Unit 16, Section 10, Township 17 South, Range 18 East, as described in O. R. Book 549, page 405, public records of Citrus County, Florida.

is a good title against the claims or purported claims of the Defendants, MARC L'EVEQUE and JEANNINE L'EVEQUE, his wife, if alive and if deceased the Estates of MARC L'EVEQUE and/or JEANNINE L'EVEQUE, his wife, and all parties, heirs and creditors claiming through or against said estates; and all unknown creditors, heirs, assigns and successors in interest of MARC L'EVEQUE and JEANNINE L'EVEQUE, his wife, all parties having or claiming to have any right, title or interest in the property; all persons claiming by, through or under the Defendants since the filing of the Notice of Lis Pendens; and those claims or purported claims are canceled and the title to the property is forever quieted in the Plaintiff.

DONE AND ORDERED in Chambers at Inverness, Citrus County, Florida, on this 4 day of Dec, 2003.

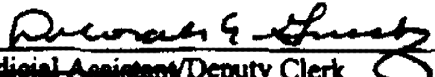


PATRICIA THOMAS, Circuit Judge

CERTIFICATE OF SERVICE

I hereby certify that a true copy of the foregoing has been furnished to Thomas M. VanNess, Jr., Attorney for Plaintiff, VanNess & VanNess, P.A., 1205 North Meeting Tree Boulevard, Crystal River, Florida 34429; and to John H. Eden, Attorney Ad Litem for all Defendants, Post Office Box 2755, Inverness, Florida 34451 by U.S. Mail delivery on this 4 day of December, 2003.

BETTY STRIFLER, Clerk of Courts


Judicial Assistant/Deputy Clerk



2006038804 1 PG

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Sandra York
Southeast Title Insurance of the Suncoast, Inc.
2190 Mariner Boulevard
Spring Hill, Florida 34609
Property Appraisers Parcel Identification (Folio) Numbers:
Grantee SS #: and

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$1,029.00
2006038804 BK:2012 PG:768
05/31/2006 10:22 AM 1 PG
AHOLMES, DC Receipt #023273

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 26th day of May, 2006 by Designer Homes, Inc., a Florida Corporation, herein called the grantor, to Rostech Construction, LLC, a Florida Limited Liability Co. whose post office address is 23 Alafya Woods Blvd. Ste 167, Oviedo, FL32765 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 6 and 7, BLock 1761, and Lot 16, Block 1759, CITRUS SPRINGS, UNIT 23, as per plat thereof as recorded in Plat Book 7, Pages 115 - 133, Public Records of Citrus County, Florida.

Lot 9, Block 259, PINE RIDGE, UNIT 1, as per plat thereof as recorded in Plat Book 8, Page 25, Public Records of Citrus County, Florida.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

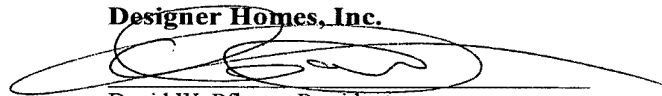
TO HAVE AND TO HOLD, the same in fee simple forever.

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, 2005.

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:

Shirley M. Auvil
Witness #1 Signature
Shirley M. Auvil
Witness #1 Printed Name
Valerie W. Bernat
Witness #2 Signature
VALERIE W. BERNAT
Witness #2 Printed Name

Designer Homes, Inc.

David W. Pfleger, President
P. O. Box 15624
Brooksville, FL 34604

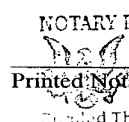
STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 26th day of May, 2006 by David W. Pfleger, President of Designer Homes, Inc., a Florida corporation on behalf of the corporation. He/She is personally known to me or has produced his d/p as identification.

SEAL

Shirley M. Auvil
Notary Signature

My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
 Shirley M. Auvil
Printed Notary Signature
Commission # DD362758
Expires: NOV. 26, 2008
Bonded Thru Atlantic Bonding Co., Inc.

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 920490

To: Tax Collector of CITRUS COUNTY, Florida

I,
BEAMIF A LLC
PO BOX 885
BOCA RATON, FL 33429-0885,

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
2164671	2020/4282	06-01-2020	CITRUS SPGS UNIT 23 PB 7 PG 115 LOT 6 BLK 1761

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
BEAMIF A LLC
PO BOX 885
BOCA RATON, FL 33429-0885

05-13-2022
Application Date

Applicant's signature

Altkey: 2164671
ROSTECH CONSTRUCTION LLC

Parcel ID: 18E17S100230 17610 0060
968 W HAMPSHIRE BLVD , CITRUS SPRINGS

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 1523 - CITRUS SPRINGS UNIT 23
Tax District 00CS - CITRUS SPRINGS
Subdivision 000399 - CITRUS SPRINGS UNIT 23
Short Legal CITRUS SPGS UNIT 23 PB 7 PG 115 LOT 6 BLK 1761
Est. Parcel Sqft 11,265
Est. Parcel Acres .26
Map SC-TW-RG 01-18S-18E

Mailing Address

Name ROSTECH CONSTRUCTION LLC
Mailing Address 8117 ALHAMBRA CT
SPRING HILL FL 34606

All Owners

Name	Owner Type
ROSTECH CONSTRUCTION LLC	O - Owner

2022 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2022	\$5,700	\$0	\$5,700	\$3,564	\$0	\$3,564	\$0

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2021	\$3,240	\$0	\$3,240	\$3,240	\$0	\$3,240	\$0	\$80.28	Link
2020	\$3,010	\$0	\$3,010	\$3,010	\$0	\$3,010	\$0	\$77.81	Link

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
0024	CITRUS SPRINGS MSBU	\$30.00
0131	FIRE SERVICES ASSESSMENT	\$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
05/01/2006	\$147,000	2012/0768	14-SALE / MORE THAN 1 PARCEL	V
02/01/2004	\$14,400	1692/0090	14-SALE / MORE THAN 1 PARCEL	V
12/01/2003	\$100	1668/1881	02-MIN DOC STAMP (\$100)	V
12/01/2003	\$100	1670/0828	02-MIN DOC STAMP (\$100)	V
04/01/2002	\$2,100	1497/2216	01-CORRECTIVE/QC/TD/COT	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	F-FRONT FOOT	85.00	85.0	125			\$5,700	PDR

Total Misc Value

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23 ALAFAYA BLVD # 107
OVIEDO FL **32765-6233**

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OVIDO FL
32705

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OVIDO FL **32765-6233**

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