

**RECEIVED**

By TKirby at 2:38 pm, 11/7/22

**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	EMERALD DESTINY LLC 1207 WILD PINE DR FAYETTEVILLE, NC 28312	Property Owner	DE PERLO FELISA COHEN EST 4530 NATOMA AVE WOODLAND HILLS, CA 91364-5629
Property description	CITRUS SPRINGS UNIT 3 LOT 17 BLK 235 DESCR IN O R BK A49 PG 666	Application date	May 18, 2022
		Certificate #	2015 / 2024
		Date certificate issued	06/01/2015
		Account number	1254078

**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)
# 2015/2024	06/01/2015	78.01	98.29	176.30
<b>→ Part 2: Total*</b>				<b>176.30</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)
# 2021/1245	06/01/2021	138.82	6.25	19.43	164.50
# 2020/1639	06/01/2020	151.06	6.25	36.25	193.56
# 2019/1648	06/01/2019	139.01	6.25	33.36	178.62
# 2018/1730	06/01/2018	146.11	6.25	39.45	191.81
# 2017/1681	06/01/2017	181.40	6.25	43.54	231.19
# 2016/1851	06/01/2016	167.93	6.25	40.30	214.48
<b>Part 3: Total*</b>					<b>1,174.16</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)	1,350.46
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	123.88
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)	170.94
7. <b>Total Paid (Lines 1-6)</b>	<b>2,070.28</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.

Hallie Sullivan

Signature, Tax Collector or Designee

Citrus County, Florida

Date 7th of November, 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)	2,291.56
17. Redemption fee	6.25
18. Total amount to redeem	2,195.53
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.

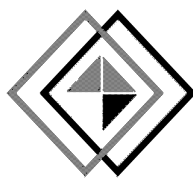
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

#### 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 #:** 1254078

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**

EMERALD DESTINY LLC  
1207 WILD PINE DR  
FAYETTEVILLE, NC 28312

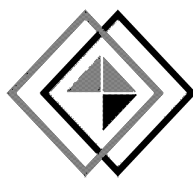
**Owner on Current Tax Roll**

DE PERLO FELISA COHEN EST  
4530 NATOMA AVE  
WOODLAND HILLS, CA 91364-5629

**Additional Parties, Per Search**

ESTATE OF FELISA COHEN DE PERLO                      Owner  
PERLO  
A/K/A FENY COHEN VINACOUR,  
DECEASED  
SIERRA VERTIENTE 379,201  
LOMAS B.M., HILDAGO DF  
MEXICO

ESTATE OF FELISA COHEN DE PERLO                      Owner  
PERLO  
FENI (COHEN) PERLO, DECEASED  
SIERRA PARACAIMA 735  
MEXICO 10 D. F.  
MEXICO



Integrity • Innovation

**Janice A. Warren, C.F.C.**

Citrus County Tax Collector

ESTATE OF FELISA COHEN DE PERLO A/K/A FENI PERLO  
A/K/A FENY COHEN A/K/A FENY COHEN VINACOUR DE PERLO  
A/K/A FENY COHEN VINACOUR VIUDA DE PERLO A/K/A FELISA PERLO, DECEASED  
(NO ADDRESS ON DOCUMENT) Owner

ILIANA SHEILA PERLO KURIAN DE LOMBROZO,  
JONATHAN PERLO KURIAN AND MICHAEL PERLO KURIAN  
5160 MEADOWS DEL MAR  
SAN DIEGO, CA 92130 Owner

JONATHAN PERLO KURIAN  
FLAMINGOS 33, CLUB DE GOLF POK-TA-POK, CANCUN  
QUINTANA ROO, C. 77500  
MEXICO Owner

MICHAEL PERLO KURIAN  
AVENIDA PASEO DE LA REFORMA  
2310-101 COLONIA LOMAS DE CHAPULTEPEC  
MIGUEL HIDALGO, D.F. C.P. 11000  
MEXICO Owner

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

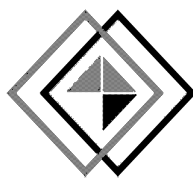
CITRUS SPRINGS CIVIC ASSOCIATION, INC.  
P.O. BOX 1387  
DUNNELLON, FL 34430 Other Interested Party

DAVID PERLO  
SIERRA VERTIENTE 379.201  
LOMAS B.M.  
HIDALGO, D.F. Other Interested Party

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

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

[www.citrustc.us](http://www.citrustc.us)



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**Janice A. Warren, C.F.C.**

*Citrus County Tax Collector*

EDUARDO E. PERLO COHEN  
5809 CAMINITO DEL ESTIO  
LA JOLLA, CA 92037  
Other Interested Party

ESTATE OF DORA P. DE ZICHLIN  
AKA DORA PERLO COHEN,  
DECEASED  
16 ESSEX ROAD  
CHESTNUT HILL, MA 02467  
Other Interested Party

ESTATE OF DORA PERLO ZICHLIN,  
DECEASED  
AHUEHUETES SUR 600-2  
BOSQUES DE LAS LOMAS 11700 DF  
MEXICO  
Other Interested Party

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

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

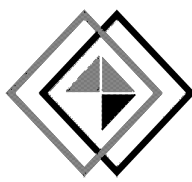
MANUEL B. ZICHLIN  
AHUEHUETES SUR 600-2  
BOSQUES DE LAS LOMAS, D.F.  
11700  
MEXICO  
Other Interested Party

MANUEL PERLO COHEN  
AVENIDA LUIS CABRERA 516-16  
COLONIA BARRIO SAN FRANCISCO  
DELEGACION MAGDALENA  
CONTRERAS CP  
10810  
MEXICO DF  
Other Interested Party

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

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

[www.citrustc.us](http://www.citrustc.us)



*Integrity • Innovation*

**Janice A. Warren, C.F.C.**

*Citrus County Tax Collector*

**Certified By:**

Hallie Sullivan

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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](http://www.citrustc.us)

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

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 10/20/2022

**REPORT EFFECTIVE DATE: 20 YEARS UP TO** 10/13/2022

**CERTIFICATE #** 2015-2024

**ACCOUNT #** 1254078

**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 SPRINGS UNIT 3 LOT 17 BLK 235 DESCR IN O R BK A49 PG 666

**PROPERTY ADDRESS:** 2461 W RUTLAND DR, CITRUS SPRINGS

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

FELISA COHEN DE PERLO EST  
4530 NATOMA AVE  
WOODLAND HILLS, CA 91364-5629

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

ESTATE OF FELISA COHEN DE PERLO, DECEASED OR: A49, Page: 666  
SIERRA PARACAIMA 735  
MEXICO 10 D. F., MEXICO (Per Deed)

ILIANA SHEILA PERLO KURIAN DE LOMBROZO, OR: 2315, Page: 2158  
JONATHAN PERLO KURIAN AND MICHAEL PERLO KURIAN  
5160 MEADOWS DEL MAR  
SAN DIEGO, CA 92130 (Per Deed. Deed appears to be invalid due to there not being a conveyance of record out of the Estate of Felisa Cohen de Perlo, deceased.)

JONATHAN PERLO KURIAN  
FLAMINGOS 33, CLUB DE GOLF  
POK-TA-POK, CANCUN  
QUINTANA ROO, C.P., 77500 MEXICO (Per Deed 2315-2158)

MICHAEL PERLO KURIAN  
AVENIDA PASEO DE LA REFORMA 2310-101  
COLONIA LOMAS DE CHAPULTEPEC  
MIGUEL HIDALGO, MEXICO, D.F. C.P. 11000 (Per Deed 2315-2158)

**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)

MANUEL PERLO COHEN

AVENIDA LUIS CABRERA 516-16

COLONIA BARRIO SAN FRANCISCO,

DELEGACION MAGDALENA CONTRERAS, C.P. 10810

MEXICO, D.F. (Per Deed in 2315-2158.)

ESTATE OF DORA P. DE ZICHLIN AKA

DORA PERLO COHEN, DECEASED

16 ESSEX ROAD

CHESTNUT HILL, MA 02467 (Per Deed in 2315-2158.)

EDUARDO E. PERLO COHEN

5809 CAMINITO DEL ESTIO

LA JOLLA, CA 92037 (Per Deed in 2315-2158.)

MANUEL B. ZICHLIN

AHUEHUETES SUR 600-2

BOSQUES DE LAS LOMAS,

MEXICO 11700 D.F. (Per Death Certificate)

OR: 2368, Page: 492

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 18E17S100030 02350 0170

**CURRENT ASSESSED VALUE:** \$2,560

**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:**

Continuous Marriage Affidavit

OR: 2315, Page: 2147

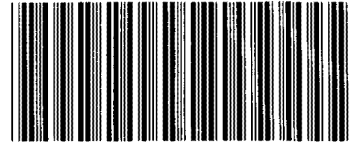
This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It is not 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

This document prepared by:  
Armando A. Pardillo, Esq.  
1401 Ponce de Leon Blvd. #202  
Coral Gables, Florida 33134-4007  
(305-444-0100)



2009045112 5 PGS

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$46.00  
# 2009045112 BK:2315 PG:2147  
10/08/2009 02:38 PM 5 PGS  
TWHITE,DC Receipt #034727

CONTINUOUS MARRIAGE AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

BEFORE ME, the undersigned authority, personally appeared **Manuel Perlo Cohen**, whose post office address is **Avenida Luis Cabrera 516-16, Colonia Barrio San Francisco, Delegacion Magdalena Contreras, C.P. 10810, Mexico, D.F.**, who being first dully sworn, on oath, deposes and says as follows:

1. Your Affiant is the natural son of **David Perlo and Feny Cohen Vinacour, his wife, a/k/a Feny Cohen Vinacour de Perlo, a/k/a Feni Perlo, a/k/a Felisa Cohen de Perlo**, both of whom are deceased, and makes this Affidavit concerning the following described real property lying and being in CITRUS County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof by reference as fully set forth.

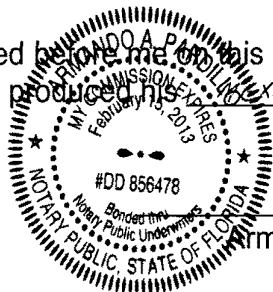
2. Affiant states that **David Perlo and Feny Cohen Vinacour, his wife, a/k/a Feny Cohen Vinacour de Perlo, a/k/a Feni Perlo, a/k/a Felisa Cohen de Perlo**, were continuously married to each other without interruption from a date prior to the acquisition of subject property described above on June 29<sup>th</sup>, 1981, up to the date of death of **David Perlo**, on March 28<sup>th</sup>, 1984, and whose Death Certificate is attached hereto and made a part hereof by reference as fully set forth.

3. Affiant further states that **Feny Cohen Vinacour, Feny Cohen Vinacour de Perlo, a/k/a Feni Perlo, a/k/a Felisa Cohen de Perlo**, was an unremarried widow without minor children, at the time of her death on July 17, 2002, and whose Death Certificate is attached hereto and made a part hereof by reference as fully set forth.

4. FURTHER AFFIANT SAYETH NAUGHT.

Manuel Perlo Cohen

Sworn to and Subscribed by Manuel Perlo Cohen on this 9 day of September, 2009, by Armando A. Pardillo as identification.



Armando A. Pardillo, Notary Public

## **EXHIBIT "A"**

### **LEGAL DESCRIPTIONS**

Lot 5, Block 236, of Citrus Springs Unit 3, according to the Plat thereof, as recorded in Plat Book 5, at Pages 116-129, of the Public Records of Citrus County, Florida, (Account #1254191)

Lot 10, Block 220, of Citrus Springs Unit 3, according to the Plat thereof, as recorded in Plat Book 5, at Pages 116-129, of the Public Records of Citrus County, Florida, (Account #1250889)

Lot 26, Block 1295, of Citrus Springs Unit 20, according to the Plat thereof, as recorded in Plat Book 7, at Pages 52-62, of the Public Records of Citrus County, Florida, (Account #1428947)

Lot 15, Block 235, of Citrus Springs Unit 3, according to the Plat thereof, as recorded in Plat Book 5, at Pages 116-129, of the Public Records of Citrus County, Florida, (Account #1254051)

Lot 16, Block 235, of Citrus Springs Unit 3, according to the Plat thereof, as recorded in Plat Book 5, at Pages 116-129, of the Public Records of Citrus County, Florida, (Account #1254060)

Lot 17, Block 235, of Citrus Springs Unit 3, according to the Plat thereof, as recorded in Plat Book 5, at Pages 116-129, of the Public Records of Citrus County, Florida, (Account #1254078)

Lot 8, Block 220, of Citrus Springs Unit 3, according to the Plat thereof, as recorded in Plat Book 5, at Pages 116-129, of the Public Records of Citrus County, Florida, (Account # 1250862)

Lot 9, Block 220, of Citrus Springs Unit 3, according to the Plat thereof, as recorded in Plat Book 5, at Pages 116-129, of the Public Records of Citrus County, Florida, (Account # 1250871)

Lot 18, Block 235, of Citrus Springs Unit 3, according to the Plat thereof, as recorded in Plat Book 5, at Pages 116-129, of the Public Records of Citrus County, Florida, (Account # 1254086)

Altkey: 1254078  
 DE PERLO FELISA COHEN EST

Parcel ID: 18E17S100030 02350 0170  
 2461 W RUTLAND DR , CITRUS SPRINGS

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

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	1503 - CITRUS SPRINGS UNIT 3
Tax District	00CS - CITRUS SPRINGS
Subdivision	000325 - CITRUS SPRINGS UNIT 03
Short Legal	CITRUS SPRINGS UNIT 3 LOT 17 BLK 235 DESCR IN O R BK A49 PG 666
Est. Parcel Sqft	10,000
Est. Parcel Acres	.23
Map SC-TW-RG	10-17S-18E

**Mailing Address**

Name DE PERLO FELISA COHEN EST  
 Mailing Address 4530 NATOMA AVE  
 WOODLAND HILLS CA 91364 5629

**All Owners**

Name	Owner Type
DE PERLO FELISA COHEN EST	O - Owner

**2022 Preliminary Values**

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2021	\$2,560	\$0	\$2,560	\$2,560	\$0	\$2,560	\$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	\$2,560	\$0	\$2,560	\$2,560	\$0	\$2,560	\$0	\$92.36	<a href="#">Link</a>
2020	\$3,060	\$0	\$3,060	\$3,060	\$0	\$3,060	\$0	\$100.32	<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
0024	CITRUS SPRINGS MSBU	\$30.00
0131	FIRE SERVICES ASSESSMENT	\$4.07
0147	WATER UTILITY AVAIL ASMT	\$21.77

**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	80.00	80.0	125			\$2,560	PDR

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

<b>Legal Description</b>
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CITRUS SPRINGS UNIT 3 LOT 17 BLK 235 DESCR IN O R BK A49 PG 666
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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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1254078

This instrument prepared by & Return to:  
Armando A. Pardillo, Esq.  
1401 Ponce de Leon Blvd. #202  
Coral Gables, FL 33134  
Tel: 305-444-0100



2009045115 3 PGS

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE \$33.00  
DOCUMENTARY TAX \$0.70  
# 2009045115 BK:2315 PG:2158  
10/08/2009 02:38 PM 3 PGS  
TWHITE,DC Receipt #034727

## QUITCLAIM DEED

This Indenture, made this 26<sup>th</sup>, day of August, 2009, Between

**Dora P. De Zichlin, a/k/a Dora Perlo Cohen, Manuel Perlo Cohen, Eduardo E. Perlo Cohen, Iliana Sheila Perlo Kurian de Lombrozo, Jonathan Perlo Kurian and Michael Perlo Kurian, the sole and only heirs of Feny Cohen Vinacour, a/k/a Feny Cohen Vinacour viuda de Perlo, a/k/a Feni Perlo, a/k/a Felisa Perlo, a/k/a Felisa Cohen de Perlo, deceased, hereinafter called the grantor\*, and**

**Iliana Sheila Perlo Kurian de Lombrozo, Jonathan Perlo Kurian and Michael Perlo Kurian, whose post office address is 5160 Meadows del Mar, San Diego, CA 92130, hereinafter called the grantee\*,**

\*"Grantor" and "Grantee" are used for singular or plural, as context requires.

**Witnesseth** that said grantor, for love and affection and in consideration of the sum of Ten Dollars and no/100 (\$10.00), and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, have granted, bargained and quitclaimed to the said grantee, and grantees' heirs, successors and assigns forever, the following described land, situate, lying and being in the **County of CITRUS, State of FLORIDA**, to-wit:

Lot 15, Block 235, of Citrus Springs Unit 3, according to the Plat thereof, as recorded in Plat Book 5, at Pages 116-129, of the Public Records of Citrus County, Florida, (Account #1254051)

Lot 16, Block 235, of Citrus Springs Unit 3, according to the Plat thereof, as recorded in Plat Book 5, at Pages 116-129, of the Public Records of Citrus County, Florida, (Account #1254060)

Lot 17, Block 235, of Citrus Springs Unit 3, according to the Plat thereof, as recorded in Plat Book 5, at Pages 116-129, of the Public Records of Citrus County, Florida, (Account #1254078)

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to condition of title.

Grantor and Grantee are related by blood and therefore minimum documentary stamps are required.


Grantor warrants that at the time of this conveyance, the subject property was not the homestead of the Grantor within the meaning set forth in Section 4 of Article X of the Constitution of the State of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is as follows:

**Dora P. De Zichlin, a/k/a Dora Perlo Cohen: 16 Essex Road, Chestnut Hill, MA 02467.  
Manuel Perlo Cohen: Avenida Luis Cabrera 516-16, Colonia Barrio San Francisco, Delegacion Magdalena Contreras, C.P. 10810, Mexico, D.F.  
Eduardo E. Perlo Cohen: 5809 Caminito Del Estio, La Jolla, CA 92037.  
Iliana Sheila Perlo Kurian de Lombrozo: 5160 Meadows del Mar, San Diego, CA 92130.  
Jonathan Perlo Kurian: Flamingos 33, Club de Golf, Pok-Ta-Pok, Cancun, Quintana Roo, C.P. 77500, Mexico  
Michael Perlo Kurian: Avenida Paseo de la Reforma 2310-101, Colonia Lomas de Chapultepec, Miguel Hidalgo, Mexico, D.F. C.P. 11000.**

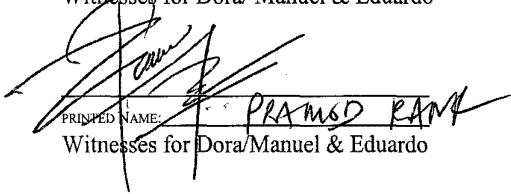
**To Have and to Hold** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or in equity for the use, benefit and profit of the said grantee forever.

**In Witness Whereof**, grantors have hereunto set their hands and seals on the dates stated on their respective acknowledgments.


Signed, sealed and delivered in our presence:


  
PRINTED NAME: Matthew Wilton


Witnesses for Dora/ Manuel & Eduardo


  
PRINTED NAME: PRAMOD RAM  
Witnesses for Dora/Manuel & Eduardo

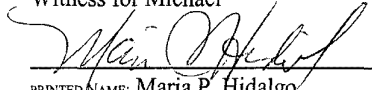
  
Dora P. De Zichlin, a/k/a Dora Perlo Cohen


  
Manuel Perlo

  
Eduardo Perlo Cohen


  
PRINTED NAME: Armando A. Pardillo  
Witness for Michael


  
Michael Perlo Kurian

  
PRINTED NAME: Maria P. Hidalgo  
Witness for Michael

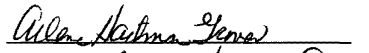
  
PRINTED NAME: GARY L. WEINSTEIN  
Witness for Iliana Sheila

  
Iliana Sheila Perlo Kurian de Lombrozo

  
PRINTED NAME: Maria de los Angeles Hernandez  
Witness for Iliana Sheila

  
PRINTED NAME: Moses J. Rosci  
Witness for Jonathan

  
Jonathan Perlo Kurian

  
PRINTED NAME: ARLENE HARTMAN GREEN  
Witness for Jonathan

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 26, day of August, 2009, by Michael Perlo Kurian, who has produced the following documentation Registro Federal de Electores issued by Instituto Federal Electoral de Mexico, as identification.



[Signature]  
Fernando A. Pardillo, Notary Public

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

The foregoing instrument was acknowledged before me this 28th, day of August, 2009, by Iliana Sheila Perlo Kurian de Lombrozo, who has produced the following documentation [Redacted] as identification.

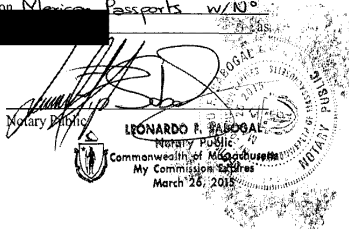


[Signature]  
Notary Public

STATE OF MASSACHUSETTS

COUNTY OF NORFOLK

The foregoing instrument was acknowledged before me this 8th day of September, 2009, by Dora P. De Zichlin a/k/a Dora Perlo Cohen, Manuel Perlo Cohen and Eduardo Perlo Cohen, all of whom have produced the following documentation Mexico Passports w/NO [Redacted] as identification.

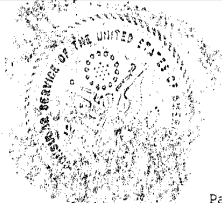


[Signature]  
Notary Public  
LEONARDO P. BABOAL  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
March 26, 2015

United Mexican States  
State of Quintana Roo  
City of Cancun  
Consular Agency of the United States of America)  
COUNTRY OF MEXICO

CITY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this 14, day of September, 2009, by Jonathan Perlo Kurian, who has produced the following documentation [Redacted] as identification.



[Signature]  
American Consul



[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**

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

**Document Images**

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

<a href="#">01/28/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/13/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/27/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">01/27/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/26/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/04/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/21/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/29/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/09/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

TITLE INSURANCE AGENCY OF TAMPA, INC.  
2311 N. WESTSHORE BLVD., SUITE 109  
TAMPA, FLORIDA 33607

This instrument was prepared by  
The Deltona Corporation  
By Jean Warner  
2950 S.W. 3rd Avenue  
Miami, Florida 33175

4.00 - Recording Cost  
7.50 - Documentary Stamp Fee  
3.00 - Surtax  
15.50

# Warranty Deed

This Indenture, Made this 6th day of September, A.D. 1974

BETWEEN THE DELTONA CORPORATION, a corporation existing under the laws of the State of Delaware, having a place of business in the County of Dade and State of Florida, and lawfully authorized to transact business in the State of Florida, party of the first part, and

Felina COHEN de Perio

parties of the second part, whose mailing address is Sierra Paracaima 735  
Mexico 10 D. F., Mexico

### WITNESSES:

That the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, so in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said parties of the second part, their heirs and assigns forever, the following described land (more lying and being in County of Citrus, and State of Florida, to-wit:

Lot 17 Block 235 of Citrus Springs Unit THREE  
a Subdivision according to the Plat thereof, recorded in Plat Book 5  
Page 116-129, of the Public Records of Citrus County, Florida.

This deed is executed subject to restrictions, reservations and covenants of record and taxes for the year 1974.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Signed, sealed and delivered  
in the presence of us:

STATE OF FLORIDA  
COUNTY OF DADE      SS

IN WITNESS WHEREOF,

the said party of the first part has caused these presents to be signed in its name by its authorized officer and its corporate seal to be affixed the day and year above written.

THE DELTONA CORPORATION,

By (Corporate Seal)  
Paul M. Schaefer, Vice President

I HEREBY CERTIFY, that on this 6th day of September, A.D. 1974 before me personally appeared Paul M. Schaefer, Vice President of THE DELTONA CORPORATION, a corporation under the laws of the State of Delaware, to me known to be the person who signed the foregoing instrument as such officer and acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes therein mentioned and that he affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Miami, in the County of Dade and State of Florida the day and year last aforesaid.

My Commission expires:  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
BY COMMISSION EXPIRES 12/31/80  
BONDED THROUGH GENERAL INSURANCE AGENTS/WRITERS

(SPAL)  
Notary Public, State of Florida at Large

74 OCT 14 PM 3 39

026965

AFFIX DOCUMENTARY STAMPS AND SURTAX RECEIPT HERE

This instrument was prepared by the Notary Public appearing by this instrument at 2700 E. W. 3rd Avenue Miami, Florida 33129

TITLE INSURANCE AGENCY OF TAMPA, INC. 1311 N. WESTSHORE BLVD., SUITE 109 TAMPA, FLORIDA 33607

4.00 - Notary Fee  
7.30 - Surtax  
3.30 - Surtax  
15.10

# Warranty Deed

This Indenture, Made this 6th day of September, A.D. 1974

BETWEEN THE DELTONA CORPORATION, a corporation existing under the laws of the State of Delaware, having a place of business in the County of Dade and State of Florida, and lawfully authorized to transact business in the State of Florida, party of the first part, and

Felisa COHEN de Perlo

parties of the second part, whose mailing address is: Sierra Paracaima 735  
Mexico 10 D. F., Mexico

### WITNESSES:

That the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to it in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said parties of the second part, their heirs and assigns forever, the following described land situate, lying and being in County of Citrus, and State of Florida, to-wit:

Lot 17 Block 235 of Citrus Springs Unit THREE  
a Subdivision according to the Plat thereof, recorded in Plat Book 5  
Page 116-129 of the Public Records of Citrus County, Florida.

This deed is executed subject to restrictions, reservations and easements of record and taxes for the year 1974

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Signed, sealed and delivered in the presence of us:

STATE OF FLORIDA  
COUNTY OF DADE

### IN WITNESS WHEREOF,

the said party of the first part has caused these presents to be signed in its name by its authorized officer and its corporate seal to be affixed the day and year above written.

THE DELTONA CORPORATION  
By Paul M. Schaefer (Corporate Seal)  
Paul M. Schaefer, Vice President

I HEREBY CERTIFY, that on this 6th day of September A.D. 1974 before me personally appeared Paul M. Schaefer, Vice President of THE DELTONA CORPORATION, a corporation under the laws of the State of Delaware, to me known to be the person who signed the foregoing instrument as such officer and acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes therein mentioned and that he affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Miami, in the County of Dade and State of Florida the day and year last aforesaid.

My Commission expires:  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES SEP. 8, 1974  
BONDED THIS GENERAL INSURANCE UNDERWRITERS

Mary Kopp (SPAL)  
Notary Public, State of Florida at Large

AFFIX DOCUMENTARY STAMPS AND SURTAX RECEIPT HERE

74 OCT 14 PM 3 10

016666

# APPLICATION FOR TAX DEED

512  
R. 12/16

Section 197.502, Florida Statutes

Application Number: 920561

To: Tax Collector of CITRUS COUNTY, Florida

I,  
EMERALD DESTINY LLC  
1207 WILD PINE DR  
FAYETTEVILLE, NC 28312,

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
1254078	2015/2024	06-01-2015	CITRUS SPRINGS UNIT 3 LOT 17 BLK 235 DESCR IN O R BK A49 PG 666

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  
EMERALD DESTINY LLC  
1207 WILD PINE DR  
FAYETTEVILLE, NC 28312

05-18-2022  
Application Date

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

Altkey: 1254078  
DE PERLO FELISA COHEN EST

Parcel ID: 18E17S100030 02350 0170  
2461 W RUTLAND DR , CITRUS SPRINGS

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	1503 - CITRUS SPRINGS UNIT 3
Tax District	00CS - CITRUS SPRINGS
Subdivision	000325 - CITRUS SPRINGS UNIT 03
Short Legal	CITRUS SPRINGS UNIT 3 LOT 17 BLK 235 DESCR IN O R BK A49 PG 666
Est. Parcel Sqft	10,000
Est. Parcel Acres	.23
Map SC-TW-RG	10-17S-18E

Mailing Address

Name	DE PERLO FELISA COHEN EST
Mailing Address	4530 NATOMA AVE WOODLAND HILLS CA 91364 5629

All Owners

Name	Owner Type
DE PERLO FELISA COHEN EST	O - Owner

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
2022	\$4,640	\$0	\$4,640	\$2,816	\$0	\$2,816	\$0	\$106.54	<a href="#">Link</a>
2021	\$2,560	\$0	\$2,560	\$2,560	\$0	\$2,560	\$0	\$92.36	<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
0024	CITRUS SPRINGS MSBU	\$30.00
0131	FIRE SERVICES ASSESSMENT	\$4.07
0147	WATER UTILITY AVAIL ASMT	\$21.77

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	80.00	80.0	125				PDR

**Total Misc Value**