



TRACI PERRY, CPM
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
CITRUS COUNTY, FLORIDA

156029

110 North Apopka Avenue, Inverness, Florida 34450
www.citrusclerk.org | @CitrusFLClerk

Telephone: (352) 341-6424
Fax: (352) 341-6477

APPLICATION NO: 2025-0181TD

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE

Date: 10/21/2025

Certificate #: 23-6279

DESCRIPTION OF PROPERTY:

CRYSTAL PARADISE ESTS UNIT 1 PB 4 PG 6 LOT 13 BLK E DESCR IN PROBATE BOOK 95 PGS 36 TO 42

Pursuant to chapter 197, Florida Statutes, the above property was sold at public sale on 10/15/2025, and a surplus of \$15,454.66 (subject to change) will be held by this office for **120 days** beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes).

To the extent possible, these funds will be used to satisfy in full, each claimant with a senior mortgage or lien in the property before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, **you must file a notarized statement of claim with this office within 120 days of this notice.** If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

A copy of this notice must be attached to your statement of claim. After examination of the statements of claim filed, this office will disburse according to priority. For your convenience, a claim form is included with this notice.

NOTE: ALL CLAIMANTS MUST SUBMIT A LEGIBLE COPY OF A VALID GOVERNMENT ID AND A COMPLETED W9. VISIT WWW.IRS.GOV FOR THE MOST CURRENT FORM. CLAIMS WILL NOT BE PROCESSED WITHOUT THESE DOCUMENTS.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the claim form and return it to our office so that any other liens can be considered.

On behalf of the Citrus County Clerk of the Circuit Court and Comptroller, I appreciate the opportunity to be of service to you.

Tifani L. White
Deputy Clerk
Tax Deed Department | Citrus County Clerk of the Circuit Court and Comptroller
(352) 341-6478 | taxdeeds@citrusclerk.org

YOU MAY APPLY TO CLAIM SURPLUS FUNDS YOURSELF. YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED.

AFFIDAVIT OF CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

Complete and return to:

TRACI PERRY, CPM, Clerk Of The Circuit Court And Comptroller
Tax Deeds Department

Telephone: (352) 341-6478
Email: TaxDeeds@citrusclerk.org

Tax Deed #: 2025-0181TD Certificate #: 23-6279 Date of Sale: 10/15/2025

NOTE: CLAIMS MUST BE FILED WITHIN 120 DAYS OF THE DATE OF THE SURPLUS NOTICE OR THEY ARE BARRED, OTHER THAN PROPERTY OWNER CLAIMS.

The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder.

Claimant's name: _____
Contact name, if applicable: _____
Address: _____
Phone Number: _____
Email address: _____

NOTE: ALL CLAIMANTS MUST SUBMIT A LEGIBLE COPY OF A VALID GOVERNMENT ID AND A COMPLETED W9. VISIT WWW.IRS.GOV FOR THE MOST CURRENT FORM. CLAIMS WILL NOT BE PROCESSED WITHOUT THESE DOCUMENTS.

I am a (check one): Lienholder Titleholder
Select ONE:

_____ I claim surplus proceeds resulting from the above tax deed sale.

_____ I am NOT making a claim and waive any claim I might have to the surplus funds on this tax deed sale.

1. LIENHOLDER INFORMATION (Complete if claim is based on a lien against the sold property.)

A. Type of Lien: _____ Mortgage; _____ Court Judgment; _____ Condo of Homeowner Association Lien;
_____ Other - describe in detail: _____

If your lien is recorded in CITRUS COUNTY's Official Records, list the following, if known:

Recording Date: _____ Instrument #: _____ Book/Page #: _____ / _____

B. Original Lien

Amount: \$ _____ Amount due: \$ _____ Principal Remaining Due: \$ _____

Interest Due: \$ _____ Fees & Costs * \$ _____ Attorney fees claimed: \$ _____

* Including late fees. Describe costs in detail, including additional sheet if needed: _____

2. TITLEHOLDER INFORMATION (Complete if claim is based on title formerly held on sold property *and provide proof.*)

A. Nature of Title: _____ Deed; _____ Court Judgment; _____ Other - describe in detail: _____

If your former title is recorded in CITRUS COUNTY's Official Records, list the following, if known:

Recording Date: _____ Instrument #: _____ Book/Page #: _____ / _____

B. Amount of surplus tax deed sale proceeds claimed: \$ _____

C. Does the titleholder claim the subject property was homestead property? _____ Yes _____ No

3. I hereby swear or affirm that all of the above information is true and correct.

Signature of Claimant: _____ Print Name & Title: _____

STATE OF _____ Physical Presence
COUNTY OF _____ Online Notarization

The foregoing instrument was sworn to or affirmed and signed before me this _____ day of _____, 20____ by _____, who is personally know to me _____ or has produced _____ as identification and who did take an oath.

My Commission Expires: _____

NOTARY PUBLIC or DEPUTY CLERK

[Print, type, or stamp commissioned name of notary]



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CITRUS COUNTY, FLORIDA

156145

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On behalf of the Citrus County Clerk of the Circuit Court and Comptroller, I appreciate the opportunity to be of service to you.

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Contact name, if applicable: _____
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Phone Number: _____
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C. Does the titleholder claim the subject property was homestead property? _____ Yes _____ No

3. I hereby swear or affirm that all of the above information is true and correct.

Signature of Claimant: _____ Print Name & Title: _____

STATE OF _____ Physical Presence
COUNTY OF _____ Online Notarization

The foregoing instrument was sworn to or affirmed and signed before me this _____ day of _____, 20____ by _____, who is personally know to me _____ or has produced _____ as identification and who did take an oath.

My Commission Expires: _____

NOTARY PUBLIC or DEPUTY CLERK

[Print, type, or stamp commissioned name of notary]



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Claimant's name: Mary F. Logan
Contact name, if applicable:
Address: 1 Fisher Ave. Secaucus, N.J. 07094
Phone Number: 201-866-2237
Email address: marylogan223@gmail.com

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C. Does the titleholder claim the subject property was homestead property? Yes No

3. I hereby swear or affirm that all of the above information is true and correct.

Signature of Claimant: Mary F. Logan Print Name & Title: Mary F. Logan Daughter Executor of Arthur J. Jahn
STATE OF New Jersey COUNTY OF Hudson Physical Presence Online Notarization

The foregoing instrument was sworn to or affirmed and signed before me this 12 day of Jan, 2026 by Mary F. Logan, who is personally know to me or has produced as identification and who did take an oath.

My Commission Expires: 3-2-30

Notary Public Seal for Lisa J SNEDEKER, Commission # 50011128, Notary Public, State of New Jersey, My Commission Expires March 02, 2030

NEW JERSEY MVC

AUTO DRIVER LICENSE

NOT FOR "REAL ID" PURPOSES



DL **L6136 52700 52574** CLASS D
DOB **02-23-1957**
ISS **01-04-2023** EXP **02-23-2027**

**LOGAN
MARY**
1 FISHER AVE
SECAUCUS, NJ 07094-4119
END NONE
RESTR NONE

GENDER **F** HGT **5-03** EYES **BLU**
WV **WV202300400001018** REN **10.00**



Edna H. Baiunco

Deceased on 12-28-1979

Victor L. Jahn

Deceased on 3-31-1991

Arthur J. Jahn

Deceased on 3-10-2004

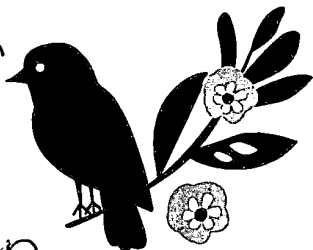
Kevin A. Jahn ^{Son} Executor

Deceased on 10-27-25

Mary F. Logan

Executor

Daughter of
Arthur J. Jahn



CONDITIONS AND STIPULATIONS

1. Definition of Terms

The following terms when used in this policy mean:

- "land": the land described, specifically or by reference, in Schedule A and improvements affixed thereto which by law constitute real property;
- "public records": those records which impart constructive notice of matters relating to such lands;
- "knowledge": actual knowledge, not constructive knowledge or notice which may be imputed to the Insured by reason of any public records; and
- "date": the effective date.

2. Exclusions from the Coverage of this Policy

This policy does not insure against loss or damage by reason of the following:

- The refusal of any person to purchase, lease or lend money on the estate or interest covered hereby in the land described in Schedule A.
- Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions, or location of any improvement now or hereafter erected on said land, or prohibiting a separation in ownership or a reduction in the dimensions or area of any lot, or parcel of land.
- Governmental rights of police power or eminent domain unless notice of the exercise of such rights appears in the public records at the date hereof.
- Title to any property beyond the lines of the land expressly described or referred to in Schedule A, or title to areas within or rights or easements in any abutting streets, roads, avenues, lanes, ways or waterways (except to the extent the right of access to and from said land is covered by the insuring provisions of this policy), or the right to maintain therein vaults, tunnels, ramps or any other structure for improvement, unless this policy specifically provides that such titles, rights or easements are insured.
- Defects, liens, encumbrances, adverse claims against the title as insured or other matters (1) created, suffered, assumed or agreed to by the Insured; or (2) known to the Insured either at the date of this policy or at the date such insured acquired an estate or interest insured by this policy and not shown by the public records, unless disclosure thereof in writing by the Insured shall have been made to the Company prior to the date of this policy; or (3) resulting in no loss to the Insured; or (4) attaching or created subsequent to the date hereof.
- Loss or damage which would not have been sustained if the Insured were a purchaser for value without knowledge.

3. Defense and Prosecution of Actions — Notice of Claim to be Given by the Insured

(a) The Company, at its own cost and without undue delay, shall provide for the defense of the Insured in any litigation consisting of actions or proceedings commenced against the Insured, which litigation is founded upon a defect, lien or encumbrance insured against by this policy, and may pursue such litigation to final determination in the court of last resort.

(b) In case any such action or proceeding shall be begun, or defense interposed, or in case knowledge shall come to the Insured of any claim of title or interest which is adverse to the title as insured, or which might cause loss or damage for which the Company shall or may be liable by virtue of this policy, the Insured shall notify the Company thereof in writing. If such notice shall not be given to the Company within ten days of the receipt of process or pleading or if the Insured shall not, in writing, promptly notify the Company of any defect, lien or encumbrance insured against which shall come to the knowledge of the Insured, then all liability of the Company in regard to the subject matter of such action, proceeding or matter shall cease and terminate, provided, however, that failure to notify shall in no case prejudice the claim of any Insured unless the company shall be actually prejudiced by such failure and then only to the extent of such prejudice.

(c) The Company shall have the right at its own cost to institute and prosecute any action or proceeding or do any other act which in its opinion may be necessary or desirable to establish the title as insured, and the Company may take any appropriate action under the terms of this policy whether or not it shall be liable thereunder and shall not thereby concede liability or waive any provision of this policy.

(d) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding, the Insured shall secure to it the right to so prosecute or provide defense in such action or proceeding, and all appeals therein, and permit it to use, at its option, the name of the Insured for such purpose. Whenever requested by the Company the Insured shall give the Company all reasonable aid in any such action or proceeding, in effecting settlement, securing evidence, obtaining witnesses, or prosecuting or defending such action or proceeding, and the Company shall reimburse the Insured for any expense so incurred.

4. Notice of Loss — Limitation of Action

In addition to the notices required under paragraph 3(b), a statement in writing of any loss or damage for which it is claimed the Company is liable under this policy shall be furnished to the Company within sixty days after such loss or damage shall have been determined and no right of action shall accrue to the Insured under this policy until thirty days after such statement shall have been furnished, and no recovery shall be had by the Insured under this policy unless action shall be commenced thereon within five years after expiration of said thirty day period. Failure to furnish such statement of loss or damage, or to commence such action within the time hereinbefore specified, shall be a conclusive bar against maintenance by the Insured of any action under this policy.

5. Option to Pay, Settle or Compromise Claims

The Company shall have the option to pay or settle or compromise for or in the name of the Insured any claim insured against or to pay the full amount of this policy and such payment or tender of payment, together with all costs, attorneys' fees and expenses which the Company is obligated hereunder to pay, shall terminate all liability of the Company hereunder.

6. Payment of Loss

(a) The liability of the Company under this policy shall in no case exceed, in all, the actual loss of the Insured and costs and attorneys' fees which the Company may be obligated hereunder to pay.

(b) The Company will pay, in addition to any loss insured against by this policy, all costs imposed upon the Insured in litigation carried on by the Company for the Insured, and all costs and attorneys' fees in litigation carried on by the Insured with the written authorization of the Company.

(c) No claim for damages shall arise or be maintainable under this policy (1) if the Company, after having received notice of an alleged defect, lien or encumbrance not exempted or excluded herein removes such defect, lien or encumbrance within a reasonable time after receipt of such notice; or (2) for liability voluntarily assumed by the Insured in settling any claim or suit without written consent of the Company.

(d) All payments under this policy, except payments made for costs, attorneys' fees and expenses, shall reduce the amount of the insurance pro tanto and no payment shall be made without producing this policy for endorsement of such payment unless the policy be lost or destroyed, in which case proof of such loss or destruction shall be furnished to the satisfaction of the Company.

(e) When liability has been definitely fixed in accordance with the conditions of this policy the loss or damage shall be payable within thirty days thereafter.

7. Liability Noncumulative

It is expressly understood that the amount of this policy is reduced by any amount the Company may pay under any policy insuring the validity or priority of any mortgage or deed of trust shown or referred to in Schedule B hereof or any mortgage or deed of trust referred to in Schedule A, and the amount so paid shall be deemed a payment to the Insured under this policy.

8. Coinsurance and Apportionment

(a) In the event that a partial loss occurs after the Insured makes an improvement subsequent to the date of this policy, and only in that event, the Insured becomes a coinsurer to the extent hereinafter set forth.

If the cost of the improvement exceeds twenty per centum of the amount of this policy, such proportion only of any partial loss established shall be borne by the Company as one hundred twenty per centum of the amount of this policy bears to the sum of the amount of this policy and the amount expended for the improvement. The foregoing provisions shall not apply to costs and attorneys' fees incurred by the Company in prosecuting or providing for the defense of actions or proceedings in behalf of the Insured or to the terms of this policy or to costs imposed on the Insured in such actions or proceedings, and shall apply only to that portion of losses which exceed in such aggregate ten per cent of the face of the policy.

Provided, however, that the foregoing coinsurance provisions shall not apply to any loss arising out of a lien or encumbrance for a liquidated amount which existed on the date of this policy and was not shown in Schedule B; and provided further, such coinsurance provisions shall not apply to any loss if, at the time of the occurrence of such loss, the then value of the premises, as so improved, does not exceed one hundred twenty per centum of the amount of this policy.

(b) If the land described or referred to in Schedule A is divisible into separate and noncontiguous parcels, or if contiguous and such parcels are not used as one single site, and a loss is established affecting one or more of said parcels but not all, the loss shall be computed and settled on a pro rata basis as if the face amount of this policy was divided pro rata as to the value on the date of this policy of each separate independent parcel to the whole, exclusive of any improvements made subsequent to the date of this policy, unless a liability or value has otherwise been agreed upon as to each such parcel by the Company and the Insured at the time of the issuance of this policy and shown by an express statement herein or by an endorsement attached hereto.

9. Subrogation upon Payment or Settlement

Whenever the Company shall have settled a claim under this policy, all right of subrogation shall vest in the Company unaffected by any act of the Insured, and it shall be subrogated to and be entitled to all rights and remedies which the Insured would have had against any person or property in respect to such claim had this policy not been issued. If the payment does not cover the loss of the Insured, the Company shall be subrogated to such rights and remedies in the proportion which said payment bears to the amount of said loss. If loss should result from any act of the Insured, such act shall not void this policy, but the Company, in that event, shall be required to pay only that part of any losses insured against hereunder which shall exceed the amount, if any, lost to the Company by reason of the impairment of the right of subrogation. The Insured, if requested by the Company, shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect such right of subrogation, and shall permit the Company to use the name of the Insured in any transaction or litigation involving such rights or remedies.

10. Policy Entire Contract

Any action or actions or rights of action that the Insured may have or may bring against the Company arising out of the status of the title insured herein must be based on the provisions of this policy.

No provision or condition of this policy can be waived or changed except by writing endorsed hereon or attached hereto signed by the President, Vice President, the Secretary, an Assistant Secretary or other validating officer of the Company.

11. Notices Where Sent

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at 200 E. Forsyth St., Jacksonville, Florida.

AMERICAN LAND TITLE ASSOCIATION
OWNER'S POLICY
STANDARD FORM A - 1962

**Title & Trust
Company
of Florida**
Jacksonville, Florida

Owner's Policy
of
Title Insurance

**Carmelo Baiunco and
Edna Baiunco, his
wife.**

Title & Trust Company of Florida

Jacksonville, Florida

a Florida corporation, hereinafter called the Company, for a valuable consideration paid for this policy of title insurance, the number and date of which are shown in Schedule A, does hereby insure the parties named as Insured in Schedule A, the heirs, devisees, personal representatives of such Insured, or, if a corporation, its successors by dissolution, merger or consolidation, against loss or damage not exceeding the amount set forth in Schedule A, together with costs, attorneys' fees and expenses which the Company may become obligated to pay as provided in the Conditions and Stipulations hereof, which the Insured shall sustain by reason of:

any defect in or lien or encumbrance on the title to the estate or interest covered hereby in the land described or referred to in Schedule A, existing at the date hereof, not shown or referred to in Schedule B or excluded from coverage in Schedule B or in the Conditions and Stipulations; or lack of a right of access to and from the land;

all subject, however, to the Conditions and Stipulations hereto annexed, which Conditions and Stipulations, together with Schedules A and B, are hereby made a part of this policy; all as of the effective date of this policy.

IN WITNESS WHEREOF, Title & Trust Company of Florida has caused its corporate name and seal to be hereunto affixed and this policy signed by two of its duly authorized officers in facsimile.

Title & Trust Company of Florida

Chas. H. Mandy
(Facsimile) President

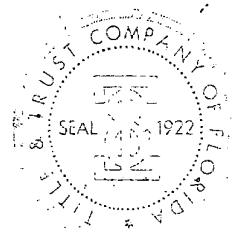
(Not valid unless countersigned)

Harold W. Davis
(Facsimile) Secretary

CITRUS TITLE CO.

By

Richard Kauf
Authorized Signature President.



SCHEDULE A

NO. FE 86621 DATE March 23rd, 1967. AMOUNT \$ 600.00.

INSURED Carmelo Baiunco and Edna Baiunco, his wife.

1. The estate or interest in the land described or referred to in this schedule covered by this policy is:

Fee simple title of Carmelo Baiunco and Edna Baiunco, his wife.

2. Title to the estate or interest covered by this policy at the date hereof is vested in the Insured.

WARRANTY DEED: From Crystal Paradise Estates, Inc., a corporation existing under the laws of Florida, to Carmelo Baiunco and Edna Baiunco, his wife, dated March 21, 1967, filed March 23, 1967, and recorded in Official Record, Book 212, page 564, public records of Citrus County, Florida.

3. The land referred to in this Policy is situated in the County of Citrus, State of Florida, and is described as follows:

Lot 13 in Block "E", CRYSTAL PARADISE ESTATES,
UNIT NO. 1, according to the map or plat thereof
recorded in Plat Book 4, page 6, public records
of Citrus County, Florida.

SCHEDULE B

This policy does not insure against loss or damage by reason of the following:

Subject to the terms and conditions of those certain mineral right and royalty transfers from Luther A. Butler to James A. Dorsey, one of said transfers being dated April 10, 1947, filed April 28, 1947, and recorded in Deed Book 87, page 98, public records of Citrus County, Florida, conveying an undivided 1/2 interest in and to all of the oil, gas and other minerals of every kind and character in, on or under, or that may be produced from caption property, the other transfer being dated May 9, 1947, filed June 2, 1947, and recorded in Deed Book 87, page 112, conveying an undivided 1/4 interest in and to all of the oil, gas and other minerals of every kind and character in, on or under, or that may be produced from caption property. The above described undivided 3/4 interest of James A. Dorsey has since been conveyed and re-conveyed by fractional undivided interests to divers parties. A list of these parties and their interest may be obtained from this office upon request. This policy is made subject to any and all outstanding interest in and to all of the oil, gas and other minerals on or under caption property as evidenced by the above-described conveyances, from James A. Dorsey and to various parties. NOTE: Above described mineral right and royalty transfers contain the following clause: "together with all and singular the rights and appurtenances thereto in anywise belonging, with right of ingress and egress and possession at all times for the purpose of mining, drilling and operating for said minerals and the maintenance of facilities and means necessary or convenient for producing, treating and transporting such minerals and for housing and boarding employees".

The restrictions in the hereinbefore described deed recorded in Official Record, Book 212, page 564, public records of Citrus County, Florida.

FOR BALANCE OF EXCEPTIONS - SEE RIDER

ATTACHED HERETO AND MADE A PART HEREOF.

CITRUS COUNTY
RONALD J. SCHULTZ
PROPERTY APPRAISER

PROPERTY RECORD CARD

01/26/95

JAHN VICTOR &
ARTHUR J JAHN
738 5TH ST
SECAUCUS NJ
MILLAGE GROUP 0000 PC 00

PARCEL 35 18S 17E 0010 000E0 0130
ALTERNATE KEY 1104688

070943040

1994 VALUES

-----LAND DATA-----
LINE USE FRONT DEPTH ZONE NOTES NBR. UNITS TYP RATE DTH%LOC%SH%PHY% VAL EST
01 0008 124 314 1.00 LT11500.00 100 100 100 100 11500

NEIGHBORHOOD 5109 TOTAL 10,200
JUST 10,200
CLASSIFIED 0

-----APPRAISER NOTES-----
1994 TAXES ARE \$ 207.38 (MARCH AMOUNT)

-----COST METHOD-----
BLDG REPLACEMENT DEPRECIATION INDICATED BLDG. VALUES 0 00/00/00
COST NEW VALUE M.I. VALUES 0 00/00/00
LAND VALUES 10,200 09/19/80

-----VALUE SELECTED-----
SPECIFIED BY ON 01/01/76 VALUTN CODE 00
VALUE 10,200

---HISTORY OF TAX ABLE VALUES---
TAX LAND BUILDING MISC. IMPR. JUST EXEMPTION TAXABLE
YEAR VALUE VALUE VALUE VALUE VALUE VALUE
1994 10,200 0 0 10,200 0 10,200
1993 10,000 0 0 10,000 0 10,000
1992 10,000 0 0 10,000 0 10,000

-----SALES HISTORY-----
O.R. O.R. SALE INSTRUMENT TRANSFER QUALIFIED VAC SALE
BOOK PAGE DATE CODE UNQUALIFIED IMPR PRICE

-----LEGAL DESCRIPTION-----
CRYSTAL PARADISE ESTS UNIT 1
LOT 13 BLK E
DESCR IN PROBATE BOOK 95 PGS 36 TO 42

-----TOTAL VALUES-----
BLD-RCN-VAL BLD-DEP-VAL MIS-DEP-VAL INVENTORY-VAL WIP-VAL
0 0 0 0 0
TOTAL-J-VAL TOT-EXPT-VAL TOT-T-VALUE PREV-VALUE NEW-CON-VAL
10,200 0 10,200 0 0

3.25
1.90
1.10
6.15

This Warranty Deed Made and executed the 21 day of March A. D. 1967 by

CRYSTAL PARADISE ESTATES, INC.

a corporation existing under the laws of FLORIDA, and having its principal place of business at

hereinafter called the grantor, to Carmelo Baiunco and Edna Baiunco, his wife

whose postoffice address is 69 1st Ave. Secaucus, N.J.

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 \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Citrus County, Florida, viz:

Lot 13 in Block "E", CRYSTAL PARADISE ESTATES, UNIT NO. 1, according to the map or plat thereof recorded in Plat Book 4, page 6, public records of Citrus County, Florida.

Subject to the restrictions attached hereto and marked Exhibit "A".

Subject to reservations of record.

FILE NO.

1967 MAR 23 PM 1:09

FILED & RECORDED
CITRUS COUNTY, FLORIDA
FRANKLIN S. WILSON, CLERK

507
U41540

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except 1967 taxes.



(CORPORATE SEAL)

In Witness Whereof the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST: James Pompeo Secretary
Signed, sealed and delivered in the presence of:

CRYSTAL PARADISE ESTATES, INC.

Nettie M. La. Frank
Gordon J. [Signature]

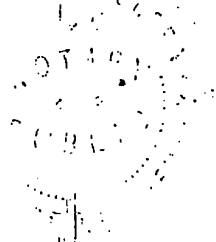
By: Katherine J. Pompeo, President

STATE OF New Jersey }
COUNTY OF Morris }

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Katherine J. Pompeo and James Pompeo,

well known to me to be the President and Secretary respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 21st day of March, A. D. 19 67



Douglas Boyer
Notary public
My commission expires MY COMMISSION EXPIRES OCTOBER 15, 1970