RECEIVED
By Tifani White at 11:40 am, 2/3/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	BUFFALO BILL, LLC 1401 HWY A1A SUITE 202 VERO BEACH, FL 32963	Property Owner	LALANNE HOLDINGS LLC 515 E LAS OLAS BLVD 120 FORT LAUDERDALE, FL 33301
Property description	INVERNESS HGLDS WEST PB 5 PG 19 LOT 3 BLK 336 DESC IN OR BK 516 PG 502	Application date	Nov 05, 2025
		Certificate #	2023 / 5547
		Date certificate issued	06/01/2023
		Account number	1807620

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)
# 2023/5547	06/01/2023	105.29	30.93	136.22
			→ Part 2: Total*	**136.22**

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)
# 2025/5606	06/01/2025	144.76	6.25	7.24	158.25
# 2024/5228	06/01/2024	151.01	6.25	20.39	177.65
				Part 3: Total*	**335.90**

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)	472.12
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	135.01
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)	46.45
7.	**Total Paid** (Lines 1-6)	1,078.58

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.

Christina Sedlak
Signature, Tax Collector or Designee

Citrus County, Florida

Date 3rd of February, 2026

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	129.00
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)	129.00
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)	1,207.58
17.	Redemption fee	6.25
18.	Total amount to redeem	1,213.83
	Signature, Clerk of Court or Designee	Date of sale

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)

Integrity • Innovation
Janice A. Warren, C.F.C.
Citrus County Tax Collector

TAX DEED APPLICATION COVER LETTER

Account #: 1807620

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
BUFFALO BILL, LLC
1401 HWY A1A SUITE 202
VERO BEACH, FL 32963

Owner on Current Tax Roll
LALANNE HOLDINGS LLC
515 E LAS OLAS BLVD 120
FORT LAUDERDALE, FL 33301

Additional Parties, Per Search

LALANNE HOLDINGS, LLC 4136 COCOPLUM CIRCLE COCONUT CREEK, FL 33063	Title Holder
LALANNE INC., REGISTERED AGENT O/B/O LALANNE HOLDINGS LLC 4136 COCOPLUM CIRCLE COCONUT CREEK, FL 33063	Title Holder's Agent/ Rep

Certified By:

Christina Sedlak

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

TDA #: 923026

TitleExpress®
A service of Grant Street Group
339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

Web: www.grantstreet.com
E-mail: TitleExpress@grantstreet.com
Phone: (412) 391-5555

At the request of the County Tax Collector for Citrus County, FL, a search has been made of the Public Records for the following described property:

Account #	Parcel ID	Property Address
1807620	20E19S290010 03360 0030	6600 E GENTRY ST INVERNESS 34452

Legal Description
INVERNESS HGLDS WEST PB 5 PG 19 LOT 3 BLK 336 DESC IN OR BK 516 PG 502

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 5547	$6,864	No	No	No

Owner of Record on Current Tax Roll
LALANNE HOLDINGS LLC

515 E LAS OLAS BLVD 120
FORT LAUDERDALE FL 33301

Billing Name & Address

PROPERTY INFORMATION REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report 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 is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date: 01/22/2026 **Search covers** **20 years** **through:** 01/20/2026

Paul Evans
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
LALANNE HOLDINGS, LLC 515 E LAS OLAS BLVD SUITE 120 FORT LAUDERDALE FL 33301	Warranty Deed Bk:3266 Pg:1108	
LALANNE INC., REGISTERED AGENT O/B/O LALANNE HOLDINGS LLC 4136 COCOPLUM CIRCLE COCONUT CREEK FL 33063	Sunbiz Owner	

Related Documents (for Reference)

Warranty Deed (Legal doesn't show Plat Book & Page)
Bk:516 Pg:502

Divorce Judgment
Bk:2654 Pg:1711

Power of Attorney
Bk:2654 Pg:1723

Quit Claim Deed
Bk:2654 Pg:1729

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2022020866 BK: 3266 PG: 1108 3/23/2022 3:07 PM 1 Receipt: 2022017862
RECORDING $18.50 D DOCTAX PD $35.00

Prepared By and Return To:
Danielle Acosta
Forever Home Title, LLC
5121 Ehrlich Road, Suite 103-A
Tampa, FL 33624

File # **FHT22-175**

General Warranty Deed

Made this March 16, 2022 A.D. By **John DeVivo**, 219 SE Villas St, Stuart, Florida 34994, hereinafter called the grantor, to **Lalanne Holdings, LLC, a Florida limited liability company**, whose post office address is: 515 E Las Olas Blvd Suite 120, Fort Lauderdale, Florida 33301, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, viz:

Lot #3, Block #336, on map of Inverness Highlands West, Plat Book 5, Page 19, along with those certain restrictions to run with the land as described under that certain Warranty Deed dated September 18, 1978, as recorded under Official Records Book 516, Page 502, Public Records of Citrus County, Florida.

Parcel ID Number: **20E 19S290010 03360 0030**

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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

Subject To covenants, restrictions , easements of of record and taxes for the current year and subsequent years.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2021.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2022020866 BK: 3266 PG: 1109 3/23/2022 3:07 PM 2 Receipt: 2022017862
RECORDING $18.50 D DOCTAX PD $35.00

Prepared By and Return To:
Danielle Acosta
Forever Home Title, LLC
5121 Ehrlich Road, Suite 103-A
Tampa, FL 33624

File # **FHT22-175**

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Mackenzie Nicholson
Witness Printed Name Mackenzie Nicholson

(Seal)
John DeVivo
Address: 219 SE VIllas St, Stuart, Florida 34994

Gabriella Mazzuchelli
Witness Printed Name Gabriella Mazzuchelli

(Seal)
Address:

State of FL
County of Martin

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 17 day of March 2022, by John DeVivo, who is/are personally known to me or who has produced [redacted] identification.

Notary Public
Print Name: Brian A. Johnson
My Commission Expires: April 5, 2024

BRIAN AARON JOHNSON
Notary Public-State of Florida
Commission # GG 972748
My Commission Expires
April 05, 2024

Detail by Entity Name

Florida Limited Liability Company
LALANNE HOLDINGS LLC

Filing Information

Document Number	L22000060277
FEI/EIN Number	88-0981891
Date Filed	02/04/2022
Effective Date	02/03/2022
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/27/2024
Event Effective Date	NONE

Principal Address

4136 COCOPLUM CIRCLE
COCONUT CREEK, FL 33063

Changed: 05/01/2023

Mailing Address

4136 COCOPLUM CIRCLE
COCONUT CREEK, FL 33063

Changed: 05/01/2023

Registered Agent Name & Address

LALANNE INC.
4136 COCOPLUM CIRCLE
COCONUT CREEK, FL 33063

Address Changed: 05/01/2023

Authorized Person(s) Detail

Name & Address

Title AMBR

LALANNE INC.
4136 COCOPLUM CIRCLE
COCONUT CREEK, FL 33063

Title MGR

LALANNE, KEALAN
4136 COCOPLUM CIRCLE
COCONUT CREEK, FL 33063

Title MGR

BARR, ALEXANDRIA
4136 COCOPLUM CIRCLE
COCONUT CREEK, FL 33063

Annual Reports

Report Year	Filed Date
2023	05/01/2023

Document Images

05/01/2023 -- ANNUAL REPORT	View image in PDF format
02/04/2022 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

WARRANTY DEED
FROM CORPORATION

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT OF REVENUE
06.30

This Indenture,

Made this 18th *day of* September *A. D. 19* 78 .

Between *CITRUS COUNTY LAND BUREAU, Inc., a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Citrus and State of Florida, party of the first part, and* GAETANO DE VIVO and ANTOINETTE DE VIVO, his wife, whose permanent post office address is 1930 - 85th Street, Brooklyn, *of the County of* Kings *and State of* New York 11214;

part ies *of the second part,* **Witnesseth,** *That the said party of the first part, for and in consideration of the sum of* ----------ONE AND NO/100---------- *Dollars, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said part* ies *of the second part, and* their *heirs and assigns forever, all that certain parcel of land lying and being in the County of Citrus and State of Florida, more particularly described as follows:-*Lot #3 in Block #336, ON MAP OF INVERNESS HIGHLANDS WEST---------- *Subdivision, Citrus County, Florida, according to the map or plat thereof recorded in the office of the Clerk of the Circuit Court of Citrus County, Florida, the following restrictions to run with the land:*

1. All lots shall be used for residential purposes only.
2. Any and all buildings on said premises shall be neat and attractive in appearance, painted or stained on the outside, with no corrugated iron or sheet metal or tar paper on the exterior walls of any structure.
3. No open toilets shall be permitted on the premises, but all living accommodations shall contain inside toilet facilities processed with a septic tank.
4. No part of any building on the premises shall be constructed nearer than 25 feet from the front property line, nor nearer than five and ten feet from the side property lines, respectively. The front property line being 80 feet in width, if building on corner faces north or property, must stay 25 feet from each corner. In the event of hardship due to irregular property lines, Seller may waive or modify this restriction.
5. There is no time limit as to when the purchaser may build, but the outside of building and roof must be completed within one (1) year after construction has started.
6. There shall be no trailers or tents allowed on the premises.
7. Only single family dwelling houses shall be constructed.
8. There shall be only one home constructed on a plot of land measuring 9,600 square feet with a minimum floor space in actual living quarters of 800 square feet.
9. No boats with mechanical propulsion shall be allowed on Lake Inverness. (Mechanical propulsion being outboard, inboard, or electric engines).
10. No for sale signs are permitted on the property at any time.
11. No building that is already built shall be moved onto the property.
12. All lots have ingress and egress from and to the street contiguous to the lot.

FLORIDA DOCUMENTARY SURTAX 02.75 OCT 2 '78 PR 10915

Together *with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining;* **To Have and to Hold** *the same in fee simple forever.*

And the said party of the first part doth covenant with the said part ies *of the second part that it is lawfully seized of the said premises, that they are free from all encumbrances and that it has good right and lawful authority to sell the same; 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.*

In Witness Whereof, *the party of the first part has caused this instrument to be signed in its name and to be sealed on the date above written by Arthur Cassel, pursuant to a Power of Attorney authorizing the same, duly filed and recorded in the office of the County Clerk of Citrus County of the State of Florida on the 25th day of February, 1955, in Book 12, page 136 (File #014417).*

CITRUS COUNTY LAND BUREAU, Inc.

Signed, sealed and delivered in our presence:

Patricia Lenfest

Eugene Brush

By _____
Arthur Cassel, as Attorney in Fact.

BOOK 516 PAGE 502

State of New York

County of Nassau

on this 18th day of September, 19 78, before me personally came Arthur Cassel to me known to be the individual described in and who executed the foregoing instrument and to me known to be the Attorney-in-Fact of Citrus County Land Bureau, Inc., the corporation described in, and who by its Attorney-in-Fact, executed the same, and acknowledged that he executed said instrument as the act and deed of said corporation by virtue of a Power of Attorney dated February 14th, 1955, and filed and recorded in the office of the Clerk of Citrus County, State of Florida, on the 25th day of February, 1955, in Book 12, page 156 (File #u14412).

JANET A. VASSERMAN
NOTARY PUBLIC, State of New York
No. 30-4637547
Qualified in Nassau County
Commission Expires March 30, 19 80

Warranty Deed

CITRUS COUNTY LAND BUREAU, INC.

To

GAETANO DE VIVO and
ANTOINETTE DE VIVO, his wife,

Date September 15th, 1978.

Abstract of Description

State of Florida,
County of }

On this day of , A. D. 19 , at o'clock m., this instrument was filed for record, and being duly acknowledged and proven, I have recorded the same on pages in the public records of Book of said County.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Circuit Court of the Judicial Circuit of said State, in and for said County.

Clerk.

D. C.

FILE NO. 213068

FILED & RECORDED
CITRUS COUNTY FLORIDA
ALT COMMRS. OFFICE

'78 OCT 2 AM 11 00

VERIFIED BY:

D. C.

BOOK 516 PAGE 503

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2014049654 BK: 2654 PG: 1723 11/7/2014 1:26 PM 1 Receipt: 44209
RECORDING $52.50

DURABLE POWER OF ATTORNEY
(per F.S. §709.08 as amended in 1995)

BY THIS DURABLE POWER OF ATTORNEY I, GAETANO JOHN DEVIVO ("Principal") of St. Lucie County, Florida, appoints as my attorney in fact to manage my affairs as indicated below, my son, JOHN DEVIVO, whose address is 285 SW Ridgecrest Dr. Port St Lucie FL 34953-8305.

This durable power of attorney is not affected by my subsequent incapacity except as provided by Florida Statute, Section 709.08, and is exercisable from the date of execution.

1. General Grant of Power

I hereby grant to my Agent full power and authority to exercise or perform any act, power, duty, right or obligation whatsoever that I now have or may hereafter acquire, relating to any person, matter, transaction, or any interest in property owned by me, including, without limitation, my interest in all real property, including homestead real property; all personal property, tangible or intangible; all property held in any type of joint tenancy, including a tenancy in common, joint tenancy with right of survivorship, or a tenancy by the entirety; all property of which I hold a general, limited, or special power of appointment; choses in action; and all other contractual or statutory rights or elections, including, but not limited to, any rights or elections in any probate or similar proceedings to which I am or may become entitled; all as to such property now owned or hereafter acquired by me. I grant to my Agent full power and authority to do everything necessary in exercising any of the powers herein granted as fully as I might or could do if personally present, with full power of substitution or revocation. Except as otherwise limited by applicable law, or by this durable power of attorney, my attorney in fact has full authority to perform, without prior court approval, every act authorized and specifically enumerated in this durable power of attorney. I hereby ratify and confirm that my Agent shall lawfully have, by virtue of this durable power of attorney, the powers herein granted, including, but not limited to, the following:

a. Collect all sums of money and other property that may be payable or belonging to me, and to execute receipts, releases, cancellations or discharges.

b. Settle any account in which I have any interest and to pay or receive the balances of that account as the case may require.

c. Borrow money on such terms and with such security as my attorney may think fit and to execute all notes, mortgages and other instruments that my attorney finds necessary or desirable.

d. Draw, accept, endorse or otherwise deal with any checks or other commercial or mercantile instruments for my benefit, specifically including the right to make withdrawals from any savings account or savings and loan deposits.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2014049654 BK: 2654 PG: 1724 11/7/2014 1:26 PM 2 Receipt: 44209
RECORDING $52.50

e. Redeem bonds issued by the United States government or any of its agencies, any other bonds and any certificates of deposit or other similar assets belonging to me.

f. Sell bonds, shares of stock, warrants, debentures, or other assets belonging to me, and execute all assignments and other instruments necessary or proper for transferring them to the purchaser or purchasers, and give good receipts and discharges for all money payable in respect to them. Also, to execute stock powers or similar documents on my behalf and delegate to a transfer agent or similar person the authority to register any stocks, bonds, or other securities either into or out of my name or nominee's name.

g. Sell, rent, lease for any term, mortgage or exchange any real estate or interests in it, including homestead property, for such considerations and upon such terms and conditions as my attorney may see fit, and execute, acknowledge and deliver all instruments conveying or encumbering title to property owned by me alone as well as any owned by me and by any other person, jointly. If I am married, the attorney in fact may not mortgage or convey my homestead property without joinder of my spouse or my spouse's legal guardian. Joinder by my spouse may be accomplished by the exercise of authority in a durable power of attorney executed by my joining spouse, and either my spouse or I may appoint the other as attorney in fact.

h. To represent me before the Treasury Department in connection with any matter involving any federal taxes in which I am a party, to make, sign, execute, verify and file any return required to be made under the revenue laws of the United States, or the Internal Revenue Code; or under the statutes of any state and to file any claim for refund, offer and compromise or application for a closing agreement, receive refund checks, execute waivers of any period of limitation, request extensions of time, execute any waiver of restrictions on assessment for collection of a tax, and execute Petition of Appeal to the United States Tax Court.

The above powers conferred upon my attorney in fact extend to all of my right, title and interest in such property as I have described above and in which I may have an interest jointly with any other person, whether in an estate by the entirely, joint tenancy, or tenancy in common.

2. Limitations

Notwithstanding the powers contained in this durable power or attorney, my attorney in fact may not:

a. Perform duties under a contract that requires the exercise of my personal service;

b. Make an affidavit as to my personal knowledge;

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2014049654 BK: 2654 PG: 1725 11/7/2014 1:26 PM 3 Receipt: 44209
RECORDING $52.50

c. Vote in any public election on my behalf;

d. Execute or revoke any will or codicil on my behalf;

e. Create, amend, modify, or revoke any document or other disposition effective at my death or transfer assets to an existing trust created by me unless expressly authorized by this power of attorney; or

f. Exercise powers and authority granted to me as trustee or as court-appointed fiduciary.

3. Interpretation and Governing Law

This instrument is executed by me in the State of Florida, but it is my intention that this power of attorney shall be exercisable in any other state or jurisdiction where I may have any property or interests in property.

This instrument is to be construed and interpreted as a durable power or attorney as provided for in Florida State Section 709.08, as this statute may be amended from time to time. The enumeration of specific powers herein is not intended to, nor does it, limit or restrict the general powers herein granted to my Agent. This instrument is executed and delivered in the State of Florida, and the laws of the State of Florida shall govern all questions as to the validity of this power and the construction of its provisions.

4. Third Party Reliance

(a) Any third party may rely upon the authority granted in my durable power of attorney until the third party has received notice as provided herein.

(b) Until a third party has received notice of a revocation pursuant to the terms contained herein, partial or complete termination of the durable power of attorney by adjudication or incapacity, suspension by initiation proceedings to determine incapacity, my death, or the occurrence of an event referenced in this durable power of attorney, the third party may act in reliance upon the authority granted in this durable power of attorney.

(c) A third party that has not received written notice hereunder may, but need not, require that my attorney in fact execute an affidavit stating that there has been no revocation, partial or complete termination, or suspension of the durable power of attorney, at the time the power of attorney is exercised. A written affidavit executed by my attorney in fact under this paragraph may, but need not, be in the following form:

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2014049654 BK: 2654 PG: 1726 11/7/2014 1:26 PM 4 Receipt: 44209
RECORDING $52.50

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, personally appeared JOHN DEVIVO ("Affiant") who swore or affirmed that:

1. Affiant is the attorney in fact named in the durable power of attorney executed by GAETANO JOHN DEVIVO on _____ _____, 20_____.

2. To the best of the Affiant's knowledge after diligent search and inquiry:

a. the Principal if not deceased, has not been adjudicated incapacitated, and has not revoked, partially or completely terminated, or suspended the durable power of attorney; and

b. A petition to determine the incapacity of or to appoint a guardian for the Principal is not pending.

3. Affiant agrees not to exercise any powers granted by the durable power of attorney if Affiant attains knowledge that it has been revoked, partially or completely terminated, suspended, or is no longer valid because of the death or adjudication of incapacity of the Principal.

_____
JOHN DEVIVO

Sworn and subscribed before me this _____ day of _____ _____, 2014, by JOHN DEVIVO who is personally known to me or who provided _____ as identification, and who did not take an oath.

_____
Notary Public

My commission expires:
_____

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2014049654 BK: 2654 PG: 1727 11/7/2014 1:26 PM 5 Receipt: 44209
RECORDING $52.50

(d) Third parties who act in reliance upon the authority granted to my attorney in fact hereunder and in accordance with the instructions of the attorney on fact will be held harmless by me from any loss suffered or liability incurred as a result of actions taken prior to receipt of written notice of revocation, suspension, notice of a petition to determine incapacity, partial or complete termination, or my death. A person who acts in good faith upon any representation, direction, decision, or act of my attorney in fact is not liable to me or my estate, beneficiaries, or joint owners for those acts.

(e) My attorney in fact is not liable for any acts or decisions made by him or her in good faith and under the terms of the durable power of attorney.

5. Notice

(a) A notice, including, but not limit to, a notice of revocation, partial or complete termination, suspension, or otherwise, is not effective until written notice is served upon my attorney in fact or any third persons relying upon this durable power of attorney.

(b) Notice must be in writing and served on the person or entity to be bound by such notice. Service may be by any form of mail that requires a signed receipt or by personal delivery as provided in the Florida Statutes for service of process, and must otherwise be in accordance with Florida Statute 709.08.

6. Damages and Costs

In any judicial action regarding this durable power of attorney, including, but not limited to, the unreasonable refusal of a third party to allow the attorney in fact to act pursuant to the power, and challenges to the proper exercise or authority by the attorney in fact, per statute, the prevailing party is entitled to damages and costs, including reasonable attorneys' fees.

7. Validity

This durable power of attorney shall be non-delegable, except as to the stock powers which may be delegated to a transfers agent per paragraph 1.f. hereunder, and shall be valid until such time as I shall die, revoke the power, or shall be adjudged totally or partially incompetent by a court of competent jurisdiction. I may revoke the power only by providing written notice to my Agent. All acts of my Agent taken or done without actual knowledge of 1) my death, 2) an adjudication of my incompetency, or 3) my revocation are valid and effective, and are hereby ratified and confirmed.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2014049654 BK: 2654 PG: 1728 11/7/2014 1:26 PM 6 Receipt: 44209
RECORDING $52.50

8. Revocation of Prior Instruments

By this instrument I hereby revoke any power of attorney, durable or otherwise, that I may have executed prior to the date of this durable power of attorney.

I hereby confirm all acts of my attorney in fact pursuant to this power.

Any act that is done under this power between the revocation of this instrument and notice of that revocation to my attorney shall be valid unless the person claiming the benefit of the act had notice of that revocation.

IN WITNESS WHEREOF, I have set my hand and seal on this 10th day of October, 2014.

Signed, sealed and delivered
in the presence of:

Witness

GAETANO JOHN DEVIVO

Witness

STATE OF IOWA
COUNTY OF Iowa, Dickinson

Sworn and subscribed before me this 10th day of October, 2014, by **GAETANO JOHN DEVIVO**, who is personally known to me or who provided Florida Identification Card as identification, and who did not take an oath.

Notary Public

My commission expires:
8-29-15

DELLA UNDERWOOD
Commission Number 774551
MY COMMISSION EXPIRES
AUGUST 29, 2015

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2014049655 BK: 2654 PG: 1729 11/7/2014 1:26 PM 1 Receipt: 44209
RECORDING $10.00 D DOCTAX PD $0.70

This Document Prepared By and Return to:
John De Vivo
285 SW Ridgecrest Drive
Port Saint Lucie, FL 34986
Parcel ID Number: 20E19S290010 03360 0030

Quitclaim Deed

This Quitclaim Deed, Made this 2 day of October, 2014 A.D., **Between Gaetano De Vivo, a single man,** of the County of St. Lucie, State of Florida, **grantor,** and **John De Vivo,** a single man, whose address is: 285 SW Ridgecrest Drive, Port Saint Lucie, FL 34986, of the County of St. Lucie, State of Florida, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of
----------TEN DOLLARS ($10)---------- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and quitclaimed to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Citrus, State of Florida to wit:

Lot #3, in Block #336, ON MAP OF INVERNESS HIGHLANDS WEST, Plat Book 5, Page 19, along with those certain restrictions to run with the land as described under that certain Warranty Deed dated September 18, 1978, as recorded under OR Book 516, Page 502, public records of Citrus County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2013.

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 equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Diana Holder
Printed Name: Diana Holder
Witness

Lara Tungland
Printed Name: Lara Tungland
Witness

(Seal)
Gaetano De Vivo, by John De Vivo, atty-in-fact
285 SW Ridgecrest Drive, Port Saint Lucie, FL 34986

STATE OF IOWA
COUNTY OF Dickinson

The foregoing instrument was acknowledged before me this 2 day of October, 2014 by Gaetano De Vivo, by John De Vivo, his attorney in fact, who is personally known to me or who has produced his Florida driver's license as identification.

Sara Cornell
Notary Public

SARA CORNELL
Commission Number 746428
MY COMMISSION EXPIRES
Apr. 11, 2016

Altkey: 1807620
LALANNE HOLDINGS LLC

Parcel ID: 20E19S290010 03360 0030
6600 E GENTRY ST , INVERNESS

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	8713 - INVERNESS HIGHLANDS SOUTH OUT CITY LIMIT
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	001044 - INVERNESS HIGHLANDS WEST
Short Legal	INVERNESS HGLDS WEST PB 5 PG 19 LOT 3 BLK 336 DESC IN OR BK516 PG 502
Est. Parcel Sqft	9,600
Est. Parcel Acres	.22
Map SC-TW-RG	29-19S-20E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	LALANNE HOLDINGS LLC
Mailing Address	515 E LAS OLAS BLVD 120 FORT LAUDERDALE FL 33301

All Owners

Name		Owner Type
LALANNE HOLDINGS LLC		BU - Business

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
2025	$9,200	$0	$9,200	$6,864	$0	$6,864	$0	$140.64	Link
2024	$6,240	$0	$6,240	$6,240	$0	$6,240	$0	$96.61	Link

Tax Estimate upon sale of the property (no assessment capping or exemptions)

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2025	000X	WITHLACOOCHEE RIVER BASIN	$9,200	14.8298	$140.50

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 Assessments

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$26.33

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
03/17/2022	$5,000	3266/1108	00-WARRANTY DEED	V
10/01/2014	$100	2654/1729	01-CORRECTIVE/QC/TD/COT	V
09/01/2006	$100	2654/1711	01-CORRECTIVE/QC/TD/COT	V
09/01/1978	$2,100	0516/0502	13-FROM DEVELOPERS	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	80.00	80.0	120			$9,200	MDR

Total Misc Value

Legal Description

Legal Description
INVERNESS HGLDS WEST PB 5 PG 19 LOT 3 BLK 336 DESC IN OR BK 516 PG 502

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.

1807620

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923026

To: Tax Collector of CITRUS COUNTY, Florida

I,

BUFFALO BILL, LLC
1401 HWY A1A SUITE 202
VERO BEACH, FL 32963,

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
1807620	2023/5547	06-01-2023
Legal Description		
INVERNESS HGLDS WEST PB 5 PG 19 LOT 3 BLK 336 DESC IN OR BK 516 PG 502		

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
BUFFALO BILL, LLC
1401 HWY A1A SUITE 202
VERO BEACH, FL 32963

11-05-2025
Application Date

Applicant's signature

Altkey: 1807620
LALANNE HOLDINGS LLC

Parcel ID: 20E19S290010 03360 0030
6600 E GENTRY ST , INVERNESS

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
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