RECEIVED
By Tifani White at 2:27 pm, 2/4/26

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	SHUVI RAFAEL SHUVI ORA KIBUTZ SHFAIM 60990 ISRAEL
Property description	INVERNESS HGLDS SOUTH PB 3 PG 51 LOTS 15 & 16 BLK 251	Application date	Nov 05, 2025
		Certificate #	2023 / 4512
		Date certificate issued	06/01/2023
		Account number	1777402

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)
# 2023/4512	06/01/2023	116.21	23.24	139.45
# 2024/4145	06/01/2024	128.00	16.80	144.80
			→ Part 2: Total*	**284.25**

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)
# 2025/4499	06/01/2025	135.97	6.25	6.80	149.02
				Part 3: Total*	**149.02**

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)	433.27
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	114.16
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)	43.76
7.	**Total Paid** (Lines 1-6)	1,016.19

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.

Linda Pillsbury
Signature, Tax Collector or Designee

Citrus County, Florida

Date 4th 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)	1,145.19
17.	Redemption fee	6.25
18.	Total amount to redeem	1,151.44
	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 #: 1777402

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
SHUVI RAFAEL
SHUVI ORA
KIBUTZ
SIIFAIM
60990
ISRAEL

Additional Parties, Per Search
None

Certified By:

Linda Pillsbury

_____
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 #: 923077

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
1777402	20E19S210020 02510 0150	209 E INVERNESS BLVD INVERNESS 34452

Legal Description
INVERNESS HGLDS SOUTH PB 3 PG 51 LOTS 15 & 16 BLK 251

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 4512	$5,388	No	No	No

Owner of Record on Current Tax Roll
RAFAEL SHUVI, ORA SHUVI

Billing Name & Address

KIBUTZ
SHFAIM
60990
ISRAEL

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: 01/21/2026 **Search covers** **20 years** **through:** 01/16/2026

Wendy Carter
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
RAFAEL SHUVI AND ORA SHUVI KIBUTZ SHFAIM 60990 ISRAEL	Warranty Deed Bk:2288 Pg:1230	Kibutz Shfaim appears to be misspelled and should be Kibbutz Shefayim.

Related Documents (for Reference)

Quit Claim Deed
Bk:989 Pg:1262

Warranty Deed
Bk:2264 Pg:1678

Trust Affidavit
Bk:2264 Pg:1679

Warranty Deed
Bk:2268 Pg:2191

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

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Jessica Holcomb
American Title Services of Citrus County, Inc.
2230 Highway 44 West
Inverness, Florida 34453
Property Appraisers Parcel I.D. No: 21-19S-20E-0020-02510-0150

2009022523 2 PGS
OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $18.50
DOCUMENTARY TAX: $152.60
2009022523 BK:2288 PG:1230
05/21/2009 04:32 PM 2 PGS
JCARROLL,DC Receipt #017201

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 6 day of **January, 2008** by **GREEN WOOD PROPERTIES & LAND DEVELOPMENT, LLC**, herein called the grantor, to **RAFAEL SHUVI and ORA SHUVI** *whose post office address is Kibutz Shfaim, Israel 60990, hereinafter called the Grantees: *husband and wife

(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)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of $21,750.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in CITRUS County, State of Florida, viz.:

Lots 15 & 16, Block 251 of INVERNESS HIGHLANDS SOUTH, according to the map or plat thereof as recorded in Plat Book 3, Pages 51 through 66, inclusive, Public Records of Citrus County, Florida.

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

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

AND, the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2007.

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

Signed, sealed and delivered in the presence of:

D. Austin
Witness #1 Signature

DANIEL AUSTIN
Witness #1 Printed Name

Witness #2 Signature

Fredy Attias
Witness #2 Printed Name

GREEN WOOD PROPERTIES & LAND DEVELOPMENT, LLC

JEREMY JACQUES GRINHOLZ, MANAGING MEMBER
P.O. DRAWER 2759, GAINESVILLE, FL 32601

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me this 6 day of January, 2008 by JEREMY JACQUES GRINHOLZ, MANAGING MEMBER of GREEN WOOD PROPERTIES & LAND DEVELOPMENT, LLC on behalf of the corporation. He/She is personally known to me or has produced FRENCH PASSPORT as identification.

SEAL

D. Austin
Notary Signature

DANIEL AUSTIN
Printed Notary Signature

My Commission Expires: Dec. 31, 2009

File No.: **08-21246**

מס' 104/09

אימות חתימה

אני הח"מ **דניאל אוסטין**, עורך- דין,
נוטריון, ברח' סוקולוב 56, רמת-השרון,
מאשר בי ביום 06/01/09 ניצב לפני
ג'רמי ג'ק גרינהולץ אשר זיהה את עצמו ע"י דרכון צרפתי מס. [redacted]
שהוצא ע"י משרד דרכונים בצרפת ביום 15/12/2004
וחתם מרצונו החופשי על המסמך המצורף והמסומן באות א'
ולראיה אני מאמת את חתימתו של

ג'רמי ג'ק גרינהולץ

בחתימת ידי ובחותמי, היום 06/01/09.

שכר בסך -.232 ש"ח (כולל מע"מ) שולם.

Authentication of Signature

I the undersigned **Daniel Austin**, Advocate & Notary
at 56, Sokolov St, Ramat-Hasharon, Israel.
hereby certify that on Jan 06, 2009, there
appeared before me at my office
Mr. Jeremy Jacques Grinholz
Whose identity was proved to me by a French Passport
No. [redacted], issued by the , French Passport Office ,in France
on Dec. 15, 2004, and signed of his own free will the annexed
document.

In witness whereof I do hereby authenticate the signature of

Jeremy Jacques Grinholz by my own signature and seal this
Jan 09, 2009.
NIS 232.- (inc. VAT) Fees paid

D. Austin

Daniel Austin דניאל אוסטין
Advocate & Notary עו"ד ונוטריון

חותם הנוטריון
Notary's Seal

NOTAIRE * דניאל אוסטין DANIEL AUSTIN * NOTARY

Standard N.Y.B.T.U. Form 8004 3-73 Quitclaim Deed – Individual or Corporation (single sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT – THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 6th day of January nineteen hundred and ninety-three

BETWEEN

ROBERT BALOGA and PATRICIA BALOGA, his wife, residing at 20 Patricia Court, Massapequa, New York 11758

party of the first part, and

BALOGA LIVING TRUST dated January 6, 1993, residing at 20 Patricia Court, Massapequa, New York 11758

party of the second part,

BK0989PG1262

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Citrus, State of Florida, to wit:

Lots #15 and #16 in Block #251, on MAP OF INVERNESS HIGHLANDS SOUTH 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.

STATE OF FLORIDA DOCUMENTARY STAMP TAX 00 70

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

[redacted]

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Witness

Witness

ROBERT BALOGA

PATRICIA BALOGA

STATE OF NEW YORK, COUNTY OF NASSAU ss:

On the 6th day of JANUARY 1993, before me personally came ROBERT BALOGA and PATRICIA BALOGA

to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.

[signature]

NOTARY PUBLIC, State of New York
No. 4[illegible]35
Qualified in Nassau County
Commission Expires 7/23/1994

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came
to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the
of
, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed h name thereto by like order.

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came
to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the
of
, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed h name thereto by like order.

Quitclaim Deed

TITLE NO.

ROBERT BALOGA and PARTRICIA BALOGA, his wife

TO

BALOGA LIVING TRUST dated

JANUARY 6, 1993

SECTION
BLOCK
LOT
COUNTY OR TOWN Citrus

BK0989PG1263

RETURN BY MAIL TO:

Robert and Patricia Baloga
20 Patricia Court
Massapequa, NY 11758

Zip No.

STAMPED AND RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK

'93 JUL 7 PM 2 08

VERIFIED BY

D.C.

770180

THIS INSTRUMENT PREPARED BY AND RETURN TO:
JESSICA HOLCOMB
American Title Services of Citrus County, Inc.
2230 Highway 44 West
Inverness, Florida 34453
Property Appraisers Parcel I.D. No: **21-19S-20E-0020-02510-0150**

2009003534 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $16.00
DOCUMENTARY TAX: $42.00
2009003534 BK:2264 PG:1678
01/26/2009 02:27 PM 1 PG
AHOLMES,DC Receipt #002373

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 22 day of **September, 2008** by **ROBERT BALOGA, AKA ROBERT J. BALOGA, and PATRICIA BALOGA, AKA PATRICIA M. BALOGA, INDIVIDUALLY AND AS TRUSTEES OF THE BALOGA LIVING TRUST DATED JANUARY 6, 1993**, herein called the grantors, to **C.C. PROPERTIES & LANDS DEVELOPMENT, LLC**, whose post office address is, **2525 PONCE DE LEON BLVD. 5TH CORAL GABLES, FL 33134**, 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)

W I T N E S S E T H: That the grantors, for and in consideration of the sum of $6,000.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in CITRUS County, State of Florida, viz.:

Lots 15 & 16, Block 251 of INVERNESS HIGHLANDS SOUTH, according to the map or plat thereof as recorded in Plat Book 3, Pages 51 through 66, inclusive, Public Records of Citrus County, Florida.

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

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

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

AND, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2007.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Dorothy Graf
Witness #1 Printed Name

Witness #2 Signature

Wendy Jaklitsch
Witness #2 Printed Name

ROBERT BALOGA, individually and as Trustee
20 PATRICIA CT., MASSAPEQUA, NY 11758

PATRICIA BALOGA, individually and as Trustee
20 PATRICIA CT., MASSAPEQUA, NY 11758

STATE OF NEW YORK
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 22 day of September, 2008 by ROBERT BALOGA, AKA ROBERT J. BALOGA, and PATRICIA BALOGA, AKA PATRICIA M. BALOGA, INDIVIDUALLY AND AS TRUSTEES OF THE BALOGA LIVING TRUST DATED JANUARY 6, 1993 who are personally known to me or have produced **Driver's License** as identification.

SEAL

Notary Public

Maureen A Fulford
Printed Notary Name

My commission expires:

MAUREEN A. FULFORD
Notary Public, State of New York
No. 01FU6147203
Qualified in Nassau County
Commission Expires May 30, 2010

File No: **08-21048**

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $53.50
2009003535 BK:2264 PG:1679
01/26/2009 02:27 PM 6 PGS
AHOLMES,DC Receipt #002373

2009003535 6 PGS

This instrument prepared by
and return to: Jessica Holcomb
American Title Services, Inc.
2230 Hwy. 44 West
Inverness, Fl 34453
File No. 08-21048

TRUST AFFIDAVIT

State of NEW YORK
County of Nassau

BEFORE ME, the undersigned authority, personally appeared Robert J. Baloga and Patricia M. Baloga, after being first duly sworn depose and say:

1. That they are the Trustee of the BALOGA LIVING TRUST DATED JANUARY 6, 1993.

2. That said trust remains in full force and effect and has not been terminated nor revoked and there has been no appointment of any other successor Trustee(s).

3. That said Trust owns and holds fee simple title to lands described in that certain instrument recorded in Official Records Book 989, page 1262, public records of Citrus County, Florida.

4. That as Trustees the undersigned have the power to execute any and all documents and instruments required to convey and sell said lands, without joinder of any other party.

5. The consent of the beneficiaries of the Trust is not required in order to sell and convey said property, or, in the event that the consent of said beneficiaries is required, all necessary consents have been obtained.

6. The undersigned declares that he/she has examined this affidavit and to the best of his/her knowledge and belief it is true, correct, and complete.

X _____
ROBERT J. BALOGA

X _____
PATRICIA M. BALOGA

State of NEW YORK
County of Nassau

Sworn to and subscribed before me on this 22 **day of SEPTEMBER, 2008 by ROBERT J. BALOGA AND PATRICIA M. BALOGA, who have produced the following form of I.D.** Drivers License **and who did not take an oath.**

X _____
notary public
my commission expires: **(notary stamp/seal)**

MAUREEN A. FULFORD
Notary Public, State of New York
No. 01FU6147203
Qualified in Nassau County
Commission Expires May 30, 2010

The BALOGA Living Trust Restatement

Article One

Creation of Our Trust

Section 1. Our Trust

We are husband and wife. This is our Living Trust Restatement, dated JUL 20 1995, by ROBERT J. BALOGA, the husband Trustmaker, PATRICIA M. BALOGA, the wife Trustmaker, and the following initial Trustees:

ROBERT J. BALOGA

PATRICIA M. BALOGA

Our trust is a joint revocable living trust that contains our instructions for our own well-being and that of our loved ones. All references to "our trust" or "trust," unless otherwise stated, shall refer to this Living Trust and the trusts created in it. All references to "Trustee" shall refer to our initial Trustee or Trustees, or their successor or successors in trust.

When the term "Trustmaker" is used in our trust, it shall have the same legal meaning as "Grantor," "Settlor," "Trustor," or any other term referring to the maker of a trust.

Notwithstanding anything in our trust to the contrary, when we are serving as Trustees under our trust, either of us may act for and conduct business on behalf of our trust as a Trustee without the consent of any other Trustee.

Section 2. The Name of Our Trust

For convenience, our trust shall be known as the:

BALOGA LIVING TRUST, dated January 6, 1993

For purposes of beneficiary designations and transfers directly to our trust, our trust shall be referred to as:

> ROBERT J. BALOGA and PATRICIA M. BALOGA, Trustees, or their successors in trust, under the BALOGA LIVING TRUST, dated January 6, 1993, and any amendments thereto.

3. Outright Distribution

If circumstances prevent our Trustee from accomplishing the first two alternatives under this paragraph, our Trustee may, in its sole and absolute discretion, distribute such stock to the beneficiaries as if the trust had terminated, while continuing to hold any other non-S corporation property in trust.

Each newly created S corporation trust shall have mandatory distributions of income and shall not provide for powers of appointment that can be exercised by the beneficiary during the beneficiary's lifetime. In all other respects, the newly created trusts shall be as consistent as possible with the original trusts and still qualify as Subchapter S trusts.

Our Trustee may take any action necessary with regard to S corporations, including making any elections required to qualify stock as S corporation stock, and may sign all required tax returns and forms.

v. Sale, Lease, and Other Dispositive Powers

Our Trustee may sell, lease, transfer, exchange, grant options with respect to, or otherwise dispose of the trust property.

It may deal with the trust property at such time or times, for such purposes, for such considerations and upon such terms, credits, and conditions, and for such periods of time, whether ending before or after the term of any trust created under this agreement, as it deems advisable.

Our Trustee may make such contracts, deeds, leases, and any other instruments it deems proper under the immediate circumstances, and may deal with the trust property in all other ways in which a natural person could deal with his or her property.

w. Securities Powers

In addition to those other securities powers granted throughout this Article, our Trustee may retain, exercise, or sell rights of conversion or subscription with respect to any securities held as part of the trust property.

Our Trustee may vote or refrain from voting at corporate meetings either

We have executed this agreement the day and year first written above.

We certify that we have read our foregoing revocable living trust agreement, and that it correctly states the terms and conditions under which our trust property is to be held, managed, and disposed of by our Trustee. We approve this revocable living trust in all particulars, and request our Trustee to execute it.

ROBERT J. BALOGA, Trustmaker

PATRICIA M. BALOGA, Trustmaker

ROBERT J. BALOGA, Trustee

PATRICIA M. BALOGA, Trustee

STATE OF NEW YORK)
) ss.
COUNTY OF NASSAU)

The foregoing living trust agreement was acknowledged before me on JUL 20 1995, by ROBERT J. BALOGA, as Trustmaker and Trustee.

Witness my hand and official seal.

My commission expires:

10/4/95

HOWARD VINOKUR
NOTARY PUBLIC, State of New York
No: 02VI5018791
Qualified In Nassau County
Commission Expires, October 4, 19 95

Notary Public

STATE OF NEW YORK)
) ss.
COUNTY OF NASSAU)

The foregoing living trust agreement was acknowledged before me on JUL 20 1995, by PATRICIA M. BALOGA, as Trustmaker and Trustee.

Witness my hand and official seal.

My commission expires:

10/4/95

HOWARD VINOKUR
NOTARY PUBLIC, State of New York
No: 02VI5018791
Qualified In Nassau County
Commission Expires, October 4, 19 95

Notary Public

2009007281 1 PG

THIS INSTRUMENT PREPARED BY AND RETURN TO:
JESSICA HOLCOMB
American Title Services of Citrus County, Inc.
2230 Highway 44 West
Inverness, Florida 34453
Property Appraisers Parcel I.D. No: 21-19S-20E-0020-02510-0150

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 05 day of **January, 2008** by **C.C. PROPERTIES & LANDS DEVELOPMENT, LLC**, herein called the grantor, to **GREEN WOOD PROPERTIES & LAND DEVELOPMENT, LLC** whose post office address is **P.O. DRAWER 2759, GAINESVILLE, FL 32601**, 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)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of $11,000.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in CITRUS County, State of Florida, viz.:

Lots 15 & 16, Block 251 of INVERNESS HIGHLANDS SOUTH, according to the map or plat thereof as recorded in Plat Book 3, Pages 51 through 66, inclusive, Public Records of Citrus County, Florida.

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

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

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2007.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature
JACOB ZARGO
Witness #1 Printed Name
D. Austin
Witness #2 Signature
DANIEL AUSTIN
Witness #2 Printed Name

C.C. PROPERTIES & LANDS DEVELOPMENT ,LLC

EYAL ANCONI, MANAGING MEMBER
2525 PONCE DE LEON BLVD. 5TH FLOOR, CORAL GABLES, FL 33134

STATE OF ISRAEL
COUNTY OF TEL AVIV

The foregoing instrument was acknowledged before me this 05 day of January, 2008 by EYAL ANCONI, MANAGING MEMBER of C.C. PROPERTIES & LANDS DEVELOPMENT, LLC on behalf of the corporation. He/She is personally known to me or has produced ISRAELI PASSPORT as identification.

SEAL

D. Austin
Notary Signature

DANIEL AUSTIN
Printed Notary Signature

My Commission Expires: ~~DEC 31, 2009~~ DEC 31, 2009

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $10.00
DOCUMENTARY TAX: $77.00
2009007281 BK:2268 PG:2191
02/17/2009 03:54 PM 1 PG
BTENNEY,DC Receipt #004932

File No.: 08-21247

Altkey: 1777402
SHUVI RAFAEL

Parcel ID: 20E19S210020 02510 0150
209 E INVERNESS BLVD , INVERNESS

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	8710 - INVERNESS HIGHLANDS SOUTH AND WEST
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	001043 - INVERNESS HIGHLANDS SOUTH
Short Legal	INVERNESS HGLDS SOUTH PB 3 PG 51 LOTS 15 & 16 BLK 251
Est. Parcel Sqft	9,602
Est. Parcel Acres	.22
Map SC-TW-RG	20-19S-20E

Recording Activity Notification (RAN) system — WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	SHUVI RAFAEL
Mailing Address	KIBUTZ SHFAIM 60990 ISRAEL

All Owners

Name	Owner Type
SHUVI RAFAEL	HW - Husband And Wife
SHUVI ORA	HW - Husband And Wife

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	$7,760	$0	$7,760	$5,388	$0	$5,388	$0	$118.92	Link
2024	$7,120	$0	$7,120	$4,898	$0	$4,898	$0	$88.60	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	$7,760	14.8298	$119.15

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
09/01/2008	$6,000	2264/1678	00-WARRANTY DEED	V
01/01/2008	$21,800	2288/1230	00-WARRANTY DEED	V
01/01/2008	$11,000	2268/2191	00-WARRANTY DEED	V
01/01/1993	$100	0989/1262	03-SAME FAMILY/DEED FOL	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			$7,760	MDR

Total Misc Value

Legal Description

Legal Description
INVERNESS HGLDS SOUTH PB 3 PG 51 LOTS 15 & 16 BLK 251

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.

1777402

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923077

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
1777402	2023/4512	06-01-2023
Legal Description		
INVERNESS HGLDS SOUTH PB 3 PG 51 LOTS 15 & 16 BLK 251		

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: 1777402
SHUVI RAFAEL

Parcel ID: 20E19S210020 02510 0150
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Citrus County Property Appraiser, Cregg E. Dalton

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