

RECEIVED

By Tifani White at 8:38 am, 6/18/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

513
R. 07/19
Page 1 of 2**Part 1: Tax Deed Application Information**

Applicant	BUFFALO BILL, LLC 1500 HWY A1A #1 VERO BEACH, FL 32963	Property Owner	MOMAN SHALENDAR 6712 EDGEWORTH DR ORLANDO, FL 32819-4727
Property description	REPLAT OF CHARPIAS ADD TO CRYSTAL RIVER UNREC SUB LOT 8 OF LOT 22 IN SEC 22, TWN 18S, RNG 17E MORE P (Full legal attached.)	Application date	Nov 05, 2025
		Certificate #	2023 / 4671
		Date certificate issued	06/01/2023
		Account number	3100897

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)
# 2023/4671	06/01/2023	144.37	28.87	173.24
→ Part 2: Total*				173.24

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)
# 2025/4674	06/01/2025	201.16	6.25	10.06	217.47
# 2024/4330	06/01/2024	167.60	6.25	22.63	196.48
# 2022/5138	06/01/2022	126.81	6.25	6.34	139.40
Part 3: Total*					553.35

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)	726.59
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	163.55
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)	138.09
7. Total Paid (Lines 1-6)	1,453.23

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 18th of June, 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)	1,582.23
17. Redemption fee	6.25
18. Total amount to redeem	1,588.48
Date of sale	
Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

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

Clerk of Court (complete Part 5)

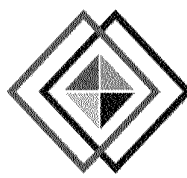
Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8 through 12**. Enter the amount on **Line 13**.

Line 14: Total Paid Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

FULL LEGAL (If applicable)

REPLAT OF CHARPIAS ADD TO CRYSTAL RIVER UNREC SUB LOT 8 OF LOT 22 IN SEC 22, TWN 18S, RNG 17E MORE PART DESC AS: COM AT THE NE CORNER UN REC LOT 9 AS DESCRIBED IN OR 3335 PG 1915, SAID POINT ALSO BEING THE SE CORNER OF LOT 8 AND THE POB, THN S 89DEG 03M 24S W ALONG PARCEL LINE 79.75 FT TO THE SE CORNER

OF LOT 7 AS BEING DESCRIBED IN OR 3287 PG 2223 SAID POINT ALSO BEING THE SW CORNER OF LOT 8, THN N 0DEG 40M 35S W A DST OF 104.13 FT TO THE SOUTHERN ROW OF NE 1ST TERRACE AND THE NE CORNER LOT 7, THN N 89DEG 03M 24S E ALONG SAID ROW A DST OF 79.78 FT TO THE EASTERN ROW OF N JOYNER TERRACE POINT ALSO BEING THE NE CORNER OF SAID LOT 8, THN S 0DEG 40M 39S E ALONG THE EASTERN ROW OF N JOYNER TERRACE A DST OF 104.13 MOL TO THE POB.



TAX DEED APPLICATION COVER LETTER

Account #: 3100897

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
1500 HWY A1A #1
VERO BEACH, FL 32963

Owner on Current Tax Roll

MOMAN SHALENDAR
6712 EDGEWORTH DR
ORLANDO, FL 32819-4727

Additional Parties, Per Search

SHALENDAR MOMAN
1004 JANES LANE
LAKE ALFRED, FL 33850

Title Holder

SILVER STATE TOKEN LLC
6193 9TH AVE CIR N E, FREDERICK CLARK
BRADENTON, FL 34212

Title Holder

SILVER STATE TOKEN, LLC
300 ALKMAAR ST
ELLENTON, FL 34222

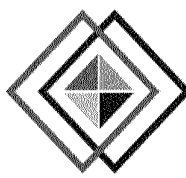
Title Holder

WHITE FACILITIES, LLC
609 WASHINGTON ST
PLYMOUTH, NC 27962

Title Holder

TIM PARROTT, REGISTERED AGENT
O/B/O SILVER STATE TOKEN LLC

Title Holder's Agent/
Rep



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

300 ALKMAAR ST
ELLENTON, FL 34222

Certified By:

Christina Sedlak

Tax Collector or Authorized Designee

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
3100897	17E18S220030 00220 0080	1274 NE 1ST TER CRYSTAL RIVER 34429

Legal Description

REPLAT OF CHARPIAS ADD TO CRYSTAL RIVER UNREC SUB LOT 8 OF LOT 22 IN SEC 22, TWN 18S, RNG 17E MORE PART DESC AS:
COM AT THE NE CORNER UN REC LOT 9 AS DESCRIBED IN OR 3335 PG 1915, SAID POINT ALSO BEING THE SE CORNER OF LOT 8 AND THE POB, THN S 89DEG 03' 24" W ALONG PARCEL LINE 79.75 FT TO THE SE CORNER OF LOT 7 AS BEING DESCRIBED IN OR 3287 PG 2223 SAID POINT ALSO BEING THE SW CORNER OF LOT 8, THN N 0DEG 40' 35" W A DST OF 104.13 FT TO THE SOUTHERN ROW OF NE 1ST TERRACE AND THE NE CORNER LOT 7, THN N 89DEG 03' 24" E ALONG SAID ROW A DST OF 79.78 FT TO THE EASTERN ROW OF N JOYNER TERRACE POINT ALSO BEING THE NE CORNER OF SAID LOT 8, THN S 0DEG 40' 39" E ALONG THE EASTERN ROW OF N JOYNER TERRACE A DST OF 104.13 MOL TO THE POB.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 4671	\$6,269	No	No	No

Owner of Record on Current Tax Roll
SHALENDAR MOMAN

Billing Name & Address

6712 EDGEWORTH DR
ORLANDO FL 32819-4727

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: 05/29/2026 **Search covers** **20 years** **through:** 05/26/2026

Christina Young
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
SILVER STATE TOKEN, LLC 300 ALKMAAR ST ELLENTON FL 34222	Warranty Deed Bk:3216 Pg:1569	
SILVER STATE TOKEN LLC 6193 9TH AVE CIR N E, FREDERICK CLARK BRADENTON FL 34212	Sunbiz Silver State	
TIM PARROTT, REGISTERED AGENT O/B/O SILVER STATE TOKEN LLC 300 ALKMAAR ST ELLENTON FL 34222	Sunbiz Silver State	
WHITE FACILITIES, LLC 609 WASHINGTON ST PLYMOUTH NC 27962	Quit Claim Deed Bk:3500 Pg:337	White Facilities, LLC may have an interest in subject property. No Sunbiz record found.
SHALENDAR MOMAN 1004 JANES LANE LAKE ALFRED FL 33850	Warranty Deed Bk:2115 Pg:1492	This party is being included as an apparent titleholders due to the possible invalidity of Deed in 3216-1569. It only has one witness.

Related Documents (for Reference)

Warranty Deed
Bk:1931 Pg:876

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

Prepared by and return to:
Orlando Realty Opportunities
Shalendar Moman
6712 Edgeworth Dr.
Orlando, FL 32819

THIS WARRANTY DEED made the 12th day of October 2021 by

SHALENDAR MOMAN

Whose post office address is: 6712 Edgeworth Dr.
Orlando, Florida 32819

Hereinafter called the grantor to:

SILVER STATE TOKEN, LLC

Whose post office address is: 300 Alkmaar St.
Ellenton, Florida 34222

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/or corporations).

WITNESSETH: That the grantor, for and in consideration of a sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantor, all the certain property situated in Citrus County, Florida, viz.:

**REPLAT OF CHARPIAS ADD TO CRYSTAL RIVER UNREC SUB LOT 08 OF LOT 22
FURTHER DESC IN OR BK 1060 PG 688 & OR BK 1931 PG 876 - PARCEL ID:
17E18S220030002200080 - ALTKEY 3100897**

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 property in fee simple; that the grantor has good right and lawfully authority to sell and convey said property; that the grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever; and that said property is free of all encumbrances, except taxes for the current subsequent years, restrictions, limitations, covenants and easements of record, if any. This property is not the homestead of the seller.

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

Witness:

Sign: Stephanie Braga
Print: Stephanie Braga

By: Shalendar Moman
Name: Shalendar Moman

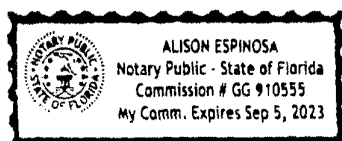
STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me on this 12th day of October of 2021, by Shalendar Moman who is personally known to me and who did take an oath.

Provided FLX @

NOTARY PUBLIC:

Sign: Alison Espinosa





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

Detail by Entity Name

Foreign Limited Liability Company

SILVER STATE TOKEN LIMITED LIABILITY COMPANY

Filing Information

Document Number	M21000014282
FEI/EIN Number	96-0953568
Date Filed	10/26/2021
State	WY
Status	INACTIVE
Last Event	REVOKED FOR ANNUAL REPORT
Event Date Filed	09/22/2023
Event Effective Date	NONE

Principal Address

6193 9th Ave Cir N E, Frederick Clark
Bradenton, FL 34212

Changed: 06/27/2022

Mailing Address

6193 9th Ave Cir N E, Frederick Clark
Bradenton, FL 34212

Changed: 06/27/2022

Registered Agent Name & Address

PARROTT, TIM
300 ALKMAAR ST
ELLENTON, FL 34222

Authorized Person(s) Detail

Name & Address

Title AP

PARROTT, TIM
300 ALKMAAR ST
ELLENTON, FL 34222

Title MEM

PARROTT, TIM
300 ALKMAAR ST
ELLENTON, FL 34222

Annual Reports

Report Year	Filed Date
2022	04/09/2022

Document Images

04/09/2022 -- ANNUAL REPORT	View image in PDF format
10/26/2021 -- Foreign Limited	View image in PDF format

Prepared by: Fred Clark
310 "B" 2nd St
Washington, NC
27889

Quitclaim Deed

The Quit Claim Deed executed this 11th day of JUNE, 2024, by first party,
Grantor, Shalendar moman
whose post office address is Orlando, Florida
to second party, Grantee White Facilities, LLC
whose post office address is 609 Washington St, plymouth NC, 27962

Witnesseth, that the said first party, for the sum of \$ 10.00, and other good and valuable
consideration paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and
quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the
following described parcel of land, and improvements, and appurtenance thereto in CITRUS County, Florida to wit:

Tax ID 17e18s220030 00220 0080
REPLT OF CHARPIAS ADD TO CRYSTAL RIVER UNREC SUB LOT 8 OF 22

In witness whereof, the said first party has signed and sealed these presents the day and year first above written, sealed
and delivered in presence of:

[Signature]
Witness Signature

Heitor de Souto
Printed Name: HECTOR SOUTO
37 N ORANGE AVE
ORLANDO FL 32801
[Signature]
Witness Signature

ERICK NEGRON
Printed Name: ERICK NEGRON
7425 R Phillips Blvd
ORLANDO FL 32819
County of: ORANGE

[Signature]
Grantor Signature SHALENDAR MOMAN
612 EDGEWORTH DR
ORLANDO, FL 32819
Shalendar Moman

[Signature]
Printed Name
[Signature]
Grantor Signature
[Signature]
Printed Name

State of: Florida

Sworn to and subscribed before me this 11th day of JUNE, 2024. The Party of the first part
appeared, personally known to me/produced a valid ID, and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s) upon behalf of
which the person(s) acted, executed the instrument. Witness my hand an official seal.



ERICK NEGRON
Notary Public
State of Florida
Comm# HH457443
Expires 10/23/2027

[Signature]
Notary signature

Prepared by and return to:
EC Realty Network, Inc.
Enio Carvalho
7575 Kingspointe Parkway, Suite 9
Orlando, Florida, 32819



2007022668 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$105.00
2007022668 BK: 2115 PG: 1492
04/13/2007 12:46 PM 1 PG
NWEIGESHOFF, DC Receipt #013235

THIS WARRANTY DEED made the 11th day of April of 2007 by:

CARVALHO FAMILY TRUST dated August, 10, 1993
ENIO CARVALHO, TRUSTEE and ANA C. CARVALHO, CO-TRUSTEE

Hereinafter called the grantor to:

SHALENDAR MOMAN

Whose post office address is: 1004 Janes Lane
Lake Alfred, Florida, 33850

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/or corporations).

WITNESSETH: That the grantor, for and in consideration of the sum of \$ 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 property situated in Citrus County, Florida, viz :

REPLAT OF CHARPIAS ADD TO CRYSTAL RIVER UNREC SUB LOT 08 OF LOT 22 FURTHER DESC IN OR BK 1060 PG 688 & OR BK 1931 PG 876 - PARCEL ID: 17E18S220030002200080 - ALTKEY 3100897

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 property in fee simple; that the grantor has good right and lawful authority to sell and convey said property; that the grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever; and that said property is free of all encumbrances, except taxes for the current subsequent years, restrictions, limitations, covenants and easements of record, if any. This property is not the homestead of the seller.

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

Witnesses:

Sign: Eric Dias
Print: Eric Dias

By: Enio Carvalho
Name: Enio Carvalho, Trustee

Sign: MARGAS MACHUCA
Print: Doris Margas Machuca

By: Ana C. Carvalho
Name: Ana C. Carvalho, Co-Trustee
518 Lakescape Court,
Orlando, Florida, 32828

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me on this 12th day of April of 2007, by Enio Carvalho and Ana C. Carvalho who are personally known to me and who did take an oath.

NOTARY PUBLIC:

Sign: [Signature]
Notary Public

NOTARY PUBLIC-STATE OF FLORIDA
Roberto Jose Torres
Commission # DD579988
Expires: JULY 31, 2010
BONDED THRU ATLANTIC BONDING CO., INC.

Prepared by
Toni Duvall, an employee of
First American Title Insurance Company d/b/a Crystal River Title
9030 West Fort Island Trail, Suite 4
Crystal River, Florida 34429
(352)795-3535

Return to: Grantee

File No.: 1067-951578



2005096848 10 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE \$86.50
DOCUMENTARY TAX \$94.50
2005096848 BK:1931 PG:876
10/31/2005 01:31 PM 10 PGS
KCCR,DC Receipt #056250

WARRANTY DEED

Made this October 20 of 2005 by and between

Charles Hwang

whose address is: **7081 Grand National Dr. Ste# 104, Orlando, FL 32819**
hereinafter called the "grantor", to

Enio Carvalho, Trustee, and Ana C. Carvalho, Co -Trustee of the Carvalho Family Trust, dated August 10, 1993

whose post office address is: **518 Lakescape Court, Orlando, FL 32828**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same.)

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**, to-wit:

PARCEL 1:

Unrecorded Lots 10 and 11 of Lot 14, CHARPIA'S ADDITION TO CRYSTAL RIVER as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida, being Lot 14 of said CHARPIA'S ADDITION TO CRYSTAL RIVER; LESS AND EXCEPT the following unrecorded Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15 and 16, of said Lot 14, being more particularly described as follows:

LESS AND EXCEPT

Unrecorded Lot 1 of Lot 14, CHARPIA'S ADDITION TO CRYSTAL RIVER, more particularly described as follows: Commence at the Northwest corner of Lot 14, CHARPIA'S ADDITION TO CRYSTAL RIVER as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida; thence N. 89°07'35" E., along the North line of said Lot 14, a distance of 79.74 feet; thence S. 0°40'04" E., parallel to the West line of said Lot 14, a distance of 104.24 feet; thence S. 89°06'44" W., 79.74 feet to a point on said West line; thence N. 0°40'04" W., along said West line, a distance of 104.25 feet to the Point of Beginning.

AND LESS AND EXCEPT

Unrecorded Lot 2 of Lot 14, CHARPIA'S ADDITION TO CRYSTAL RIVER, more particularly described as follows: Commence at the Northwest corner of Lot 14, CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida; thence N. 89°07'35" E., along the North line of said Lot 14, a distance of 79.74 feet to the Point of Beginning; thence continue N. 89°07'35" E., along said North line, a distance of 79.74 feet; thence S. 0°41'04" E., parallel to the West line of said Lot 14, a distance of 104.22 feet; thence S. 89°06'44" W., 79.74 feet; thence N. 0°40'04" W., parallel to said West line, a distance of 104.24 feet to the Point of Beginning.

Unrecorded Lot 3 of Lot 14, CHARPIA'S ADDITION TO CRYSTAL RIVER, more particularly described as follows: Commence at the Northwest corner of Lot 14, CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida; thence N. 89°07'35" E., along the North line of said Lot 14, a distance of 159.48 feet to the Point of Beginning; thence continue N. 89°07'35" E., along said North line, a distance of 79.74 feet; thence S. 0°40'04" E., parallel to the West line of said Lot 14, a distance of 104.20 feet; thence S. 89°06'44" W., 79.74 feet; thence N. 0°40'04" W., parallel to said West line, a distance of 104.22 feet to the Point of Beginning.

AND LESS AND EXCEPT:

Unrecorded Lot 4 of Lot 14, CHARPIA'S ADDITION TO CRYSTAL RIVER, more particularly described as follows: Commence at the Northwest corner of Lot 14, CHARPIA'S ADDITION TO CRYSTAL RIVER as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida; thence N. 89°07'35" E., along the North line of said Lot 14, a distance of 239.22 feet to the Point of Beginning; thence continue N. 89°07'35" E., along said North line, a distance of 79.74 feet; thence S. 0°40'04" E., parallel to the West line of said Lot 14, a distance of 104.18 feet; thence S. 89°06'44" W., 79.74 feet; thence N. 0°40'04" W., parallel to said West line, a distance of 104.20 feet to the Point of Beginning.

AND LESS AND EXCEPT:

Unrecorded Lot 5 of Lot 14, CHARPIA'S ADDITION TO CRYSTAL RIVER, more particularly described as follows: Commence at the Northwest corner of Lot 14, CHARPIA'S ADDITION TO CRYSTAL RIVER as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida; thence N. 89°07'35" E., along the North line of said Lot 14, a distance of 318.96 feet to the Point of Beginning; thence continue N. 89°07'35" E., along said North line, a distance of 79.74 feet; thence S. 0°40'04" E., parallel to the West line of said Lot 14, a distance of 104.16 feet; thence S. 89°06'44" W., 79.74 feet; thence N. 0°40'04" W., parallel to said West line, a distance of 104.18 feet to the Point of Beginning.

AND LESS AND EXCEPT:

Unrecorded Lot 6 of Lot 14, CHARPIA'S ADDITION TO CRYSTAL RIVER, more particularly described as follows: Commence at the Northwest corner of Lot 14, CHARPIA'S ADDITION TO CRYSTAL RIVER as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida; thence N. 89°07'35" E., along the North line of said Lot 14, a distance of 398.70 feet to the Point of Beginning; thence continue N. 89°07'35" E., along said North line, a distance

of 79.74 feet; thence S. 0°40'04" E., parallel to the West line of said Lot 14, a distance of 104.14 feet; thence S. 89°06'44" W., 79.74 feet; thence N. 0°40'04" W., parallel to said West line, a distance of 104.16 feet to the Point of Beginning.

AND LESS AND EXCEPT:

Unrecorded Lot 7 of Lot 14, CHARPIA'S ADDITION TO CRYSTAL RIVER, more particularly described as follows: Commence at the Northwest corner of Lot 14, CHARPIA'S ADDITION TO CRYSTAL RIVER as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida; thence N. 89°07'35" E., along the North line of said Lot 14, a distance of 478.44 feet to the Point of Beginning; thence continue N. 89°07'35" E., along said North line, a distance of 79.74 feet; thence S. 0°40'04" E., parallel to the West line of said Lot 14, a distance of 104.12 feet; thence S. 89°06'44" W., 79.74 feet; thence N. 0°40'04" W., parallel to said West line, a distance of 104.14 feet to the Point of Beginning.

AND LESS AND EXCEPT:

Unrecorded Lot 8 of Lot 14, CHARPIA'S ADDITION TO CRYSTAL RIVER, more particularly described as follows: Commence at the Northwest corner of Lot 14, CHARPIA'S ADDITION TO CRYSTAL RIVER as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida; thence N. 89°07'35" E., along the North line of said Lot 14, a distance of 558.18 feet to the Point of Beginning; thence continue N. 89°07'35" E., along said North line a distance of 79.74 feet to the Northeast corner of said Lot 14; thence S. 0°40'38" E., along the East line of said Lot 14, a distance of 104.10 feet; thence S. 89°06'44" W., 79.76 feet; thence N. 0°40'04" W., parallel to the West line of said Lot 14, a distance of 104.12 feet to the Point of Beginning.

AND LESS AND EXCEPT:

Unrecorded Lot 9 of Lot 14, CHARPIA'S ADDITION TO CRYSTAL RIVER, more particularly described as follows: Commence at the Northwest corner of Lot 14, CHARPIA'S ADDITION TO CRYSTAL RIVER as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida; thence S. 0°40'04" E., along the West line of said Lot 14, a distance of 208.52 feet to the Southwest corner of said Lot 14; thence N. 89°05'52" E., along the South line of said Lot 14, a distance of 558.18 feet to the Point of Beginning; thence continue N. 89°05'52" E., along said South line, a distance of 79.77 feet to the Southeast corner of said Lot 14; thence N. 0°40'38" W., along the East line of said Lot 14, a distance of 104.10 feet; thence S. 89°06'44" W., 79.76 feet; thence S. 0°40'04" E., parallel to said West line, a distance of 104.12 feet to the Point of Beginning.

AND LESS AND EXCEPT:

Unrecorded Lot 12 of Lot 14, CHARPIA'S ADDITION TO CRYSTAL RIVER, more particularly described as follows: Commence at the Northwest corner of Lot 14, CHARPIA'S ADDITION TO CRYSTAL RIVER as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida; thence S. 0°40'04" E., along the West line of said Lot 14, a distance of 208.52 feet to the Southwest corner of said Lot 14; thence N. 89°05'52" E., along the South line of said Lot 14, a distance of 318.96 feet to the Point of beginning; thence continue N. 89°05'52" E., along said South line, a distance of 79.74 feet; thence N. 0°40'04" W., parallel to said West

line, a distance of 104.16 feet; thence S. 89°06'44" W., 79.74 feet; thence S. 0°40'04" E., 104.18 feet to the Point of Beginning.

Unrecorded Lot 13 of Lot 14, CHARPIA'S ADDITION TO CRYSTAL RIVER, more particularly described as follows: Commence at the Northwest corner of Lot 14, CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida; thence S. 0°40'04" E., along the West line of said Lot 14, a distance of 208.52 feet to the Southwest corner of said Lot 14; thence N. 89°05'52" E., along the South line of said Lot 14, a distance of 239.22 feet to the Point of Beginning; thence continue N. 89°05'52" E., along said South line, a distance of 79.74 feet; thence N. 0°40'04" W., parallel to said West line a distance of 104.18 feet; thence S. 89°06'44" W., 79.74 feet; thence S. 0°40'04" E., parallel to said West line, a distance of 104.20 feet to the Point of Beginning.

AND LESS AND EXCEPT:

Unrecorded Lot 14 of Lot 14, CHARPIA'S ADDITION TO CRYSTAL RIVER, more particularly described as follows: Commence at the Northwest corner of Lot 14, CHARPIA'S ADDITION TO CRYSTAL RIVER as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida; thence S. 0°40'04" E., along the West line of said Lot 14, a distance of 208.52 feet to the Southwest corner of said Lot 14; thence N. 89°05'52" E., along the South line of said Lot 14, a distance of 159.48 feet to the Point of Beginning; thence continue N. 89°05'52" E., along said South line a distance of 79.74 feet; thence N. 0°40'04" W., parallel to said West line, a distance of 104.20 feet; thence S. 89°06'44" W., 79.74 feet; thence S. 0°40'04" E., 104.22 feet to the Point of Beginning.

AND LESS AND EXCEPT:

Unrecorded Lot 15 of Lot 14, CHARPIA'S ADDITION TO CRYSTAL RIVER, more particularly described as follows: Commence at the Northwest corner of Lot 14, CHARPIA'S ADDITION TO CRYSTAL RIVER as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida; thence S. 0°40'04" E., along the West line of said Lot 14, a distance of 208.52 feet to the Southwest corner of said Lot 14; thence N. 89°05'52" E., along the South line of said Lot 14, a distance of 79.74 feet to the Point of Beginning; thence continue N. 89°05'52" E., along said South line, a distance of 79.74 feet; thence N. 0°40'04" W., parallel to said West line, a distance of 104.22 feet; thence S. 89°06'44" W., 79.74 feet; thence S. 0°40'04" E. parallel to said West line, a distance of 104.24 feet to the Point of Beginning.

AND LESS AND EXCEPT:

Unrecorded Lot 16 of Lot 14, CHARPIA'S ADDITION TO CRYSTAL RIVER, more particularly described as follows: Commence at the Northwest corner of Lot 14, CHARPIA'S ADDITION TO CRYSTAL RIVER as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida; thence S. 0°40'04" E., along the West line of said Lot 14, a distance of 104.26 feet to the Point of Beginning; thence continue S. 0°40'04" E., along said West line, a distance of 104.26 feet to the Southwest corner of said Lot 14; thence N. 89°05'52" E., along the South line of said Lot 14, a distance of 79.74 feet; thence N. 0°40'04" W., parallel to said West line, a distance of 104.24 feet; thence S. 89°06'44" W., 79.74 feet to the Point of Beginning.

AND

PARCEL 2:

Unrecorded Lots 7, 10, 13 and 16 of Lot 19, CHARPIA'S ADDITION TO CRYSTAL RIVER as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida, being Lot 19 of said CHARPIA'S ADDITION TO CRYSTAL RIVER; LESS AND EXCEPT the following unrecorded Lots 1, 2, 3, 4, 5, 6, 8, 9, 11, 12, 14 and 15 of said Lot 19, being more particularly described as follows:

LESS AND EXCEPT:

Unrecorded Lot 1 of Lot 19, CHARPIA'S ADDITION TO CRYSTAL RIVER, more particularly described as follows: Commence at the Northwest corner of Lot 19, CHARPIA'S ADDITION TO CRYSTAL RIVER as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida; thence N. 89°05'52" E., along the North line of said Lot 19, a distance of 79.78 feet; thence S. 0°37'20" E., 104.20 feet; thence S. 89°05'26" W., 79.76 feet to the East right of way of Northeast 12th Street, a 50 foot right of way; thence N. 0°38'00" W., along said right of way, a distance of 104.21 feet to the Point of Beginning.

AND LESS AND EXCEPT

Unrecorded Lot 2 of Lot 19, CHARPIA'S ADDITION TO CRYSTAL RIVER, more particularly described as follows: Commence at the Northwest corner of Lot 19, CHARPIA'S ADDITION TO CRYSTAL RIVER as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida; thence N. 89°05'52" E., along the North line of said Lot 19, a distance of 79.74 feet to the Point of Beginning; thence continue N. 89°05'52" E., along said North line, a distance of 79.74 feet; thence S. 0°40'04" E., parallel to the West line of said Lot 19, a distance of 104.22 feet; thence S. 89°05'01" W., 79.74 feet; thence N. 0°40'04" W., parallel to said West line, a distance of 104.24 feet to the Point of Beginning.

AND LESS AND EXCEPT

Unrecorded Lot 3 of Lot 19, CHARPIA'S ADDITION TO CRYSTAL RIVER, more particularly described as follows: Commence at the Northwest corner of Lot 19, CHARPIA'S ADDITION TO CRYSTAL RIVER as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida; thence N. 89°05'52" E., along the North line of said Lot 19, a distance of 159.48 feet to the Point of Beginning; thence continue N. 89°05'52" E., along said North line, a distance of 79.74 feet; thence S. 0°40'04" E., parallel to the West line of said Lot 19, a distance of 104.20 feet; thence S. 89°05'01" W., 79.74 feet; thence N. 0°40'04" W., parallel to said West line, a distance of 104.22 feet to the Point of Beginning.

AND LESS AND EXCEPT

Unrecorded Lot 4 of Lot 19, CHARPIA'S ADDITION TO CRYSTAL RIVER, more particularly described as follows: Commence at the Northwest corner of Lot 19, CHARPIA'S ADDITION TO CRYSTAL RIVER as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida; thence N. 89°05'52" E. along the North line of said Lot 19, a distance of 239.22 feet to the Point of Beginning; thence continue N. 89°05'52" E., along said North line, a distance of 79.74 feet; thence S. 0°40'04" E., parallel to the West line of said Lot 19, a distance of

104.20 feet; thence S. 89°05'01" W., 79.74 feet; thence N. 0°40'04" W., parallel to said West line, a distance of 104.22 feet to the Point of Beginning.

AND LESS AND EXCEPT

Unrecorded Lot 5 of Lot 19, CHARPIA'S ADDITION TO CRYSTAL RIVER, more particularly described as follows: Commence at the Northwest corner of Lot 19, CHARPIA'S ADDITION TO CRYSTAL RIVER as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida; thence N. 89°05'52" E., along the North line of said Lot 19, a distance of 318.96 feet to the Point of Beginning; thence continue N. 89°05'52" E., along said North line, a distance of 79.74 feet; thence S. 0°40'04" E., parallel to the West line of said Lot 19, a distance of 104.16 feet; thence S. 89°05'01" W., 79.74 feet; thence N. 0°40'04" W., parallel to said West line, a distance of 104.18 feet to the Point of Beginning.

AND LESS AND EXCEPT

Unrecorded Lot 6 of Lot 19, CHARPIA'S ADDITION TO CRYSTAL RIVER, more particularly described as follows: Commence at the Northwest corner of Lot 19, CHARPIA'S ADDITION TO CRYSTAL RIVER as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida; thence N. 89°05'52" E., along the North line of said Lot 19, a distance of 398.70 feet to the Point of Beginning; thence continue N. 89°05'52" E., along said North line, a distance of 79.74 feet; thence S. 0°40'04" E., parallel to the West line of said Lot 19, a distance of 104.14 feet; thence S. 89°05'01" W., 79.74 feet; thence N. 0°40'04" W., parallel to said West line, a distance of 104.16 feet to the Point of Beginning.

AND LESS AND EXCEPT

Unrecorded Lot 8 of Lot 19, CHARPIA'S ADDITION TO CRYSTAL RIVER, more particularly described as follows: Commence at the Northwest corner of Lot 19, CHARPIA'S ADDITION TO CRYSTAL RIVER as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida; thence N. 89°05'52" E., along the North line of said Lot 19, a distance of 558.18 feet to the Point of Beginning; thence continue N. 89°05'52" E., along said North line, a distance of 79.78 feet to the Northeast corner of said Lot 19; thence S. 0°40'38" E., along said East line of said Lot 19, a distance of 104.10 feet; thence S. 89°05'01" W., 79.80 feet; thence N. 0°40'04" W., parallel to the West line of said Lot 19, a distance of 104.12 feet to the Point of Beginning.

AND LESS AND EXCEPT:

Unrecorded Lot 9 of Lot 19, CHARPIA'S ADDITION TO CRYSTAL RIVER, more particularly described as follows: Commence at the Northwest corner of Lot 19, CHARPIA'S ADDITION TO CRYSTAL RIVER as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida; thence S. 0°40'04" E., along the West line of said Lot 19, a distance of 208.52 feet to the Southwest corner of said Lot 19; thence N. 89°04'10" E., along the South line of said Lot 19, a distance of 558.18 feet to the Point of Beginning; thence continue N. 89°04'10" E., along said South line, a distance of 79.82 feet to the Southeast corner of said Lot 19; thence N. 0°40'38" W., along the East line of said Lot 19, a distance of 104.10 feet; thence S. 89°05'01" W., 79.80 feet; thence S. 0°40'04" E., parallel to said West line, a distance of 104.12 feet to the Point of Beginning.

AND LESS AND EXCEPT:

Unrecorded Lot 11 of Lot 19, CHARPIA'S ADDITION TO CRYSTAL RIVER, more particularly described as follows: Commence at the Northwest corner of Lot 19, CHARPIA'S ADDITION TO CRYSTAL RIVER as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida; thence S. 0°40'04" E., along the West line of said Lot 19, a distance of 208.52 feet to the Southwest corner of said Lot 19; thence N. 89°04'10" E., along the South line of said Lot 19, a distance of 398.70 feet for a Point of Beginning; thence continue N. 89°04'10" E., along the South line of Lot 19, a distance of 79.74 feet; thence N. 0°40'04" W., parallel to the West line of said Lot 19, a distance of 104.14 feet; thence S. 89°05'01" W., a distance of 79.74 feet; thence S. 0°40'04" E., a distance of 104.16 feet to the Point of Beginning.

AND LESS AND EXCEPT:

Unrecorded Lot 12 of Lot 19, CHARPIA'S ADDITION TO CRYSTAL RIVER, more particularly described as follows: Commence at the Northwest corner of Lot 19, CHARPIA'S ADDITION TO CRYSTAL RIVER as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida; thence S. 0°40'04" E., along the West line of said Lot 19, a distance of 208.52 feet to the Southwest corner of said Lot 19; thence N. 89°04'10" E., along the South line of said Lot 19, a distance of 318.96 feet to the Point of Beginning; thence continue N. 89°04'10" E., along said South line, a distance of 79.74 feet; thence N. 0°40'04" W., parallel to said West line, a distance of 104.16 feet; thence S. 89°05'01" W., 79.74 feet; thence S. 0°40'04" E., parallel to said West line, a distance of 104.18 feet to the Point of Beginning.

AND LESS AND EXCEPT:

Unrecorded Lot 14 of Lot 19, CHARPIA'S ADDITION TO CRYSTAL RIVER, more particularly described as follows: Commence at the Northwest corner of Lot 19, CHARPIA'S ADDITION TO CRYSTAL RIVER as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida; thence S. 0°40'04" E., along the West line of said Lot 19, a distance of 208.52 feet to the Southwest corner of said Lot 19; thence N. 89°04'10" E., along the South line of said Lot 19, a distance of 159.48 feet to the Point of Beginning; thence continue N. 89°04'10" E., along said South line, a distance of 79.74 feet; thence N. 0°40'04" W., parallel to said West line, a distance of 104.20 feet; thence S. 89°05'01" W., 79.74 feet; thence S. 0°40'04" E., parallel to said West line, a distance of 104.22 feet to the Point of Beginning.

AND LESS AND EXCEPT:

Unrecorded Lot 15 of Lot 19, CHARPIA'S ADDITION TO CRYSTAL RIVER, more particularly described as follows: Commence at the Northwest corner of Lot 19, CHARPIA'S ADDITION TO CRYSTAL RIVER as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida; thence S. 0°40'04" E., along the West line of said Lot 19, a distance of 208.52 feet to the Southwest corner of said Lot 19; thence N. 89°04'10" E., along the South line of said Lot 19, a distance of 79.74 feet to the Point of Beginning; thence continue N. 89°04'10" E., along said South line, a distance of 79.74 feet; thence N. 0°40'04" W., parallel to said West line, a distance of 104.22 feet; thence S. 89°05'10" W., 79.74 feet; thence S. 0°40'04" E., parallel to said West line, a distance of 104.24 feet to the Point of Beginning.

PARCEL 3:

Unrecorded Lots 3, 5 and 8 of Lot 22, CHARPIA'S ADDITION TO CRYSTAL RIVER as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida, being Lot 22 of said CHARPIA'S ADDITION TO CRYSTAL RIVER; LESS AND EXCEPT the following unrecorded Lots 1, 2, 4, 6, 7, 9, 10, 11, 12, 13, 14 15, and 16 of said Lot 22, being more particularly described as follows:

LESS AND EXCEPT:

Unrecorded Lot 1 of Lot 22, CHARPIA'S ADDITION TO CRYSTAL RIVER, more particularly described as follows: Commence at the Northwest corner of Lot 22, CHARPIA'S ADDITION TO CRYSTAL RIVER as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida; thence N. 89°04'10" E., along the North line of said Lot 22, a distance of 79.74 feet; thence S. 0°40'04" E. parallel to the West line of said Lot 22, a distance of 104.24 feet; thence S. 89°03'19" W., 79.74 feet to a point on said West line; thence N. 0°40'04" W., along said West line, a distance of 104.26 feet to the Point of Beginning.

AND LESS AND EXCEPT:

Unrecorded Lot 2 of Lot 22, CHARPIA'S ADDITION TO CRYSTAL RIVER, more particularly described as follows: Commence at the Northwest corner of Lot 22, CHARPIA'S ADDITION TO CRYSTAL RIVER as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida; thence N. 89°04'10" E., along the North line of said Lot 22, a distance of 79.74 feet to the Point of Beginning; thence continue N. 89°04'10" E., along said North line, a distance of 79.74 feet; thence S. 0°40'04" E., parallel to the West line of said Lot 22, a distance of 104.22 feet; thence S. 89°03'19" W., 79.74 feet; thence N. 0°40'04" W, parallel to said West line, a distance of 104.24 feet to the Point of Beginning.

AND LESS AND EXCEPT:

Unrecorded Lot 4 of Lot 22, CHARPIA'S ADDITION TO CRYSTAL RIVER, more particularly described as follows: Commence at the Northwest corner of Lot 22, CHARPIA'S ADDITION TO CRYSTAL RIVER as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida; thence N. 89°04'10" E., along the North line of said Lot 22, a distance of 239.22 feet to the Point of Beginning; thence continue N. 89°04'10" E., along said North line, a distance of 79.74 feet; thence S. 0°40'04" E., parallel to the West line of said Lot 22, a distance of 104.18 feet; thence S. 89°03'19" W., 79.74 feet; thence N. 0°40'04" W., parallel to said West line, a distance of 104.20 feet to the Point of Beginning.

AND LESS AND EXCEPT:

Unrecorded Lot 6 of Lot 22, CHARPIA'S ADDITION TO CRYSTAL RIVER, more particularly described as follows: Commence at the Northwest corner of Lot 22, CHARPIA'S ADDITION TO CRYSTAL RIVER as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida; thence N. 89°04'10" E., along the North line of said Lot 22, a distance of 398.70 feet to the Point of Beginning; thence continue N. 89°04'10" E., along said North line, a distance of 79.74 feet; thence S. 0°40'04" E., parallel to the West line of said Lot 22, a distance of 104.14 feet; thence S. 89°03'19" W., 79.74 feet; thence N. 0°40'04" W., parallel to said West line, a distance of 104.16 feet to the Point of Beginning.

AND LESS AND EXCEPT:

Unrecorded Lot 7 of Lot 22, CHARPIA'S ADDITION TO CRYSTAL RIVER, more particularly described as follows: Commence at the Northwest corner of Lot 22, CHARPIA'S ADDITION TO CRYSTAL RIVER as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida; thence N. 89°04'10" E., along the North line of said Lot 22, a distance of 478.44 feet to the Point of Beginning; thence continue N. 89°04'10" E., along said North line, a distance of 79.74 feet; thence S. 0°40'04" E., parallel to the West line of said Lot 22, a distance of 104.12 feet; thence S. 89°03'19" W., 79.74 feet; thence N. 0°40'04" W., parallel to said West line, a distance of 104.14 feet to the Point of Beginning.

AND LESS AND EXCEPT:

The entire South 1/2 of Lot 22, of CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida, containing unrecorded Lots 9, 10, 11, 12, 13, 14, 15 and 16, inclusive.

Parcel Identification Number: 2258764

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

This land is not the homestead of the Grantor under the Laws and Constitution of the state of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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; 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 31st of 2004.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Charles Hwang
Charles Hwang

Signed, sealed and delivered in the presence of these witnesses:

Vivian Archie
Witness Signature

Print Name: Vivian Archie

Carol W. Campbell
Witness Signature

Print Name: CAROL W. CAMPBELL

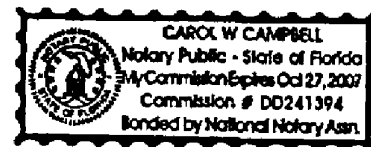
State of FLORIDA

County of ORANGE

The Foregoing Instrument was Acknowledged before me on 10/20/05, by
Charles Hwang—who is/are personally known to me or who has/have produced
_____ as identification.

Carol W. Campbell
NOTARY PUBLIC

Notary Print Name
My Commission Expires: _____



Altkey: 3100897
MOMAN SHALENDAR

Parcel ID: 17E18S220030 00220 0080
1274 NE 1st TER , CRYSTAL RIVER, 34429

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3360 - CRYSTAL RIVER (CITY OF) NON-WATERFRONT
Tax District	000R - CITY OF CRYSTAL RIVER
Subdivision	000259 - CHARPIA`S ADD. TO CRYSTAL RIVE
Short Legal	REPLAT OF CHARPIAS ADD TO CRYSTAL RIVER UNREC SUB LOT 8 OFLOT 22 IN SEC 22, TWN 18S, RNG 17E MORE PART DESC AS:COM AT THE NE CORNER UN REC LOT 9 AS DESCRIBED IN OR 3335 PG
Est. Parcel Sqft	8,396
Est. Parcel Acres	.19
Map SC-TW-RG	22-18S-17E

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

Mailing Address

Name	MOMAN SHALENDAR
Mailing Address	6712 EDGEWORTH DR ORLANDO FL 32819 4727

All Owners

Name	Owner Type
MOMAN SHALENDAR	IN - Individual

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	\$13,690	\$0	\$13,690	\$6,269	\$0	\$6,269	\$0	\$170.36	Link
2024	\$11,170	\$0	\$11,170	\$5,699	\$0	\$5,699	\$0	\$148.02	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	000R	CITY OF CRYSTAL RIVER	\$13,690	20.8418	\$285.32

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.

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
06/11/2024	\$100	3500/0337	98-UNABLE TO PROCESS	V
10/12/2021	\$100	3216/1569	98-UNABLE TO PROCESS	V
04/01/2007	\$15,000	2115/1492	00-WARRANTY DEED	V
10/01/2005	\$13,500	1931/0876	14-SALE / MORE THAN 1 PARCEL	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	79.00	79.0	104			\$13,690	R1

Total Misc Value

Legal Description**Legal Description**

REPLAT OF CHARPIAS ADD TO CRYSTAL RIVER UNREC SUB LOT 8 OF LOT 22 IN SEC 22, TWN 18S, RNG 17E MORE PART DESC AS: COM AT THE NE CORNER UN REC LOT 9 AS DESCRIBED IN OR 3335 PG 1915, SAID POINT ALSO BEING THE SE CORNER OF LOT 8 AND THE POB, THN S 89DEG 03' 24" W ALONG PARCEL LINE 79.75 FT TO THE SE CORNER OF LOT 7 AS BEING DESCRIBED IN OR 3287 PG 2223

SAID POINT ALSO BEING THE SW CORNER OF LOT 8, THN N 0DEG 40' 35" W A DST OF 104.13 FT TO THE SOUTHERN ROW OF NE 1ST TERRACE AND THE NE CORNER LOT 7, THN N 89DEG 03' 24" E ALONG SAID ROW A DST OF 79.78 FT TO THE EASTERN ROW OF N JOYNER TERRACE POINT ALSO BEING THE NE CORNER OF SAID LOT 8, THN S 0DEG 40' 39" E ALONG THE EASTERN ROW OF N JOYNER TERRACE A DST OF 104.13 MOL TO THE POB.

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.

3100897

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923060

To: Tax Collector of CITRUS COUNTY, Florida

I,
BUFFALO BILL, LLC
1500 HWY A1A #1
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
3100897	2023/4671	06-01-2023
Legal Description		
REPLAT OF CHARPIAS ADD TO CRYSTAL RIVER UNREC SUB LOT 8 OF LOT 22 IN SEC 22, TWN 18S, RNG 17E MORE PART DESC AS: COM AT THE NE CORNER UN REC LOT 9 AS DESCRIBED IN OR 3335 PG 1915, SAID POINT ALSO BEING THE SE CORNER OF LOT 8 AND THE POB, THN S 89DEG 03M 24S W ALONG PARCEL LINE 79.75 FT TO THE SE CORNER OF LOT 7 AS BEING DESCRIBED IN OR 3287 PG 2223 SAID POINT ALSO BEING THE SW CORNER OF LOT 8, THN N 0DEG 40M 35S W A DST OF 104.13 FT TO THE SOUTHERN ROW OF NE 1ST TERRACE AND THE NE CORNER LOT 7, THN N 89DEG 03M 24S E ALONG SAID ROW A DST OF 79.78 FT TO THE EASTERN ROW OF N JOYNER TERRACE POINT ALSO BEING THE NE CORNER OF SAID LOT 8, THN S 0DEG 40M 39S E ALONG THE EASTERN ROW OF N JOYNER TERRACE A DST OF 104.13 MOL TO THE POB.		

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
1500 HWY A1A #1
VERO BEACH, FL 32963

11-05-2025
Application Date

Applicant's signature

Altkey: 3100897
MOMAN SHALENDAR

Parcel ID: 17E18S220030 00220 0080
1274 NE 1st TER, CRYSTAL RIVER, 34429

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 3360 - CRYSTAL RIVER (CITY OF) NON-WATERFRONT
Tax District 000R - CITY OF CRYSTAL RIVER
Subdivision 000259 - CHARPIA'S ADD. TO CRYSTAL RIVE
Short Legal REPLAT OF CHARPIAS ADD TO CRYSTAL RIVER UNREC
SUB LOT 8 OFLOT 22 IN SEC 22, TWN 18S, RNG 17E
MORE PART DESC AS:COM AT THE NE CORNER UN
REC LOT 9 AS DESCRIBED IN OR 3335 PG

Est. Parcel Sqft 8,396
Est. Parcel Acres .19
Map SC-TW-RG 22-18S-17E

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

Mailing Address

Name MOMAN SHALENDAR
Mailing Address 6712 EDGEWORTH DR
ORLANDO FL 32819 4727

All Owners

Name	Owner Type
MOMAN SHALENDAR	IN - Individual

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	\$13,690	\$0	\$13,690	\$6,269	\$0	\$6,269	\$0	\$170.36	Link
2024	\$11,170	\$0	\$11,170	\$5,699	\$0	\$5,699	\$0	\$148.02	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	000R	CITY OF CRYSTAL RIVER	\$13,690	20.8418	\$285.32

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.

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
06/11/2024	\$100	3500/0337	98-UNABLE TO PROCESS	V
10/12/2021	\$100	3216/1569	98-UNABLE TO PROCESS	V
04/01/2007	\$15,000	2115/1492	00-WARRANTY DEED	V
10/01/2005	\$13,500	1931/0876	14-SALE / MORE THAN 1 PARCEL	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	79.00	79.0	104				R1

Total Misc Value
