RECEIVED
By Tifani White at 8:30 am, 7/20/26

# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes



## Part 1: Tax Deed Application Information

| | | | |
|---|---|---|---|
| Applicant | FIG 20, LLC<br>FIG 20, LLC FBO SEC PTY<br>PO BOX 12225<br>NEWARK, NJ 07101-3411 | Property Owner | HOROWITZ ROBERT A<br>HOROWITZ MICHELLE S<br>200 N COUNTRY CLUB DR<br>CRYSTAL RIVER, FL 34429 |
| Property description | PARADISE CTRY CLUB UNIT 2 PB 3 PG 34 LOT 7 BLK K | Application date | Apr 09, 2026 |
| | | Certificate # | 2024 / 5741 |
| | | Date certificate issued | 06/01/2024 |
| | | Account number | 1100941 |

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

| Column 1<br>Certificate Number | Column 2<br>Date of Certificate Sale | Column 3<br>Face Amount of Certificate | Column 4<br>Interest | Column 5: Total<br>(Column 3 + Column 4) |
|---|---|---|---|---|
| # 2024/5741 | 06/01/2024 | 3,667.58 | 474.49 | 4,142.07 |
| | | | **→ Part 2: Total*** | **4,142.07** |

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

| Column 1<br>Certificate Number | Column 2<br>Date of Other Certificate Sale | Column 3<br>Face Amount of Other Certificate | Column 4<br>Tax Collector's Fee | Column 5<br>Interest | Total<br>(Column 3 + Column 4 + Column 5) |
|---|---|---|---|---|---|
| # 2025/6170 | 06/01/2025 | 3,946.38 | 6.25 | 235.14 | 4,187.77 |
| | | | | **Part 3: Total*** | **4,187.77** |

## 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) | 8,329.84 |
| 2. | Delinquent taxes paid by the applicant | 0.00 |
| 3. | Current taxes paid by the applicant | 3,888.50 |
| 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) | 568.95 |
| 7. | **Total Paid** (Lines 1-6) | 13,212.29 |

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 17th of July, 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) | 13,341.29 |
| 17. | Redemption fee | 6.25 |
| 18. | Total amount to redeem | 13,347.54 |
| | 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 #:** 1100941

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**
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

**Owner on Current Tax Roll**
HOROWITZ ROBERT A
HOROWITZ MICHELLE S
200 N COUNTRY CLUB DR
CRYSTAL RIVER, FL 34429

**Additional Parties, Per Search**

CITY OF CRYSTAL RIVER — Lien Holder
730 NORTH SUNCOAST BOULEVARD
CRYSTAL RIVER, FL 34429

ROBERT A. HOROWITZ AND MICHELLE S. HOROWITZ — Title Holder
8532 SHADOW WOOD BLVD.
CORAL SPRINGS, FL 33071

**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 #: 923185

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 |
|---|---|---|
| 1100941 | 17E18S330120 000K0 0070 | 200 N COUNTRY CLUB DR<br>CRYSTAL RIVER 34429 |

**Legal Description**
PARADISE CTRY CLUB UNIT 2 PB 3 PG 34 LOT 7 BLK K

## Other Parcel Info

| Certificate # | Assessed Value | Homestead? | Mobile Home? | Bankruptcy? |
|---|---|---|---|---|
| 2024 - 5741 | $240,005 | No | No | No |

**Owner of Record on Current Tax Roll**
ROBERT A HOROWITZ, MICHELLE S HOROWITZ

200 N COUNTRY CLUB DR
CRYSTAL RIVER FL 34429

**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:** 07/15/2026 **Search covers** **20 years** **through:** 07/13/2026

*Christina Young*
Title Examiner

**General Examiner Comments:**

## APPARENT TITLE HOLDER

| Name & Address of Record | Document | Examiner Comments |
|---|---|---|
| ROBERT A. HOROWITZ AND MICHELLE S. HOROWITZ<br>8532 SHADOW WOOD BLVD.<br>CORAL SPRINGS FL 33071 | Warranty Deed<br>Bk:2728 Pg:266<br><br>Warranty Deed<br>Bk:2728 Pg:267 | |

**Related Documents (for Reference)**

Warranty Deed
Bk:1532 Pg:471

Warranty Deed
Bk:2402 Pg:517

## 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 |
|---|---|---|
| CITY OF CRYSTAL RIVER<br>730 NORTH SUNCOAST BOULEVARD<br>CRYSTAL RIVER FL 34429 | Lien<br>Bk:3578 Pg:1278 | |

**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
#2015056899 BK: 2728 PG: 266 12/8/2015 4:41 PM 1 Receipt: 2015049876
RECORDING $10.00 INDEX $1.00 D DOCTAX PD $1,050.00

④

Prepared By and Return To:
JENNIFER C. DUCA of
FIDELITY TITLE SERVICES, LLC
151 E. Highland Boulevard
Inverness, Florida 34452

File No. 15-111437

Parcel ID No. 1100941

# Warranty Deed

Made this 7 day of **December, 2015** A.D. by **DIANA KERR, INDIVIDUALLY AND AS TRUSTEE OF THE 1995 KERR TRUST, DATED DECEMBER 4, 1995, AS AMENDED BY FIRST AMENDMENT TO TRUST AGREEMENT DATED DECEMBER 13, 2001 AND SECOND AMENDMENT TO TRUST AGREEMENT DATED OCTOBER 15, 2003,** whose post office address is: **3 Aspen Drive, Campton, New Hampshire 03223**, hereinafter called the grantor, to **ROBERT A. HOROWITZ AND MICHELLE S. HOROWITZ,** husband and wife, whose post office address is: 8532 Shadow Wood Blvd, Coral Springs, FL 33071, 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 individual and the successor and assigns of corporations.)*

**WITNESSETH:** That the grantor, for and in consideration of the sum of Ten and 00/100 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 7, Block K, Paradise Country Club Unit No. 2, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 34, of the Public Records of Citrus County, Florida.

SUBJECT TO covenants, restrictions and easements of record.
**GRANTOR HEREBY WARRANTS AND CERTIFIES THAT THE HEREIN DESCRIBED PROPERTY IS NOT, NOR IS CONTIGUOUS TO, THE HOMESTEAD OF GRANTOR OR HIS/HER SPOUSE, AS DEFINED BY THE CONSTITUTION OF THE STATE OF FLORIDA.**
**FLOOD HAZARD WARNING**

THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.

**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; 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, 2015.

**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 Printed Name Lauren Barscewski

Witness Printed Name Jennifer C Duca

Diana Kerr Ind.& as TTEE
**DIANA KERR, Individually and as Trustee**
Address: 3 Aspen Drive, Campton, New Hampshire 03223

Address:

State of Florida
County of Citrus
The foregoing instrument was acknowledged before me this 7 day of **December, 2015**, by **DIANA KERR**, individually and as Trustee of the 1995 Kerr Trust dated 12/4/1995, as amended by First Amendment to Trust Agreement dated 12/13/2001 and Second Amendment to Truste Agreement dated 10/15/2003, who is personally known to me or who has produced NH DL as identification.

{SEAL}

JENNIFER C. DUCA
Commission # FF 084396
Expires March 6, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

My Commission Expires:

NOTARY PUBLIC

Jennifer C Duca
Print Notary Public Name:

**Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller**
**#2015056900 BK: 2728 PG: 267 12/8/2015 4:41 PM 1 Receipt: 2015049876**
**RECORDING $10.00 INDEX $2.00 D DOCTAX PD $0.70**

(15

Prepared By and Return To:
JENNIFER C. DUCA of
FIDELITY TITLE SERVICES, LLC
151 E. Highland Boulevard
Inverness, Florida 34452

File No. 15-111437

Parcel ID No. 1100941

# Warranty Deed

Made this 7 day of **December, 2015** A.D. by **DIANA KERR, INDIVIDUALLY AND AS TRUSTEE OF THE ROBIN H. KERR FAMILY TRUST CREATED UNDER THE 1995 KERR TRUST, DATED DECEMBER 4, 1995, AS AMENDED BY FIRST AMENDMENT TO TRUST AGREEMENT DATED DECEMBER 13, 2001 AND SECOND AMENDMENT TO TRUST AGREEMENT DATED OCTOBER 15, 2003,** whose post office address is: **3 Aspen Drive, Campton, New Hampshire 03223**, hereinafter called the grantor, to **ROBERT A. HOROWITZ AND MICHELLE S. HOROWITZ**, HUSBAND AND WIFE, whose post office address is: 8532 Shadow Wood Blvd, Coral Springs, FL 33071, 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 individual and the successor 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 7, Block K, Paradise Country Club Unit No. 2, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 34, of the Public Records of Citrus County, Florida.

SUBJECT TO covenants, restrictions and easements of record.
**GRANTOR HEREBY WARRANTS AND CERTIFIES THAT THE HEREIN DESCRIBED PROPERTY IS NOT, NOR IS CONTIGUOUS TO, THE HOMESTEAD OF GRANTOR OR HIS/HER SPOUSE, AS DEFINED BY THE CONSTITUTION OF THE STATE OF FLORIDA.**

**FLOOD HAZARD WARNING**

THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.

**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; 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, [user input prior year].

**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 Printed Name Lauren Barscewski

Witness Printed Name Jennifer C Duca

Diana Kerr, Ind + as TTEE
**DIANA KERR, Individually & as Trustee**
Address: 3 Aspen Drive, Campton, New Hampshire 03223

Address:

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me this 7 day of **December, 2015**, by **DIANA KERR**, Individually and as Trustee of The Robin H. Kerr Family Trust creaded under the 1995 Kerr Trust, dated 12/4/1995, as amended by First Amendment to Trust Agreement dated 12/13/2001 and Second Amendment to Trust Agreement dated 10/15/2003, who is personally known to me or who has produced NH DL as identification.

JENNIFER C. DUCA
Commission # FF 084396
Expires March 6, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

{SEAL}

**NOTARY PUBLIC**

Jennifer C Duca
**Print Notary Public Name:**

My Commission Expires:

FTS- WARRANTY DEED

R0463
122200

THIS INSTRUMENT PREPARED BY AND RETURN TO:
**Brenda L. Buta**
Citrus Land Title
4089 North Lecanto Highway
Beverly Hills, Florida 34465

1279920 1 PG

Property Appraisers Parcel Identification (Folio) Numbers: **33 18S 17E 0120 000K0 0070**
Grantees SS #s: and
File #02B01051

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED,** made the 29 day of **August, 2002** by **Marjorie Murphy, a single woman,** herein called the grantor, to **Daniel G. Leitner and Theresa A. Leitner, husband and wife** whose post office address is 20980 Heath Ave. No. Forest Lake, MN 55025, hereinafter called the Grantees:

*(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 TEN AND 00/100'S ($10.00) 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.:

**Lot 7, Block K, PARADISE COUNTRY CLUB, UNIT NO. 2, according to the plat thereof as recorded in Plat Book 3, Page 34, 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, 2001.

**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

Brenda L. Buta
Witness #1 Printed Name

Witness #2 Signature

Caroline Prestidge
Witness #2 Printed Name

Marjorie Murphy L.S.
**Marjorie Murphy**
[illegible] College Ave. Swarthmore PA 19081

FLOOD HAZARD AREA
This property may be subject to flooding. You should contact local building and zoning officials and obtain the latest information regarding flood elevations and restrictions on development before making plans for the use of this property.

**STATE OF** Florida
**COUNTY OF** Citrus

The foregoing instrument was acknowledged before me this 29th day of **August, 2002** by **Marjorie Murphy, a single woman** who is personally known to me or has produced Valid drivers licenses as identification.

**SEAL**

BRENDA L. BUTA
Notary Public, State of Florida
My comm. expires May 16, 2003
Comm. No. CC837028
1-800-3-Notary Fla. Notary Service & Bonding Co.

Notary Public

Brenda L. Buta
Printed Notary Name

My Commission Expires:

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE $6.00
DOCUMENTARY TAX $1,022.00
# 1279920 BK 1532 PG 471-471
09/05/2002 03:13 PM 1 PG
KCCR.DC Receipt #006871

This instrument prepared by:
Name: **Bill Hudson**
**Land Title of Citrus County, Inc.**
Address: **3899 S. Suncoast Blvd, Ste 100**
**Homosassa, Fl. 34448**

Return to: **Land Title of Citrus County, Inc.**
**FILE NO. LT-30783**
Address: **3899 S. Suncoast Blvd, Ste 100**
**Homosassa, Fl. 34448**

Property Appraisers Parcel Identification Number(s):
**1100941**
Grantee(s) S.S #'s:

2011005388 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $19.50
DOCUMENTARY TAX: $896.00
# 2011005388 BK:2402 PG:517
02/07/2011 09:43 AM 2 PGS
DPENNINGTO,DC Receipt #004812

***THIS WARRANTY DEED*** *made the 28th day of January, 2011 by Daniel G. Leitner and Theresa A. Leitner, husband and wife whose street address is* **20980 Heath Ave N., Forest Lake, MN 55025,** *hereinafter called the grantor, to Robin H. Kerr, as Co-Trustee and Diana Kerr, as Co-Trustee of the 1995 Kerr Trust UTD December 4, 1995 whose street address is* ~~[illegible]~~, ~~Woodstock, NH 03293~~ *hereinafter called the grantee:* 200 Country Club Dr. Crystal River, FL 34429

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

***WITNESSETH,*** *that the grantor, for and in consideration of the sum $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, State of* ***FL,*** *is:*

**For legal description, see rider marked Schedule A, attached hereto and made a part hereof.**

**Trustee(s) herein has/have the power and authority to protect, conserve, sell and convey, or to lease, encumber and execute, or otherwise to manage and dispose of the real property described herein.**

***Together,*** *with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.*

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

***And*** *the grantor hereby covenants with the 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 31ST, 2010. FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.*

***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:*

Barbara J Leitner
*Signature*
Barbara J. Leitner
*Printed Signature*

Tracy Fahrendorff
*Signature*
Tracy Fahrendorff
*Printed Signature*

Daniel G. Leitner

Theresa A. Leitner

**FLOOD HAZARD WARNING**
**This property maybe subject to flooding You should contact local building and zoning officials and obtain the latest information regarding flood elevations and restrictions on development before making plans for the use of this property**

STATE OF MN
COUNTY OF ANOKA

*The foregoing instrument was acknowledged before me this 28th day of January, 2011 by Daniel G. Leitner and Theresa A. Leitner, husband and wife, who is personally known to me or who produced* _____ *as identification and who did/did not take an oath.*

Pamela A Broucek
*Notary Public*
*My Commission Expires:* 1-31-2015

*[seal]*

PAMELA A. BROUCEK
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2015

***SCHEDULE A***

*"Description of Property"*

Lot 7, Block K, PARADISE COUNTRY CLUB, UNIT NO. 2, according to the plat thereof as recorded in Plat Book 3, page 34, Public Records of Citrus County, Florida.

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025038505 BK: 3578 PG: 1278 6/25/2025 11:28 AM 1 Receipt: 2025033516
RECORDING $10.00

PREPARED BY AND RETURN TO:
Sabrinna Utter, Deputy City Clerk
CITY OF CRYSTAL RIVER, FLORIDA
123 N.W. U.S. Hwy 19
Crystal River, Florida 34428
(352) 795-4216 ext. 301

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

## WARNING!

**THIS LEGAL DOCUMENT REFLECTS THAT A LIEN HAS BEEN PLACED ON THE REAL PROPERTY LISTED HEREIN. PURSUANT TO F.S. §159.17, IF THIS LIEN REMAINS DELINQUENT FOR MORE THAN 30 DAYS, IT MAY BE FORECLOSED BY THE CITY OF CRYSTAL RIVER, FLORIDA, IN THE MANNER PROVIDED BY THE LAWS OF FLORIDA FOR THE FORECLOSURE OF MORTGAGES ON REAL PROPERTY. UNLESS THE OWNER OF SUCH PROPERTY SATISFIES THIS LIEN, IT SHALL BE PRIOR IN RIGHT TO ALL OTHER LIENS ON SUCH LANDS OR PREMISES EXCEPT THE LIEN OF STATE, COUNTY AND MUNICIPAL TAXES AND SHALL BE ON A PARITY WITH THE LIEN OF SUCH STATE, COUNTY AND MUNICIPAL TAXES.**

## CLAIM OF LIEN

STATE OF FLORIDA )
COUNTY OF CITRUS )

Before me, the undersigned Notary Public, personally appeared Audra K. Curts-Whann, who was duly sworn and states that she is the City Manager of the lienor identified herein:

**CITY OF CRYSTAL RIVER, FLORIDA**
whose address is 123 Northwest U.S. Highway 19, Crystal River, Florida 34428

And further states that the City of Crystal River, Florida, has provided water, sewer, solid waste and/or stormwater materials and services to the following real property located in Citrus County, Florida, owned by **HOROWITZ ROBERT A and HOROWITZ MICHELLE S** and more particularly described as follows:

*Legal Description*: **PARADISE CTRY CLUB UNIT 2 PB 3 PG 34 LOT 7 BLK K**
*Parcel Identification*: **17E18S330120 000K0 0070**
*a/k/a Property Address*: **200 N COUNTRY CLUB DR , CRYSTAL RIVER**

Specifically, Lienor claims that the owner described herein is indebted to the City of Crystal River, Florida, in the amount of **$316.33** as of **May 31, 2025**, for services and materials rendered to the property described herein for water, sewer, solid waste and/or stormwater utility services. Notice of Delinquency has previously been sent to the owner.

**CITY OF CRYSTAL RIVER, FLORIDA**

**Audra K. Curts-Whann, City Manager**

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Audra K. Curts-Whann, who is personally known to me, and that the foregoing document was sworn to (or affirmed) and subscribed before me by Audra K. Curts-Whann, this 24th day of June, 2025.

**Notary Public**
**My Commission Expires:**

SABRINNA R. UTTER
Notary Public
State of Florida
Comm# HH279717
Expires 6/23/2026

**Altkey: 1100941**
**HOROWITZ ROBERT A**

**Parcel ID: 17E18S330120 000K0 0070**
**200 N COUNTRY CLUB DR , CRYSTAL RIVER, 34429**

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

| | |
|---|---|
| PC Code | 0100 - SINGLE FAMILY |
| Bldg Counts | Res 1 / MH 0 / Comm 0 |
| Nbhd | 3290 - PARADISE COUNTRY CLUB/ HOURGLASS LAKE |
| Tax District | 0000 - COASTAL RIVERS BASIN |
| Subdivision | 001382 - PARADISE COUNTRY CLUB UNIT 2 |
| Short Legal | PARADISE CTRY CLUB UNIT 2 PB 3 PG 34 LOT 7 BLK K |
| Est. Parcel Sqft | 15,000 |
| Est. Parcel Acres | .34 |
| Map SC-TW-RG | 33-18S-17E |

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

**Mailing Address**

| | |
|---|---|
| Name | HOROWITZ ROBERT A |
| Mailing Address | 200 N COUNTRY CLUB DR<br>CRYSTAL RIVER FL 34429 |

**All Owners**

| Name | Owner Type |
|---|---|
| HOROWITZ ROBERT A | HW - Husband And Wife |
| HOROWITZ MICHELLE S | 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 | $30,000 | $210,973 | $240,973 | $240,005 | $0 | $240,005 | $0 | $3,775.24 | Link |
| 2024 | $30,000 | $218,243 | $248,243 | $218,186 | $0 | $218,186 | $0 | $3,561.29 | 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 | 0000 | COASTAL RIVERS BASIN | $240,973 | 14.8298 | $3,738.42 |

**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 |
|---|---|---|
| 0030 | SOLID WASTE, RESID IMPRVD | $27.00 |
| 0131 | FIRE SERVICES ASSESSMENT | $125.00 |
| 0154 | STORMWATER | $58.84 |

**Sales**

| Sale Date | Sale Price | Book/Page | Instr Type | V/I |
|---|---|---|---|---|
| 12/07/2015 | $100 | 2728/0267 | 02-MIN DOC STAMP ($100) | I |
| 12/07/2015 | $150,000 | 2728/0266 | 00-WARRANTY DEED | I |
| 01/01/2011 | $128,000 | 2402/0517 | 00-WARRANTY DEED | I |
| 08/01/2002 | $146,000 | 1532/0471 | 00-WARRANTY DEED | I |
| 11/01/2001 | $133,000 | 1468/1639 | 00-WARRANTY DEED | I |

| | | | |
|---|---|---|---|
| 04/01/2000 | $110,000 1358/2354 | 00-WARRANTY DEED | I |
| 08/01/1996 | $119,500 1148/0458 | 51-51 | I |
| 01/01/1986 | $30,000 0689/0965 | 17-17 | V |
| 08/01/1984 | $100 0648/1097 | 03-SAME FAMILY/DEED FOL | V |
| 08/01/1983 | $25,500 0622/1876 | 00-WARRANTY DEED | V |
| 10/01/1978 | $1,000 0550/1863 | 11-11 | 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.

**Permit Summary**

| Permit Date | Permit Number | Description | Amount | Occupancy Date |
|---|---|---|---|---|
| 11/07/2013 | 201308328 | REPLACE EXISTING SCREEN ROOM AND DECK WITH NEW SCR | $7,945 | |
| 04/15/2011 | 201102545 | REROOF SFD-REPLACE WITH METAL ***NOC IN OLP FOR RE | $14,400 | |
| 01/01/1987 | 75791 | RES | $38,314 | 06/01/1987 |

**Land & Agricultural**

| Line | Land Use | Type | Units | Frontage | Depth | Ag Flag | Classified Value | Just Value | Zoning |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 0105-SFR GOLF COURSE | F-FRONT FOOT | 100.00 | 100.0 | 150 | | | $30,000 | CLR |

**Residential**

| | |
|---|---|
| Bldg Number | 1 |
| Class | R1 - RESIDENTIAL SINGLE FAMILY |
| Year Built | 1987 |
| Total FLA | 2,003 |
| Total Under Roof | 2,486 |
| Exterior Wall | 32 - CONCRETE BLOCK STUCCO |
| Foundation | 3 - CONT. FOOTING-AVG. |
| HVAC | 109 - HEAT PUMP |
| Stories | 1 |
| Floor System | 01 - CONC. SLAB |
| Roof Frame | 02 - HIP |
| Roof Cover | 08 - CUSTOM METAL |
| Fuel | 1 - ELECTRIC |
| Bedrooms/Full Baths/Half Baths | 3/2/ |
| Addl Fixtures | |
| FPL: Stacks/Openings | 1 / 1 |
| RCN | 309,179 |
| RCNLD | 203,623 |

**Additions to Base Area**

| Building | Description | Year Built | Area |
|---|---|---|---|
| 1 | MAIN BULDING | 1987 | 2,003 |
| 1 | GAR UNFINISHED | 2013 | 483 |

**Miscellaneous Improvements**

| Building # | Line | Description | Year Built | L | W | Units | Area | Value |
|---|---|---|---|---|---|---|---|---|
| 1 | 1 | SCREEN ENCLOSURE ALUMINUM-[1-SF] | 2013 | 10 | 13 | 1 | 130 | 500 |
| 1 | 2 | SCREEN ENCLOSURE ALUMINUM-[1-SF] | 1990 | 10 | 20 | 1 | 200 | 770 |
| 1 | 3 | CONCRETE PATIO NO FOOTER-[1-SF] | 1988 | 7 | 25 | 1 | 175 | 590 |
| 1 | 4 | CONCRETE PATIO NO FOOTER-[1-SF] | 2011 | 9 | 20 | 1 | 180 | 990 |
| 1 | 5 | UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF] | 2013 | 13 | 17 | 1 | 221 | 2,300 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 1 | 6 | CONCRETE PATIO NO FOOTER-[1-SF] | 2015 | 10 | 33 | 1 | 330 | 2,090 |
| 1 | 7 | WOOD PRIVACY FENCE-[1-SF] | 2015 | 6 | 48 | 1 | 288 | 110 |

| Total Misc Value |
|---|
| 7,350 |

**Legal Description**

| Legal Description |
|---|
| PARADISE CTRY CLUB UNIT 2 PB 3 PG 34 LOT 7 BLK K |

**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.

1100941

# APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923185

To: Tax Collector of CITRUS COUNTY, Florida

I,

FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411,

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 |
|---|---|---|
| 1100941 | 2024/5741 | 06-01-2024 |
| Legal Description | | |
| PARADISE CTRY CLUB UNIT 2 PB 3 PG 34 LOT 7 BLK K | | |

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
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

Applicant's signature

04-09-2026
Application Date

**Altkey: 1100941**
**HOROWITZ ROBERT A**

**Parcel ID: 17E18S330120 000K0 0070**
**200 N COUNTRY CLUB DR , CRYSTAL RIVER, 34429**

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### Permits

### Accela Permits (new system)

| Permit Date | Permit Number | Description | Amount | Occupancy Date |
|---|---|---|---|---|
| 06/30/2026 | BLD2606-0592 | INSTALL 3 TON GRANDAIRE CHANGE OUT A/C / NOC N/A / FLOOD ZONE: AE - BFE: 9.0' NG | $7,000 | |

### Legacy System Permits (Infor)

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| Fuel | 1 - ELECTRIC |
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| | |
| RCN | |
| RCNLD | |

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| 1 | 7 | WOOD PRIVACY FENCE-[1-SF] | 2015 | 6 | 48 | 1 | 288 | |

| Total Misc Value |
|---|