RECEIVED
By Tifani White at 3:33 pm, 7/22/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Property Owner	JULIA S REALTY MANAGEMENT LLC 8074 N MARINAZZO TER CRYSTAL RIVER, FL 34428
Property description	DE ROSA INC UNIT 5 REVISED PB 11 PG 29 LOT 79	Application date	Apr 09, 2026
		Certificate #	2024 / 4291
		Date certificate issued	06/01/2024
		Account number	3479829

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)
# 2024/4291	06/01/2024	251.61	42.20	293.81
			→ Part 2: Total*	**293.81**

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)
# 2025/4639	06/01/2025	367.04	6.25	32.80	406.09
				Part 3: Total*	**406.09**

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)	699.90
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	352.31
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)	66.47
7. **Total Paid** (Lines 1-6)	1,543.68

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.

Sabrina Maloy

Signature, Tax Collector or Designee

Citrus County, Florida

Date 15th of July, 2026

Send this certification to the Clerk of Court by 10 days after the date signed. *See Instructions on Page 2*

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

TAX DEED APPLICATION COVER LETTER

Account #: 3479829

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
JULIA S REALTY MANAGEMENT LLC
8074 N MARINAZZO TER
CRYSTAL RIVER, FL 34428

Additional Parties, Per Search

JULIA S REALTY MANAGEMENT LLC 7859 E. SMOKE TRAIL INVERNESS, FL 34453	Title Holder
JULIA S REALTY MANAGEMENT LLC 3149 EMMONS AVE BROOKLYN, NY 11235	Title Holder
YELENA SKLYUT, REGISTERED AGENT O/B/O JULIA S REALTY MANAGEMENT LLC 7859 E SMOKE TRAIL INVERNESS, FL 34453	Title Holder's Agent/Rep
YELENA SKLYUT, REGISTERED AGENT O/B/O JULIA S REALTY MANAGEMENT LLC 3149 EMMONS AVE BROOKLYN, NY 11235	Title Holder's Agent/Rep

Certified By:
Sabrina Maloy

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 #: 923156

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
3479829	17E17S22005A 0790	8074 N MARINAZZO TER CRYSTAL RIVER 34428

Legal Description
DE ROSA INC UNIT 5 REVISED PB 11 PG 29 LOT 79

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 4291	$21,290	No	No	No

Owner of Record on Current Tax Roll
JULIA S REALTY MANAGEMENT LLC

Billing Name & Address
8074 N MARINAZZO TER
CRYSTAL RIVER FL 34428

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: 07/20/2026 **Search covers** **20 years** **through:** 06/18/2026

Christina Young
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
JULIA S REALTY MANAGEMENT LLC 7859 E. SMOKE TRAIL INVERNESS FL 34453	Quit Claim Deed Bk:3363 Pg:502	
JULIA S REALTY MANAGEMENT LLC 3149 EMMONS AVE BROOKLYN NY 11235	Sunbiz Owner	
YELENA SKLYUT, REGISTERED AGENT O/B/O JULIA S REALTY MANAGEMENT LLC 7859 E SMOKE TRAIL INVERNESS FL 34453	Sunbiz Owner	

Related Documents (for Reference)

Warranty Deed
Bk:1837 Pg:1092

Certificate of Title
Bk:2403 Pg:1581

Warranty Deed
Bk:2420 Pg:1791

Certificate of Title
Bk:2774 Pg:1969

Quit Claim Deed
Bk:2803 Pg:2210

Quit Claim Deed
Bk:2852 Pg:2441

Quit Claim Deed
Bk:2870 Pg:2093

Quit Claim Deed
Bk:3146 Pg:1960

Death Certificate
Bk:3256 Pg:847

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:
Harold B. Stephens
825 North Citrus Avenue
Crystal River, Florida 34428
Parcel Identification (Folio) Numbers: 22 17S 17E 005A 0540 NX

2005028124 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE $10 00
DOCUMENTARY TAX $224 00
2005028124 BK: 1937 PG: 1092
04/05/2005 04:41 PM 1 PG
KCCR.DC Receipt #016909

WARRANTY DEED

THIS WARRANTY DEED, made the 9 day of **March, 2005** by **J. Lionel Bre,** married man herein called the grantor, to **Jair Ospina,** a married man whose post office address is **55 Tremont, Stanford, CT 06906,** hereinafter called the Grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of 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.:

Lots 79, DEROSA INC., Unit 5, Revised, according to the plat thereof recorded in Plat Book 11, Page 29, inclusive, public records of Citrus County, Florida.

Radon Gas Warning
Radon is a naturally occurring radioactive gas that, When it has accumulated in a building in sufficient Quantities, may present health risks to persons who are exposed to it over time Levels of Radon that exceed Federal and State guidelines have been found in buildings in Florida Additional information regarding Radon and Radon Testing may be obtained from your county public health unit.

FLOOD HAZARD WARNING
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.

SAID PROPERTY IS A VACANT LOT.

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

SUBJECT TO CONDITIONS, RESTRICTIONS, EASEMENTS OF RECORD MORTGAGES, AND ZONING ORDINANCES, IF ANY, AND TAXES FOR THE YEARS 2005 AND SUBSEQUENT YEARS.

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, 2005.

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:

Wanda Bender, Wanda Bender
Witness (SIGN AND PRINT)

J. Lionel Bre
1409 Maidris Road, Virginia Beach, VA 23455-3903

Cathy Y. Morris, Cathy Y. Morris
Witness (SIGN AND PRINT)

STATE OF VIRGINIA
COUNTY OF Virginia Beach

The foregoing instrument was acknowledged before me this 9th day of March, 2005 by J. Lionel Bre who is personally known to me or has produced Va. Drivers License as identification.

SEAL

Cathy Y. Morris
Notary Public: Cathy Y. Morris My Commission expires: Aug 31, 2005

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL DISTRICT
IN AND FOR CITRUS COUNTY, FLORIDA

CIVIL DIVISION

LOANZ BOYZ, LLC, a Florida Limited Liability Company,

Plaintiff,

v.

JAIR OSPINA, individually,

Defendant.

CASE NO. 2010 CA 3428

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $0.00
DOCUMENTARY TAX: $0.70
2011006667 BK:2403 PG:1581
02/15/2011 11:21 AM 2 PGS
JCARROLL,DC Receipt #005943

2011006667 2 PGS

CERTIFICATE OF TITLE

The undersigned Clerk of the Court, certifies that she executed and filed a Certificate Of Sale in this action on February 3, 2011, for the property described on Exhibit "A" and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Citrus County, Florida listed on Exhibit "A" was sold to Loanz Boyz LLC, whose address is c/o Bowen Radson Schroth PA 600 Jennings Ave, Eustis, FL 32726.

Witness my hand and seal of this Court, on this 15th day of February, 2011.

Betty Strifler
Clerk of the Court

SEAL

By: _____
As Deputy Clerk

Copies To:

Derek A. Schroth, Esq.
BOWEN RADSON SCHROTH, P.A.
600 Jennings Avenue
Eustis, Florida 32726

Jair Ospina
55 Tremont Avenue
Stamford, CT 06906

By regular U.S. mail this 15 day of February 2011

Betty Strifler, Clerk of the Circuit Court
By _____ D.C.

Exhibit "A"

Parcel 1
Lot 20, Block 87, a Replat of Unit 2 and a portion of Unit 2 Crystal Manor, according to the map or plat thereof, as recorded in Plat Book 11, Page 74 of the Public Records of Citrus County, Florida

Alternate Key Number 2344261
Address: 9293 N. Cereus Way, Crystal River, FL

Parcel 2
Lot 7, Block 61, Crystal Manor, Unit No. 2, according to the map or plat thereof, as recorded in Plat Book 8, Page 112, of the Public Records of Citrus County, Florida

Alternate Key Number 2099836
Address: 8624 Barberry, Crystal River, FL

Parcel 3
Lot 79, De Rosa, Inc., Unit 5, Revised, according to the map or plat thereof, as recorded in Plat Book 11, Page 29, of the Public Records of Citrus County, Florida

Alternate Key Number 3160876
Address: 8071 N. Verdino Terrace, Crystal River, FL

Parcel 4
Lot 1, Block 65 of Crystal Manor, Unit No. 2, according to the map or plat thereof, as recorded in Plat Book 8, Page 112, of the Public Records of Citrus County, Florida

Alternate Key Number 2100460
Address: 8547 N. Barberry Way, Crystal River, FL

Parcel 5
Lot 4, Block 44, Crystal Manor, Unit 2, according to the map or plat thereof, as recorded in Plat Book 8, Page 112, of the Public Records of Citrus County, Florida

Alternate Key Number 2092483
Address: 8409 N. Maple, Crystal River, FL

Parcel 6
Lot 2, Block 66, Crystal Manor, Unit 2, according to the map or plat thereof, as recorded in Plat Book 8, Page 112, of the Public Records of Citrus County, Florida

Alternate Key Number 2100541
Address: 8523 N. Basswood, Crystal River, FL

Parcel 7
Lot 17, De Rosa, Inc., Unit 5, Revised, according to the map or plat thereof, as recorded in Plat Book 11, Page 29, of the Public Records of Citrus County, Florida

Alternate Key Number 2001453
Address: 8858 W. Sasso Lane, Crystal River, FL

Parcel 8
Lots 2 & 3, Block 103, Unit 2, Crystal Manor, Unit No. 2, according to the map or plat thereof, as recorded in Plat Book 8, Pages 112, of the Public Records of Citrus County, Florida

Alternate Key Number 3130152
Address: 11900 W. Riverwood Drive, Crystal River, FL

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $18.50
DOCUMENTARY TAX: $0.70
2011021748 BK:2420 PG:1791
05/23/2011 11:05 AM 2 PGS
JCARROLL,DC Receipt #019110

INSTRUMENT #2011025607
OR BK 4013 PG 1567 - 1568 (2 PGS)
DATE: 3/23/2011 10:10:18 AM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES $18.50 DEED DOC $3801.00

Prepared by and return to:
Katrina H. Dempsey, Esq.
Bowen Radson Schroth, PA
600 Jennings Avenue
Eustis, Florida 32726
File Number: **11-00023 tc**
Parcel ID#: Multiple Lots Lake and Citrus Counties

RETURN

2011021748 2 PGS

Corporate Warranty Deed

This Warranty Deed made this **17th** day of **March, 2011** between **Loanz Boyz, LLC, a Florida limited liability company** ("Grantor") whose post office address is **22449 Lake Seneca Drive, Eustis, FL 32736**, and **Ekkekko Ventures, LLC, a Florida limited liability company** ("Grantee)whose post office address is **2042 Sail Borough Ct., Winter Garden, FL 34787**.

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County**, Florida to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

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

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, 2010**.

Subject to taxes for the year 2011 and subsequent years and easements and restrictions of record, if any; however, this reference shall not serve to reimpose same.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

1st Witness Name: Renee Rendak

2nd Witness Name: Katrina H. Dempsey

Loanz Boyz, LLC, a Florida limited
liability company

By: _____
Kenneth E. LaRoe,
as Managing Member

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 17th day of March, 2011, by Kenneth E. LaRoe as Managing Member of Loanz Boyz, LLC on behalf of the corporation, ✓ who is personally known to me or ___ who has produced _____ as idenfification and who ___ did ✓ did not take an oath.

KATRINA H. DEMPSEY
Commission # EE 029548
Expires December 14, 2014
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public
My Commission Expires: 12/14/14

DoubleTime®

Exhibit A

Group "A"

Lots 1 through 20, 22 through 25, 33 through 41, LAGO KATRINA, according to the map or plat thereof as recorded in Plat Book 61, Page 29, Public Records of Lake County, Florida.

Group "B"

Parcel 1
Lot 15, Block 6, CRYSTAL MANOR, UNIT NO. 1, according to the map or plat thereof as recorded in Plat Book 8, Page 82 through 92, inclusive, Public Records of Citrus County, Florida.

Parcel 2
Lot 28, Block 11, CRYSTAL MANOR, UNIT NO. 1, according to the map or plat thereof as recorded in Plat Book 8, Page 82 through 92, inclusive, Public Records of Citrus County, Florida.

Parcel 3
Lot 9, Block 58, CRYSTAL MANOR, UNIT NO. 2, according to the map or plat thereof as recorded in Plat Book 8, Page 112 through 134, inclusive, Public Records of Citrus County, Florida.

Parcel 4
Lots 11 and 12, Block 58, CRYSTAL MANOR, UNIT NO. 2, according to the map or plat thereof as recorded in Plat Book 8, Page 112 through 134, inclusive, Public Records of Citrus County, Florida.

Parcel 5
Lot 16, Block 58, CRYSTAL MANOR, UNIT NO. 2, according to the map or plat thereof as recorded in Plat Book 8, Page 112 through 134, inclusive, Public Records of Citrus County, Florida.

Parcel 6
Lot 2, Block 104, CRYSTAL MANOR, UNIT NO. 2, according to the map or plat thereof as recorded in Plat Book 8, Page 112 through 134, inclusive, Public Records of Citrus County, Florida.

Parcel 7
Lot 20, Block 87, A REPLAT OF UNIT NO. 2 AND A PORTION OF UNIT NO. 3 CRYSTAL MANOR, according to the map or plat thereof, as recorded in Plat Book 11, Page 74, Public Records of Citrus County, Florida.

Parcel 8
Lot 7, Block 61, CRYSTAL MANOR, UNIT NO. 2, according to the map or plat thereof, as recorded in Plat Book 8, Page 112 through 134, inclusive, Public Records of Citrus County, Florida.

Parcel 9
Lot 79, DE ROSA, INC. UNIT 5 REVISED, according to the map or plat thereof, as recorded in Plat Book 11, Page 29, Public Records of Citrus County, Florida.

Parcel 10
Lot 1, Block 65, CRYSTAL MANOR, UNIT NO. 2, according to the map or plat thereof as recorded in Plat Book 8, Page 112 through 134, inclusive, Public Records of Citrus County, Florida.

Parcel 11
Lot 4, Block 44, CRYSTAL MANOR, UNIT NO. 2, according to the map or plat thereof as recorded in Plat Book 8, Page 112 through 134, inclusive, Public Records of Citrus County, Florida.

Parcel 12
Lot 2, Block 66, CRYSTAL MANOR, UNIT NO. 2, according to the map or plat thereof as recorded in Plat Book 8, Page 112 through 134, inclusive, Public Records of Citrus County, Florida.

Parcel 13
Lot 17, DE ROSA, INC. UNIT 5 REVISED, according to the map or plat thereof as recorded in Plat Book 11, Page 29, Public Records of Citrus County, Florida.

Parcel 14
Lots 2 and 3, Block 103, CRYSTAL MANOR, UNIT NO. 2, according to the map or plat thereof as recorded in Plat Book 8, Page 112 through 134, inclusive, Public Records of Citrus County, Florida.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2016036014 BK: 2774 PG: 1969 8/9/2016 7:34 AM 1 Receipt: 2016031224
D DOCTAX PD $0.70

CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA

CASE NO: 2015 CA 001094 A

LOANZ BOYZ, LLC, a Florida Limited Liability Company

Plaintiff

Vs

EKKEKKO VENTURES, LLC, a Florida Limited Liability Company

Defendant

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he or she executed and filed a certificate of sale in this action on Jul 21, 2016 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Citrus County, Florida:

- SEE ATTACHMENT -

was sold to:

LOANZ BOYZ, LLC
22449 LAKE SENECA ROAD
EUSTIS, FL, 32736

WITNESS my hand and the seal of this court on Aug 02, 2016.

ANGELA VICK,
Clerk of the Circuit Court and Comptroller

BY: _____
Deputy Clerk

Furnished by U.S. or
Electronic Mail
Pursuant to SC10-2101 this
5 day of Aug - 2016
By _____ D.C.
CC: Sasha O Garcia, Esq.
Richard W. Hennings, Esq.

AUG- 2'16 10:30AM

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2016036014 BK: 2774 PG: 1970 8/9/2016 7:34 AM 2 Receipt: 2016031224
D DOCTAX PD $0.70

Parcel 1
Lot 15, Block 6, CRYSTAL MANOR, UNIT NO. 1, according to the map or plat thereof as recorded in Plat Book 8, Page 82 through 92, inclusive, Public Records of Citrus County, Florida.

Parcel 2
Lot 28, Block 11, CRYSTAL MANOR, UNIT NO. 1, according to the map or plat thereof as recorded in Plat Book 8, Page 82 through 92, inclusive, Public Records of Citrus County, Florida.

Parcel 3
Lot 9, Block 58, CRYSTAL MANOR, UNIT NO. 2, according to the map or plat thereof as recorded in Plat Book 8, Page 112 through 134, inclusive, Public Records of Citrus County, Florida.

Parcel 4
Lot 11 and 12, Block 58, CRYSTAL MANOR, UNIT NO. 2, according to the map or plat thereof as recorded in Plat Book 8, Page 112 through 134, inclusive, Public Records of Citrus County, Florida.

Parcel 5
Lot 16, Block 58, CRYSTAL MANOR, UNIT NO. 2, according to the map or plat thereof as recorded in Plat Book 8, Page 112 through 134, inclusive, Public Records of Citrus County, Florida.

Parcel 6
Lot 2, Block 104, CRYSTAL MANOR, UNIT NO. 2, according to the map or plat thereof as recorded in Plat Book 8, Page 112 through 134, inclusive, Public Records of Citrus County, Florida.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2016036014 BK: 2774 PG: 1971 8/9/2016 7:34 AM 3 Receipt: 2016031224
D DOCTAX PD $0.70

Parcel 7
Lot 20, Block 87, A REPLAT OF UNIT NO. 2 AND A PORTION OF UNIT NO. 3 CRYSTAL MANOR, according to the map or plat thereof as recorded in Plat Book 11, Page 74, Public Records of Citrus County, Florida.

Parcel 8
Lot 7, Block 61, CRYSTAL MANOR, UNIT NO. 2, according to the map or plat thereof as recorded in Plat Book 8, Page 112 through 134, inclusive, Public Records of Citrus County, Florida.

Parcel 9
Lot 79, DE ROSA, INC. UNIT 5 REVISED, according to the map or plat thereof as recorded in Plat Book 11, Page 29, Public Records of Citrus County, Florida.

Parcel 10
Lot 1, Block 65, CRYSTAL MANOR, UNIT NO. 2, according to the map or plat thereof as recorded in Plat Book 8, Page 112 through 134, inclusive, Public Records of Citrus County, Florida.

Parcel 11
Lot 4, Block 44, CRYSTAL MANOR, UNIT NO. 2, according to the map or plat thereof as recorded in Plat Book 8, Page 112 through 134, inclusive, Public Records of Citrus County, Florida.

Parcel 12
Lot 2, Block 66, CRYSTAL MANOR, UNIT NO. 2, according to the map or plat thereof as recorded in Plat Book 8, Page 112 through 134, inclusive, Public Records of Citrus County, Florida.

Parcel 13
Lot 17, DE ROSA, INC. UNIT 5 REVISED, according to the map or plat thereof as recorded in Plat Book 11, Page 29, Public Records of Citrus County, Florida.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2017000795 BK: 2803 PG: 2210 1/6/2017 11:24 AM 1 Receipt: 2017000710
RECORDING $10.00 D DOCTAX PD $0.70

Parcel Identification No: 17E17S22005A0790

This Instrument Prepared By Loanz Boyz, LLC. a Florida Limited Liability Company 2702 Roberto Dr. Mount Dora FL 32757
and Return to: KRISTINA ARNAUTOVA and Igor Kozlov
9631 W Moss Rose Ln, Crystal River, FL 34429

QUITCLAIM DEED

This Quitclaim Deed, made this 6th day of January, 20 17, between Loanz Boyz, LLC a Florida Limited Liability Company whose address is 2702 Roberto D Road, Mount Dora, FL 32757, Grantor, and Kristina Arnautova and Igor Kozlov (both single)* whose address is 9631 W Moss Rose Ln, Crystal River, FL 34429, Grantee.
*Joint Tenants with Right of Survivorship

Witnesseth, that the Grantor, for and in consideration of the sum of ----------TEN & NO/100 ($10.00)----------DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantees, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantees and Grantees' heirs and assigns forever, the following described land, situate, lying and being in the County of CITRUS, State of Florida, to-wit: Lot 19, Dezosa Inc., Unit 5, according to the Plat thereof, as recorded in Plat Book 11, Page 29, of the Public Records of Citrus County, Florida

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantees forever.

In Witness Whereof, the Grantor has hereunto set he/she hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Signature

Erica Henick
Witness #1 Printed Name

Carol Dryden
Witness #2 Signature

CAROL Dryden
Witness #2 Printed Name

C Michael LaRoe Mgr

STATE OF Florida
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 6 day of January, 2017, by C. Michael Laroe, mgr. of Loanz Boyz, LLC who is personally known to me or who has produced dr.lic. as identification.

SEAL

ERICA HENICK
Commission # FF 906474
Expires December 1, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Signature

My Commission Expires:

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2017042869 BK: 2852 PG: 2441 9/19/2017 12:20 PM 1 Receipt: 2017037976
RECORDING $10.00 D DOCTAX PD $0.70

Parcel Identification No 17E 17S 22005 A 0790

This Instrument Prepared By and Return to: Kristina Arnautova and Igor Kozlov 9631 W Moss Rose Ln Crystal River FL 34429

and return to Kristina Arnautova
9631 W Moss Rose Ln Crystal River, FL 34429

QUITCLAIM DEED

This Quitclaim Deed, made this 19 day of September, 20 17, between Kristina Arnautova and Igor Kozlov (both single), whose address is 9631 W Moss Rose Ln Crystal River, FL 34429, Grantors, and Kristina Arnautova, whose address is 9631 W Moss Rose Ln, Crystal River, FL 34429, Grantees.

Witnesseth, that the Grantor, for and in consideration of the sum of ----------TEN & NO/100 ($10.00)---------- ----------DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantee and Grantee' heirs and assigns forever, the following described land, situate, lying and being in the County of CITRUS, State of Florida, to-wit: Lot 79, Dezora Inc., Unit 5, according to the Plat thereof, as recorded in Plat Book 11, Page 29, of the Public Records of Citrus County, Florida

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

In Witness Whereof, the Grantor has hereunto set he/she hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Signature

Erica Hench

Witness #1 Printed Name

Carol Dryden

Witness #2 Signature

CAROL Dryden

Witness #2 Printed Name

Igor Kozlov

Kristina Arnautova

STATE OF Florida
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 19 day of September, 20 17 by Igor Kozlov and Kristina Arnautova who is/are personally known to me or who has/have produced FL DR LIC as identification.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2017057904 BK: 2870 PG: 2093 12/21/2017 4:11 PM 1 Receipt: 2017051452

Parcel identification No 17E17S22005A0790

This Instrument Prepared By and Return to: Kristina Arnautova and Igor Kozlov 9631 W Moss Rose Ln Crystal River FL 34429

and return to Kristina Arnautova
9631 W Moss Rose Ln Crystal River, FL 34429

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Witnesseth, that the Grantor, for and in consideration of the sum of ----------TEN & NO/100 ($10.00)---------- ----------DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantee and Grantee' heirs and assigns forever, the following described land, situate, lying and being in the County of CITRUS, State of Florida, to-wit: Lot 79, Dezosa Inc., Unit 5, according to the Plat thereof, as recorded in Plat Book 11, Page 29, of the Public Records of Citrus County, Florida

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

In Witness Whereof, the Grantor has hereunto set he/she hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Signature

Erica Henick
Witness #1 Printed Name

Witness #2 Signature

CAROL Dryden
Witness #2 Printed Name

Igor Kozlov

All

Kristina Arnautova

STATE OF Florida
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 19 day of September, 2017 by Igor Kozlov and Kristina Arnautova who is/are personally known to me or who has/have produced FL DR LIC as identification.

SEAL

ERICA HENICK
Commission # FF 906474
Expires December 1, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Signature

Erica Henick
Printed Notary Signature

My Commission Expires:

Official Records Citrus County FL
Angela Vick, Clerk of the Circuit Court & Comptroller
#2017042869 BK: 2852 PG: 2441
9/19/2017 12:20 PM 1 Receipt: 2017037976
RECORDING $10.00
D DOCTAX PD $0.70

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2021018492 BK: 3146 PG: 1960 3/23/2021 11:17 AM 1 Receipt: 2021015837
RECORDING $18.50 D DOCTAX PD $0.70

This Instrument Prepared By:
DEBRA DULUDE
FLORIDA COURT FORMS
2504 HIGHWAY 44 W
INVERNESS, FL 34453

Return to:
KRISTINA ARNAUTOVA
9631 W MOSS ROSE LANE
CRYSTAL RIVER, FL 34429

QUITCLAIM DEED

THIS QUIT-CLAIM DEED, executed this 23 day of March, 2021, between **KRISTINA ARNAUTOVA,** hereinafter called the Grantor, and whose address is 9631 W MOSS ROSE LANE, CRYSTAL RIVER, FL 34429, to **KRISTINA ARNAUTOVA, a single women AND IGOR KOZLOV, a single man, as joint tenants with full rights of survivorship,** whose address is 9631 W MOSS ROSE LANE, CRYSTAL RIVER, FL 34429, hereinafter called the Grantee.

WITNESS, that said Grantor, for and in consideration of the sum of **TEN and NO/100 ($10.00) DOLLARS**, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does remise, release to the said Grantee and Grantee's heirs, executors, administrators and assigns forever, all of the right, title and interest of Grantor in the following described land, situate, lying and being in Citrus County, Florida, to-wit:

LOT 79, DEROSA INC., UNIT 5 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 29, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

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.

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

PARCEL ID #: 17E17S22005A 0790

"Grantor" and "Grantee" are used for singular or plural as context requires.

Title to the subject property has not been searched or examined. The legal description has been provided by the Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2021018492 BK: 3146 PG: 1961 3/23/2021 11:17 AM 2 Receipt: 2021015837
RECORDING $18.50 D DOCTAX PD $0.70

Signed, sealed and delivered in our presence:

Witnesses:

sign: Roseann Piccione

print: Roseann Piccione

sign: Debra Dulude

print: DEBRA DULUDE

KRISTINA ARNAUTOVA

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 23 day of March 2021, by **KRISTINA ARNAUTOVA,**

( ) who is personally known to me

(✓) who has produced Florida Driver License as identification and who did take an oath.

Notary Public State of Florida
Debra S Dulude
My Commission GG 386777
Expires 09/23/2023

NOTARY PUBLIC

sign: Debra S. Dulude

print: DEBRA S. DULUDE
State of Florida at Large
My Commission Expires

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2023015464 BK: 3363 PG: 502 3/17/2023 2:11 PM 1 Receipt: 2023014055
RECORDING $18.50 D DOCTAX PD $0.70

This instrument prepared by:
Donald F. Perrin, Esq.
DONALD F. PERRIN, P.A.
Post Office Box 250
Inverness, FL 34451-0250
(352) 726 – 6767
dfplaw@tampabay.rr.com

Parcel I.D. No./AK No. 3479829

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed the 10th day of March, 2023 by

IGOR KOZLOV, a single man

whose address is **21 N. Country Club Drive, Crystal River, FL 34429**, first party, to

JULIA S REALTY MANAGEMENT LLC, a Florida limited liability company

whose post office address is: **7859 E. Smoke Trail, Inverness, FL 34453**, second party.

(Whenever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, whenever the context so admits or requires.)

WITNESSETH, that the first party, for an in consideration of the sum of $10.00, in hand paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the **County of Citrus, State of Florida**, to-wit:

LOT 79, DEROSA INC., UNIT 5 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 29, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD.

SUBJECT TO lien of taxes for 2023 and subsequent.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

[Executed on the following page]

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2023015464 BK: 3363 PG: 503 3/17/2023 2:11 PM 2 Receipt: 2023014055
RECORDING $18.50 D DOCTAX PD $0.70

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

Signed, sealed and delivered
in the presence of:

Signature of First Witness

Donald F. Perrin
Print Name of First Witness

Justine French
Signature of Second Witness

JUSTINE FRENCH
Print Name of Second Witness

IGOR KOZLOV

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 16th day of March, 2023, by **IGOR KOZLOV** who ☒ is personally known to me or ☐ has produced _____ as identification.

DONALD F. PERRIN
MY COMMISSION EXPIRES SEPTEMBER 26, 2025
#HH 149992
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Notary Public



Detail by Entity Name

Florida Limited Liability Company
JULIA S REALTY MANAGEMENT LLC

Filing Information

Document Number	L23000112820
FEI/EIN Number	N/A
Date Filed	03/03/2023
Effective Date	03/03/2023
State	FL
Status	ACTIVE

Principal Address

7859 E SMOKE TRAIL
INVERNESS, FL 34453

Mailing Address

3149 EMMONS AVE
BROOKLYN, NY 11235

Registered Agent Name & Address

SKLYUT, YELENA
7859 E SMOKE TRAIL
INVERNESS, FL 34453

Authorized Person(s) Detail

Name & Address

Title MGR

SKLYUT, YELENA
3149 EMMONS AVE
BROOKLYN, NY 11235

Title MGR

SKLYUT, JULIA
3149 EMMONS AVE
BROOKLYN, NY 11235

Annual Reports

Report Year	**Filed Date**

2024	04/04/2024
2025	04/01/2025
2026	04/09/2026

Document Images

04/09/2026 -- ANNUAL REPORT	View image in PDF format
04/01/2025 -- ANNUAL REPORT	View image in PDF format
04/04/2024 -- ANNUAL REPORT	View image in PDF format
03/03/2023 -- Florida Limited Liability	View image in PDF format

Altkey: 3479829
JULIA S REALTY MANAGEMENT LLC

Parcel ID: 17E17S22005A 0790
8074 N MARINAZZO TER , CRYSTAL RIVER, 34428

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3560 - DEROSA, INC./SUNSHINE GULF ESTATES
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000632 - DE ROSA, INC. UNIT 5 REVISED
Short Legal	DE ROSA INC UNIT 5 REVISED PB 11 PG 29 LOT 79
Est. Parcel Sqft	46,362
Est. Parcel Acres	1.06
Map SC-TW-RG	22-17S-17E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	JULIA S REALTY MANAGEMENT LLC
Mailing Address	8074 N MARINAZZO TER CRYSTAL RIVER FL 34428

All Owners

Name	Owner Type
JULIA S REALTY MANAGEMENT LLC	BU - Business

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2025	$21,290	$0	$21,290	$21,290	$0	$21,290	$0	$342.05	Link
2024	$19,900	$0	$19,900	$19,900	$0	$19,900	$0	$299.20	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	$21,290	14.8298	$319.80

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessments

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$26.33

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
03/16/2023	$100	3363/0502	02-MIN DOC STAMP ($100)	V
03/23/2021	$100	3146/1960	03-SAME FAMILY/DEED FOL	V
09/19/2017	$100	2870/2093	01-CORRECTIVE/QC/TD/COT	I
09/19/2017	$100	2852/2441	03-SAME FAMILY/DEED FOL	V
01/06/2017	$100	2803/2210	01-CORRECTIVE/QC/TD/COT	V
08/02/2016	$100	2774/1969	01-CORRECTIVE/QC/TD/COT	V
03/01/2011	$100	2420/1791	02-MIN DOC STAMP ($100)	V
02/01/2011	$100	2403/1581	02-MIN DOC STAMP ($100)	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
06/02/2021	202105975	20 X 27 SHED ON GROUND NO ELECT/PLUMB/MECH--NOC REQ**SEE HOUSE PERMIT #202105974	$5,000	
06/02/2021	202105974	2-STORY SFD w/16x41 and 16x41 WRAP AROUND SCREENED PORCH --NOC REQ*SEE SEPERATE	$300,000	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	A-ACREAGE	1.06	750.0	306			$21,290	RUR

Total Misc Value

Legal Description

Legal Description
DE ROSA INC UNIT 5 REVISED PB 11 PG 29 LOT 79

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.

3479829

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

Memorandum

To: TDA file – AK# 3479829

From: Genevieve Holmes, C.F.C.A.

Date: 7/16/2026

Re: PC Code / Use Code

Based on the Property Appraiser's online aerial map, there is a partially completed structure situated on AK# 3479829.

This could result in some legal issues regarding the structure / future usage / assessed value.

210 N. Apopka Ave, Suite 100 | Inverness, FL 34450
Phone: 352-341-6500 | Fax: 352-341-6514
www.citrustc.us

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 923156

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
3479829	2024/4291	06-01-2024
Legal Description		
DE ROSA INC UNIT 5 REVISED PB 11 PG 29 LOT 79		

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: 3479829 **Parcel ID: 17E17S22005A 0790**
JULIA S REALTY MANAGEMENT LLC **8074 N MARINAZZO TER , CRYSTAL RIVER, 34428**

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
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03/01/2011	$100	2420/1791	02-MIN DOC STAMP ($100)	V
02/01/2011	$100	2403/1581	02-MIN DOC STAMP ($100)	V

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Permits

Legacy System Permits (Infor)

Permit Date	Permit Number	Description	Amount	Occupancy Date
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06/02/2021	202105974	2-STORY SFD w/16x41 and 16x41 WRAP AROUND SCREENED PORCH --NOC REQ*SEE SEPERATE	$300,000	

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Total Misc Value