RECEIVED
By Tifani White at 3:39 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	SMITH CLAYTON 5592 S SHALIMAR PT HOMOSASSA, FL 34446
Property description	LOT 2 OF LOT 45, GREEN ACRES -ADDITION NO. 1, FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWES (Full legal attached.)	Application date	Apr 09, 2026
		Certificate #	2024 / 6249
		Date certificate issued	06/01/2024
		Account number	1164214

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)
# 2024/6249	06/01/2024	1,041.28	154.67	1,195.95
			→ **Part 2: Total***	**1,195.95**

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)
# 2025/6713	06/01/2025	1,127.82	6.25	67.20	1,201.27
				Part 3: Total*	**1,201.27**

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)	2,397.22
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	1,113.74
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)	177.12
7.	**Total Paid** (Lines 1-6)	4,113.08

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 22nd 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)	4,242.08
17.	Redemption fee	6.25
18.	Total amount to redeem	4,248.33
	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)

LOT 2 OF LOT 45, GREEN ACRES -ADDITION NO. 1, FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 45, GREEN ACRES - ADDITION NO. 1, AS RECORDED IN PLAT BOOK 5, PAGES 6 AND 7, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE NORTH 00 DEG 16M 37S EAST ALONG THE WEST LINE

OF SAID LOT 45 A DISTANCE OF 105.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEG 16M 37S EAST ALONG SAID WEST LINE A DISTANCE OF 105.45 FEET; THENCE NORTH 88 DEG 40M 26S EAST 168.31 FEET; THENCE SOUTH 00 DEG 16M 59S WEST 105.67 FEET; THENCE SOUTH 88 DEG 44M 53S WEST 168.29 FEET TO THE POINT OF BEGINNING. ---SUBJECT TO A 10-FOOT-WIDE EASEMENT ALONG THE EAST BOUNDARY THEREOF FOR ROAD RIGHT-OF-WAY.

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

TAX DEED APPLICATION COVER LETTER

Account #: 1164214

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
SMITH CLAYTON
5592 S SHALIMAR PT
HOMOSASSA, FL 34446

Additional Parties, Per Search
None

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 #: 923212

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
1164214	17E19S360210 00450 0020	5592 S SHALIMAR PT HOMOSASSA 34446

Legal Description

LOT 2 OF LOT 45, GREEN ACRES -ADDITION NO. 1, FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 45, GREEN ACRES - ADDITION NO. 1, AS RECORDED IN PLAT BOOK 5, PAGES 6 AND 7, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE NORTH 00 DEG 16M 37S EAST ALONG THE WEST LINE OF SAID LOT 45 A DISTANCE OF 105.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEG 16M 37S EAST ALONG SAID WEST LINE A DISTANCE OF 105.45 FEET; THENCE NORTH 88 DEG 40M 26S EAST 168.31 FEET; THENCE SOUTH 00 DEG 16M 59S WEST 105.67 FEET; THENCE SOUTH 88 DEG 44M 53S WEST 168.29 FEET TO THE POINT OF BEGINNING. --- SUBJECT TO A 10-FOOT-WIDE EASEMENT ALONG THE EAST BOUNDARY THEREOF FOR ROAD RIGHT-OF-WAY.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 6249	$60,681	No	Yes	No

Owner of Record on Current Tax Roll

CLAYTON SMITH

5592 S SHALIMAR PT
HOMOSASSA FL 34446

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

Nicole Burdick
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
CLAYTON SMITH 5592 SOUTH SHALIMAR POINT HOMOSASSA FL 34446	Warranty Deed Bk:2992 Pg:1893	

Related Documents (for Reference)

Personal Representative's Deed
Bk:1049 Pg:845

Quit Claim Deed
Bk:1049 Pg:846

Quit Claim Deed
Bk:1049 Pg:847

Quit Claim Deed
Bk:1049 Pg:848

Death Certificate
Bk:2670 Pg:2144

Warranty Deed
Bk:2774 Pg:1184

Quit Claim Deed
Bk:2900 Pg:242

Power of Attorney
Bk:2992 Pg:1883

Corrective Warranty Deed
Bk:2992 Pg:1892

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type
Property Appraiser

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2019038587 BK: 2992 PG: 1893 7/25/2019 8:34 AM 1 Receipt: 2019034118
RECORDING $10.00 D DOCTAX PD $210.00

Prepared by:
Jeri Lynn Diehl
Title USA, LLC
478 NE 3rd Street, Suite C
Crystal River, FL 34429

Return to: **GRANTEE**

File Number: **T20193674**

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 25th day of June, 2019, between **Michael S. Reynolds, a single man,** whose post office address is **5592 South Shalimar Point, Homosassa, FL 34446**, grantor, and **Clayton Smith, a** Single **man,** whose post office address is 5592 South Shalimar Point, Homosassa FL 34446, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, 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 the **Citrus County, Florida,** to-wit:

Lot 2 of Lot 45, Green Acres - Addition No. 1, further described as follows: Commence at the Southwest corner of Lot 45, Green Acres - Addition No. 1, as recorded in Plat Book 5, Pages 6 and 7, Public Records of Citrus County, Florida; thence North 00°16'37" East along the West line of said Lot 45 a distance of 105.46 feet to the Point of Beginning; thence continue North 00°16'37" East along said West line a distance of 105.45 feet; thence North 88°40'26" East 168.31 feet; thence South 00°16'59" West 105.67 feet; thence South 88°44'53" West 168.29 feet to the Point of Beginning.
Subject to a 10-foot-wide easement along the East boundary thereof for road right-of-way.

TOGETHER with a 1975 CHAMP mobile home which bears the ID #O45966131D and Title #10641423.

Subject to easements, restrictions and reservations of record and to taxes for the year **2019** and thereafter.

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, 2018.

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:

Witness Signature
Jeri Lynn Diehl
Witness Printed Name

Stella V Eiland
Witness Signature
Stella V Eiland
Witness Printed Name

Michael S Reynolds AKA Michael Stanley Reynolds
Michael S. Reynolds a/k/a Michael Stanley Reynolds by Michelle Ann Halstead, attorney in fact
Michelle Ann Halstead Attorney in fact

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me this 25th day of June, 2019, by **Michael S. Reynolds**, a single man, he (__) is personally known to me or (X) has produced DL License as identification.

JERI LYNN DIEHL MY COMMISSION EXPIRES OCTOBER 20, 2022 #GG 253304 Bonded thru Troy Fain Insurance NOTARY PUBLIC, STATE OF FLORIDA

Notary Public
Jeri Lynn Diehl
Notary Printed Name

Prepared By: SADIE I. HACKETT
CHELSEA TITLE COMPANY
105 N. APOPKA AVENUE INVERNESS, FL 34450
Incidental to the issuance of a title insurance policy.
File No.: 7040*94-192
Parcel ID # 36-19S-17E-0210-00450-0020
Grantee(s) SS # [redacted]

BK 1019 PG 0045

RECORDED
CITY, FLORIDA
CLERK

PERSONAL REPRESENTATIVE'S DEED
(INDIVIDUAL - With Full Warranties)

This PERSONAL REPRESENTATIVE'S DEED, dated 5/2/94 by
MADELINE PRESTON, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM HILKERT, DECEASED,
whose post office address is
5590 RT 96 ROMULUS, NY 14541
hereinafter called the GRANTOR, to
IRENE M. KAVANAUGH and JUSTIN KAVANAUGH, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
whose post office address is P. O. BOX 4486, HOMOSASSA SPRINGS, FL 34447

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 $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 2 of Lot 45, GREEN ACRES, ADDITION # 1, further described as follows: Commence at the Southwest corner of Lot 45, GREEN ACRES, ADDITION NO. 1, as recorded in Plat Book 5, Pages 6 & 7, Public Records of Citrus County, Florida, thence North 0° 16' 37" East along the West line of said Lot 45 a distance of 105.46 feet to the Point of Beginning, thence continue North 0° 16' 37" East along said West line a distance of 105.45 feet, thence North 88° 40' 26" East 168.31 feet, thence South 0° 16' 59" West 105.67 feet, thence South 88° 44' 53" West 168.29 feet to Point of Beginning. TOGETHER with 1975 CHAMP MH ID#0459661318D located thereon.

#Grantor hereby warrants that the property described in this instrument is not his constitutional homestead as provided by the Florida Constitution.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 1994 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any

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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Madeline Preston
MADELINE PRESTON, INDIV & AS PERSONAL REPRESENTATIVE

Signature: Linda S. Bentley
Print Name: Linda S. Bentley

Signature: Deborah Fulton
Print Name: Deborah Fulton

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT OF REVENUE
SEP 9'94
126.00

State of NY
County of Seneca

I am a notary public of the state of NY, and my commission expires: 12-21-95.

THE FOREGOING INSTRUMENT was acknowledged before me on 5-2-94 by
MADELINE PRESTON, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM HILKERT, DECEASED,
who is personally known to me or who has produced Drivers License as identification and who did take an oath.
(type of identification) (did/did not)

LINDA S. BENTLEY
Notary Public, State of New York
No 4915606
Qualified in Seneca County
My Commission Expires Dec. 21, 1995

Signature: Linda S. Bentley
Print Name: Linda S. Bentley
Notary Public

This Instrument Prepared By:

Gary A. Poe
Gary A. Poe & Associates, P.A.
103 North Apopka Avenue
Inverness, Florida 32650
(904) 726-4000

10

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this 10th day of May, 1994, by **MADELINE PRESTON, AS HEIR AND DEVISEE OF WILLIAM HILKERT, DECEASED** whose address is 5590 Route 96, Romulus, New York 14541, to party, to **IRENE M. KAVANAUGH and JUSTIN KAVANAUGH, HER SON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** whose post office address is 4486, Homosassa Springs, Florida 34447, second party:

(Whenever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of TEN AND 00/100 DOLLARS ($10.00) in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said 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 2 of Lot 45, Green Acres, Addition #1, further described as follows: Commence at the SW corner of Lot 45, Green Acres, Addition No. 1, as recorded in Plat Book 5, Pages 6 & 7, public records of Citrus County, Florida, thence N. 0° 16' 37" East along the West line of said Lot 45 distance of 105.46 feet to the Point of Beginning, thence continue N. 0° 16' 37" East along said West line a distance of 105.45 feet, thence N. 88° 40' 26" East 168.31 feet, thence S. 0° 16' 59" West 105.67 feet, thence S. 88° 44' 53" West 168.29 feet to Point of Beginning. TOGETHER WITH 1975 mobile home I.D. #04596613180 12 x 60 Champ.

(Grantor hereby warrants that the property described in this instrument is not his constitutional homestead as provided by the Florida Constitution.)

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT OF REVENUE $0.70

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 behalf of the said second party forever.

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 OUR PRESENCE:

Raymond Preston
Witness
Raymond Preston
Print Name
William J. Kirk
Witness
William J. Kirk
Print Name

Madeline Preston
MADELINE PRESTON,
as Heir and Devisee of
WILLIAM HILKERT, deceased

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK
'94 SEP 9 PM 2 58
BY: _____ D.C.

BK 1049PG0846

827882

STATE OF New York :

COUNTY OF Seneca :

The foregoing instrument was acknowledged before me this 10th day of May, 1994 by Madeline Preston, **MADELINE PRESTON, as Heir and Devisee of WILLIAM HILKERT, deceased**, who is personally known to me or who has produced N.Y.S. Operator's License as identification and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid.

EMMA A. CORCORAN #556
Notary Public, State of New York
Qualified In Seneca County
Commission Expires ~~March 30, 19~~ 5/31/95

Emma A. Corcoran
NOTARY PUBLIC
Name Printed:
Commission Number:
My Commission Expires:

This Instrument Prepared

Gary A. Poe
Gary A. Poe & Associates, P.A.
103 North Apopka Avenue
Inverness, Florida 32650
(904) 726-4000

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this 14 day of May, 1994, by **KEVIN HILKERT, AS HEIR AND DEVISEE OF WILLIAM HILKERT, DECEASED** whose address is 2351 Irish Lane, Apt. 21, Clearwater, Florida 34623 to party, to **IRENE M. KAVANAUGH and JUSTIN KAVANAUGH, HER SON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** whose post office address is 4486, Homosassa Springs, Florida 34447, second party:

(Whenever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of TEN AND 00/100 DOLLARS ($10.00) in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said 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 2 of Lot 45, Green Acres, Addition #1, further described as follows: Commence at the SW corner of Lot 45, Green Acres, Addition No. 1, as recorded in Plat Book 5, Pages 6 & 7, public records of Citrus County, Florida, thence N. 0° 16' 37" East along the West line of said Lot 45 distance of 105.46 feet to the Point of Beginning, thence continue N. 0° 16' 37" East along said West line a distance of 105.45 feet, thence N. 88° 40' 26" East 168.31 feet, thence S. 0° 16' 59" West 105.67 feet, thence S. 88° 44' 53" West 168.29 feet to Point of Beginning. TOGETHER WITH 1975 mobile home I.D. #0459661318D 12 x 60 Champ.

(Grantor hereby warrants that the property described in this instrument is not his constitutional homestead as provided by the Florida Constitution.)

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT OF REVENUE $ 00.70

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 behalf of the said second party forever.

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 OUR PRESENCE:

James D Garrison
Witness
JAMES D GARRISON
Print Name

Colleen Sariotis
Witness
Colleen SARIOTIS
Print Name

Kevin Hilkert
KEVIN HILKERT,
as Heir and Devisee of
WILLIAM HILKERT, deceased

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY CUTLER, CLERK
SEP 9 PM 2 58
D.C.

BK 1049 PG 0847

827883

STATE OF Florida :
COUNTY OF Pinellas :

The foregoing instrument was acknowledged before me this 14 day of May, 1994 by _____, **KEVIN HILKERT, as Heir and Devisee of WILLIAM HILKERT, deceased**, who is personally known to me or who has produced Drivers Lic + personally known as identification and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid.

Barbara J. Hilkert
NOTARY PUBLIC Barbara J. Hilkert
Name Printed:
Commission Number:
My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires APR. 24, 1996

This Instrument Prepared By:

Gary A. Poe
Gary A. Poe & Associates, P.A.
103 North Apopka Avenue
Inverness, Florida 32650
(904) 726-4000

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this 12th day of May, 1994, by **GERALDINE HIBBARD, AS HEIR AND DEVISEE OF WILLIAM HILKERT, DECEASED** whose address is 2017 White Road, Romulus, New York 14541, to party, to **IRENE M. KAVANAUGH and JUSTIN KAVANAUGH, HER SON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** whose post office address is 4486, Homosassa Springs, Florida 34447, second party:

(Whenever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of TEN AND 00/100 DOLLARS ($10.00) in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said 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 2 of Lot 45, Green Acres, Addition #1, further described as follows: Commence at the SW corner of Lot 45, Green Acres, Addition No. 1, as recorded in Plat Book 5, Pages 6 & 7, public records of Citrus County, Florida, thence N. 0° 16' 37" East along the West line of said Lot 45 distance of 105.46 feet to the Point of Beginning, thence continue N. 0° 16' 37" East along said West line a distance of 105.45 feet, thence N. 88° 40' 26" East 168.31 feet, thence S. 0° 16' 59" West 105.67 feet, thence S. 88° 44' 53" West 168.29 feet to Point of Beginning. TOGETHER WITH 1975 mobile home I.D. #0459661318D 12 x 60 Champ.

(Grantor hereby warrants that the property described in this instrument is not his constitutional homestead as provided by the Florida Constitution.)

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE $0.70

BK 1049 PG 0848

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 behalf of the said second party forever.

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 OUR PRESENCE:

Sarah E. Jones
Witness
Sarah E. Jones
Print Name

Marie A. Kelly
Witness
Marie A. Kelly
Print Name

Geraldine Hibbard
GERALDINE HIBBARD, as Heir and Devisee of WILLIAM HILKERT, deceased

CLERK'S RECORDED
CITRUS COUNTY, FLORIDA
BRENDA C. FISHER, CLERK

RECORDED BY: D.C.

9 PM 2 58

827884

STATE OF New York :

COUNTY OF Seneca :

The foregoing instrument was acknowledged before me this 12th day of May, 1994 by Geraldine Hibbard **GERALDINE HIBBARD, as Heir and Devisee of WILLIAM HILKERT, deaceased**, who is personally known to me or who has produced Drivers license as identification and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid.

NOTARY PUBLIC
Name Printed: JOSHUA J. [illegible]
Notary Public, State of New York
Seneca County No. 4[illegible]
Commission Number: Qualified in [illegible] 95
My Commission Expires: Commission Expires June 30, 19

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2016035735 BK: 2774 PG: 1184 8/8/2016 8:34 AM 1 Receipt: 2016030973
RECORDING $18.50 D DOCTAX PD $154.00

Prepared by and Return to:
Tracy Gough
Southern Sun Title Company
7751 South Suncoast Boulevard
Homosassa, FL 34446
(352) 382-3339

File No.: **16-07-8862**

WARRANTY DEED

This indenture made on A.D. AUGUST 5th, 2016, by

Justin Kavanaugh, an unmarried man

whose address is: P.O Box 4486, Homosassa Springs, FL 34447
hereinafter called the "grantor", to

Thomas Halstead and Michelle A. Halstead. husband and wife

whose address is: 4892 W. Meadow St. Homosassa, FL 34446
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, **FL**, to-wit:

Lot 2 of Lot 45, GREEN ACRES - ADDITION NO. 1, further described as follows: Commence at the Southwest corner of Lot 45, GREEN ACRES - ADDITION NO. 1, as recorded in Plat Book 5, Pages 6 & 7, Public Records of Citrus County, Florida, thence North 0° 16' 37" East along the West line of said Lot 45 a distance of 105.46 feet to the Point of Beginning, thence continue North 0° 16' 37" East along said West line a distance of 105.45 feet, thence North 88° 40' 26" East 168.31 feet, thence South 0° 16' 59" West 105.67 feet, thence South 88° 44' 53" West 168.29 feet to Point of Beginning.

Subject to a 10 foot wide Easement along the East boundary thereof for road right-of-way.

TOGETHER with 1975 CHAMP MH ID#0459661318D located thereon.

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.

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 2015.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2016035735 BK: 2774 PG: 1185 8/8/2016 8:34 AM 2 Receipt: 2016030973
RECORDING $18.50 D DOCTAX PD $154.00

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

Signed, sealed and delivered in our presence:

Tracy L. Gough
Witness Signature
TRACY L. GOUGH

Printed Name

Rebecca L Parker
Witness Signature
REBECCA L. PARKER

Printed Name

John Kavanaugh
Justin Kavanaugh

State of FLORIDA

County of: CITRUS

Sworn To, Subscribed and Acknowledged before me on this 5th day of AUGUST, 2016 by **Justin Kavanaugh, an unmarried man** who is/are personally known to me or who has/have produced FL DRIVERS License as identification.

SEAL

TRACY L. GOUGH
Notary Public - State of Florida
My Comm. Expires Sep 9, 2018
Commission # FF 122789

Tracy L. Gough
Notary Public
TRACY L. GOUGH
Notary Print Name
My Commission Expires: _____

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2018023845 BK: 2900 PG: 242 5/14/2018 11:06 AM 1 Receipt: 2018021210
RECORDING $18.50 D DOCTAX PD $0.70

Prepared by and Return to:
Thomas and Michelle Halstead
4892 West Meadow Street
Homosassa, FL 34446
(352) 212-9498

Parcel No: 1164214
SALES PRICE: $10.00 FOR RECORDERS USE ONLY

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 11th day of May, 2018, by

THOMAS HALSTEAD AND MICHELLE A. HALSTEAD, husband and wife,
whose address is: 4892 West Meadow St., Homosassa, FL 34446
hereinafter called "Grantor", to

MICHAEL S. REYNOLDS, A SINGLE MAN,
whose mailing address is: 5592 South Shalimar Point, Homosassa, FL 34446
hereinafter called "Grantee":

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

WITHESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS, ($10.00) and other good and valuable consideration to said grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and Grantee's heirs and assigns forever, all the right, title, interest, claim and demand which Grantor has in and to the following described land, situate, lying and being in **Citrus** County, **FLORIDA**, to-wit:

Lot 2 of Lot 45, GREEN ACRES – ADDITION NO. 1, further described as follows: Commence at the Southwest corner of Lot 45, GREEN ACRES – ADDITION NO. 1, as recorded in Plat Book 5, Pages 6 & 7, Public Records of Citrus County, Florida, thence North 0° 16' 37" East along said West line a distance of 105.45 feet, thence North 88° 40' 26" East 168.31 feet, thence South 0° 16' 59" West 105.67 feet, thence South 88° 44' 53" West 168.29 feet to Point of Beginning.

Subject to a 10 foot wide Easement along the East boundary thereof for road right-of-way.

TOGETHER with 1975 CHAMP MH ID#0459661318D located thereon.

Property Address: 5592 SOUTH SHALIMAR POINT, HOMOSASSA, FL 34446

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.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2018023845 BK: 2900 PG: 243 5/14/2018 11:06 AM 2 Receipt: 2018021210
RECORDING $18.50 D DOCTAX PD $0.70

IN WITNESS WHEREOF, The said Grantor(s) have signed and sealed these presents the day and year first above written.

(Grantor's Signature)

Thomas Halstead
(Grantor's Printed Name)

(Grantor's Signature)

Michelle A. Halstead
(Grantor's Printed Name)

Vickie Parrott
(Printed Witness Name)

(Witness Signature)

Erica Schreiber
(Printed Witness Name)

(Witness Signature)

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing Quitclaim deed was acknowledged before me on May 11th, 2018, by Mr. Thomas Halstead and Mrs. Michelle A. Halstead, who are personally known to me or who have produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quitclaim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

(Signature of Notary)

(Signature of Notary)

ERIC M. BOURNE
Notary Public - State of Florida
My Comm. Expires Dec 12, 2018
Commission # FF 151073
Bonded Through National Notary Assn.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2019038584 BK: 2992 PG: 1883 7/25/2019 8:34 AM 1 Receipt: 2019034118
RECORDING $52.50

DURABLE FINANCIAL POWER OF ATTORNEY

I, Michael Stanley Reynolds of 5592 South Shalimar Point, Homosassa, FL 34446 (hereinafter known as the "Principal"), **HEREBY DESIGNATE** Michelle Ann Halstead of 4892 West Meadow Street, Homosassa, Florida 34446, (hereinafter known as the "Agent"), to act as the Agent for the Principal's benefit, and shall exercise powers in the Principal's best interest and general welfare, as a fiduciary.

THE PRINCIPAL DELEGATES THE FOLLOWING POWERS TO THE AGENT

(The Principal must **Initial** in the preceding space to all the powers (**IN BOLD**) if either granted or negated)

MA **BANKING** – In regards to banking activities, the Principal authorizes the Agent to:

Continue, modify, and terminate an account or other banking arrangement made by or on behalf of the Principal;

Modify or terminate an account or other banking arrangement with a bank or other financial institution selected by the Agent.

Withdraw, by check, order, electronic funds transfer, or otherwise, money of the Principal deposited with or left in the custody of a financial institution;

Receive statements of account, vouchers, notices, and similar documents from a financial institution and act with respect to them;

Make, assign, draw, endorse, discount, guarantee, and negotiate promissory notes, checks, drafts, and other negotiable or nonnegotiable paper of the Principal or payable to the Principal or the Principal's order, transfer money, receive the cash or other proceeds of those transactions, and accept a draft drawn by a person upon the Principal and pay it when due;

Receive for the Principal and act upon a sight draft, warehouse receipt, or other document of title whether tangible or electronic, or other negotiable or nonnegotiable instrument;

Use debit card and electronic transaction authorizations from a financial institution.

MA **TAXES** – In regards to taxes, the Principal authorizes the Agent to:

Prepare, sign, and file federal, state and local tax returns.

Pay taxes due, collect refunds, post bonds, receive confidential information, and contest deficiencies determined by the Internal Revenue Service or other taxing authority;

Exercise any election available to the Principal under federal, state or local tax law; and

Act for the Principal in all tax matters for all periods before the Internal Revenue Service, or other taxing authority.

MWL **INSURANCE** – In regards to insurance policies, the Principal authorizes the Agent to:

Continue, pay the premium or make a contribution on, modify, exchange, rescind, release, or terminate a contract procured by or on behalf of the Principal which insures the Principal or other person, whether or not the Principal is a beneficiary under the contract;

Change the manner of paying premiums on a contract of insurance.

MWL **REAL ESTATE** – In regards to real estate, The Principal authorizes the Agent to:

Sell; convey with or without covenants, representations, or warranties; quitclaim; release; said property at:

5592 South Shalimar Point
Homosassa, FL 34446

Legal Description:

Lot 2 of Lot 45, GREEN ACRES – ADDITION NO. 1, further described as follows: Commence at the Southwest corner of Lot 45, GREEN ACRES – ADDITION NO. 1, as recorded in Plat Book 5, Pages 6 & 7, Publics Records Citrus County, Florida, thence North 0° 16' 37" East along said West line a distance of 105.45 feet, thence North 88° 40' 26" East 168.31 feet, thence South 0° 16' 59" West 105.67 feet, thence South 88° 44' 53" West 168.29 feet to Point of Beginning. Subject to a 10 foot wide Easement along the East boundary thereof for road right-of-way. TOGETHER with 1975 CHAMP MH ID #0459661318D located thereon. Property address: 5592 SOUTH SHALIMAR POINT, HOMOSASSA, FL 34446

MWL **PERSONAL PROPERTY** – In regards to personal property, the Principal authorizes the Agent to:

Sell, exchange; convey with or without covenants, representations, or warranties; quitclaim; release; surrender; create a security interest in; grant options concerning; lease; sublease; or, otherwise dispose of tangible personal property or an interest in tangible personal property;

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2019038584 BK: 2992 PG: 1885 7/25/2019 8:34 AM 3 Receipt: 2019034118
RECORDING $52.50

EFFECTIVE DATE

This Power of Attorney shall begin:

(Initial)

MR - Immediately upon the execution of this document and end on December 31st 2025.

In addition, this power of attorney shall be considered void if another is created for the same parcel of real estate or of a revocation form has been authorized.

AMENDMENT AND REVOCATION

The Principal can amend or revoke this power of attorney at any time, if the Principal is not incapacitated, by a document delivered to Agent. Any amendment or revocation is ineffective as to a third party until such third party has notice of such revocation or amendment.

This power of attorney hereby revokes any and all financial powers of attorney the Principal may have executed in the past.

The Principal grants the Agent the full power and authority to perform all acts on their behalf listed as they could do if personally present, hereby ratifying and confirming all that the Agent may do pursuant to this power.

STATE LAW

This power of attorney document shall be governed by, and construed in accordance with, the laws of the State of Florida.

PHOTOCOPIES

Photocopies of this document can be relied upon as though they were originals.

IN WITNESS WHEREOF, I executed this power of attorney on February 11, 2019 in the presence of a notary public.

Principal's Signature Michael Reynolds

Michael Stanley Reynolds of 5592 South Shalimar Point, Homosassa, FL 34446

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2019038584 BK: 2992 PG: 1886 7/25/2019 8:34 AM 4 Receipt: 2019034118
RECORDING $52.50

AGENT'S CERTIFICATION AND ACCEPTANCE OF AUTHORITY

I, Michelle Ann Halstead, certify that the attached is a true copy of a power of attorney naming the undersigned as Agent for Michael Stanley Reynolds. I certify that to the best of my knowledge the Principal had the capacity to execute the power of attorney, is alive, and has not revoked the power of attorney; that my powers as Agent have not been altered or terminated; and that the power of attorney remains in full force and effect.

I accept appointment as Agent under this power of attorney.

This certification and acceptance is made under penalty of perjury.

Agent's Signature _____ 2/11/19

Michelle Ann Halstead of 4892 West Meadow Street, Homosassa, FL 34446

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2019038584 BK: 2992 PG: 1887 7/25/2019 8:34 AM 5 Receipt: 2019034118
RECORDING $52.50

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

Citrus County, ss.

On this 11th day of February _____, 2019, before me appeared MICHAEL STANLY REYNOLDS, A SINGLE MAN, as Principal of this power of attorney who proved to me through government issued photo identification to the be the above-named person, in my presence executed this foregoing instrument and acknowledged that he executed the same as his own free act and deed. DL# [redacted]

Janet Gramann
Notary Public

Janet Gramann
Print Name

SEAL

JANET GRAMANN
MY COMMISSION #GG093543
EXPIRES: APR 12, 2021
Bonded through 1st State Insurance

My Commission expires: _____

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2019038584 BK: 2992 PG: 1888 7/25/2019 8:34 AM 6 Receipt: 2019034118
RECORDING $52.50

AFFIRMATION BY WITNESS 1

I, Connie Smith, witnessed the execution of this Power of Attorney by the Principal, and I affirm that the Principal appeared to me to be of sound mind, was not under duress, and the Principal affirmed to me that he/she was aware of the nature of this Power of Attorney and signed it freely and voluntarily.

Witness 1 Signature Connie Smith

Print Name Connie Smith

AFFIRMATION BY WITNESS 2

I, Charles Parker, witnessed the execution of this Power of Attorney by the Principal, and I affirm that the Principal appeared to me to be of sound mind, was not under duress, and the Principal affirmed to me that he/she was aware of the nature of this Power of Attorney and signed it freely and voluntarily.

Witness 2 Signature Charles Parker

Print Name Charles Parker

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2019038586 BK: 2992 PG: 1892 7/25/2019 8:34 AM 1 Receipt: 2019034118
RECORDING $10.00 D DOCTAX PD $0.70

Prepared by and return to:
Jeri Lynn Diehl
Title USA, LLC
478 NE 3rd Street, Suite C
Crystal River, FL 34429
File Number: **T20193674**

(Space Above This Line For Recording Data)

Corrective Warranty Deed

This Warranty Deed made this **25th day of June, 2019**, between **Thomas Halstead and Michelle A. Halstead, husband and wife,** whose post office address is **4892 West Meadow Street, Homosassa, FL 34446**, grantor, and **Michael S. Reynolds, a single man,** whose post office address is **5592 South Shalimar Point, Homosassa, FL 34446,** grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, 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 the **Citrus County, Florida**, to-wit:

Lot 2 of Lot 45, Green Acres - Addition No. 1, further described as follows: Commence at the Southwest corner of Lot 45, Green Acres - Addition No. 1, as recorded in Plat Book 5, Pages 6 and 7, Public Records of Citrus County, Florida; thence North 00°16'37" East along the West line of said Lot 45 a distance of 105.46 feet to the Point of Beginning; thence continue North 00°16'37" East along said West line a distance of 105.45 feet; thence North 88°40'26" East 168.31 feet; thence South 00°16'59" West 105.67 feet; thence South 88°44'53" West 168.29 feet to the Point of Beginning.
Subject to a 10-foot-wide easement along the East boundary thereof for road right-of-way.

TOGETHER with a 1975 CHAMP mobile home which bears the ID #O459661318D and Title #10641423.
Parcel Identification Number:

This Deed is being executed and recorded to correct that certain Quit Claim Deed recorded in Official Record Book 2900, Page 242, Public Records of Citrus County, Florida, which contained a scriveners error in the legal description.

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, 2018.

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:

Witness Name: Stella V Eiland

Witness Name: Jeri Lynn Diehl

Thomas Halstead

Michelle A. Halstead

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me this 25th day of June, 2019, by **Thomas Halstead and Michelle A. Halstead, husband and wife,** he (___) is personally known to me or (✓) has produced Licenses as identification.

JERI LYNN DIEHL MY COMMISSION EXPIRES OCTOBER 20, 2022 #GG 253304 Bonded thru Troy Fain Insurance NOTARY PUBLIC, STATE OF FLORIDA

Notary Public

Printed Name: Jeri Lynn Diehl

Altkey: 1164214
SMITH CLAYTON

Parcel ID: 17E19S360210 00450 0020
5592 S SHALIMAR PT , HOMOSASSA, 34446

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0200 - MOBILE HOME
Bldg Counts	Res 0 / MH 1 / Comm 0
Nbhd	5604 - GREEN ACRES OAKLAWN TO MEADOW AREA
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	000798 - GREEN ACRES ADDITION 1
Short Legal	LOT 2 OF LOT 45, GREEN ACRES -ADDITION NO. 1, FURTHERDESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OFLOT 45, GREEN ACRES - ADDITION NO. 1, AS RECORDED IN PLAT
Est. Parcel Sqft	18,174
Est. Parcel Acres	.42
Map SC-TW-RG	31-19S-18E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	SMITH CLAYTON
Mailing Address	5592 S SHALIMAR PT HOMOSASSA FL 34446

All Owners

Name		Owner Type
SMITH CLAYTON		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	$18,000	$42,681	$60,681	$60,681	$0	$60,681	$0	$1,081.30	Link
2024	$18,000	$40,909	$58,909	$57,169	$0	$57,169	$0	$992.55	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	$60,681	14.8298	$1,081.31

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	$35.00
0131	FIRE SERVICES ASSESSMENT	$125.00
0154	STORMWATER	$29.42

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
06/25/2019	$30,000	2992/1893	00-WARRANTY DEED	I
06/25/2019	$100	2992/1892	01-CORRECTIVE/QC/TD/COT	I
05/11/2018	$100	2900/0242	02-MIN DOC STAMP ($100)	I
08/05/2016	$22,000	2774/1184	00-WARRANTY DEED	I

05/01/1994	$100 1049/0848	01-CORRECTIVE/QC/TD/COT	I
05/01/1994	$100 1049/0847	01-CORRECTIVE/QC/TD/COT	I
05/01/1994	$100 1049/0846	01-CORRECTIVE/QC/TD/COT	I
05/01/1994	$18,000 1049/0845	00-WARRANTY DEED	I
11/01/1979	$16,000 0548/0181	00-WARRANTY DEED	I

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
11/01/1981	30734	SCREEN ROOM 12X20	$2,000	12/01/1981

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0208-MOBILE HOME NON-WATERFRONT	U-UNIT	1.00	105.0	168				RURMH

Residential

Bldg Number	1
Class	R5 - RESIDENTIAL MOBILE HOME
Year Built	1975
Total FLA	672
Total Under Roof	672
Exterior Wall	18 - METAL SIDING WD FRAME
Foundation	6 - MINIMAL
HVAC	106 - FORCED AIR DUCTED
Stories	1
Floor System	03 - MBL. HOME SUB FLOOR
Roof Frame	08 - ROOFOVER
Roof Cover	02 - METAL
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	2/1/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	
RCNLD	

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1975	672

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	ENCLOSED PORCH ALUM/VINYL-[1-SF]	1981	12	28	1	336	
1	2	OPEN PORCH FIN WOOD/ALUM WITH CONC SLAB-[1-SF]	1981	8	12	1	96	
1	3	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	1975	8	8	1	64	

Total Misc Value

Legal Description

Legal Description

LOT 2 OF LOT 45, GREEN ACRES -ADDITION NO. 1, FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 45, GREEN ACRES - ADDITION NO. 1, AS RECORDED IN PLAT BOOK 5, PAGES 6 AND 7, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE NORTH 00 DEG 16'37" EAST ALONG THE WEST LINE OF SAID LOT 45 A DISTANCE OF 105.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEG 16'37" EAST ALONG SAID WEST LINE A DISTANCE OF 105.45 FEET; THENCE NORTH 88 DEG 40'26" EAST 168.31 FEET; THENCE SOUTH 00 DEG 16'59" WEST 105.67 FEET; THENCE SOUTH 88 DEG 44'53" WEST 168.29 FEET TO THE POINT OF BEGINNING. ---SUBJECT TO A 10-FOOT-WIDE EASEMENT ALONG THE EAST BOUNDARY THEREOF FOR ROAD RIGHT-OF-WAY.

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.

1164214

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923212

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
1164214	2024/6249	06-01-2024
Legal Description		
LOT 2 OF LOT 45, GREEN ACRES -ADDITION NO. 1, FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 45, GREEN ACRES - ADDITION NO. 1, AS RECORDED IN PLAT BOOK 5, PAGES 6 AND 7, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE NORTH 00 DEG 16M 37S EAST ALONG THE WEST LINE OF SAID LOT 45 A DISTANCE OF 105.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEG 16M 37S EAST ALONG SAID WEST LINE A DISTANCE OF 105.45 FEET; THENCE NORTH 88 DEG 40M 26S EAST 168.31 FEET; THENCE SOUTH 00 DEG 16M 59S WEST 105.67 FEET; THENCE SOUTH 88 DEG 44M 53S WEST 168.29 FEET TO THE POINT OF BEGINNING. ---SUBJECT TO A 10-FOOT-WIDE EASEMENT ALONG THE EAST BOUNDARY THEREOF FOR ROAD RIGHT-OF-WAY.		

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: 1164214
SMITH CLAYTON

Parcel ID: 17E19S360210 00450 0020
5592 S SHALIMAR PT , HOMOSASSA, 34446

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0200 - MOBILE HOME
Bldg Counts	Res 0 / MH 1 / Comm 0
Nbhd	5604 - GREEN ACRES OAKLAWN TO MEADOW AREA
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	000798 - GREEN ACRES ADDITION 1
Short Legal	LOT 2 OF LOT 45, GREEN ACRES -ADDITION NO. 1, FURTHERDESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OFLOT 45, GREEN ACRES - ADDITION NO. 1, AS RECORDED IN PLAT
Est. Parcel Sqft	18,174
Est. Parcel Acres	.42
Map SC-TW-RG	31-19S-18E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	SMITH CLAYTON
Mailing Address	5592 S SHALIMAR PT HOMOSASSA FL 34446

All Owners

Name		Owner Type
SMITH CLAYTON		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	$18,000	$42,681	$60,681	$60,681	$0	$60,681	$0	$1,081.30	Link
2024	$18,000	$40,909	$58,909	$57,169	$0	$57,169	$0	$992.55	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	$60,681	14.8298	$1,081.31

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	$29.42

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
06/25/2019	$30,000	2992/1893	00-WARRANTY DEED	I
06/25/2019	$100	2992/1892	01-CORRECTIVE/QC/TD/COT	I
05/11/2018	$100	2900/0242	02-MIN DOC STAMP ($100)	I
08/05/2016	$22,000	2774/1184	00-WARRANTY DEED	I
05/01/1994	$100	1049/0848	01-CORRECTIVE/QC/TD/COT	I
05/01/1994	$100	1049/0847	01-CORRECTIVE/QC/TD/COT	I
05/01/1994	$100	1049/0846	01-CORRECTIVE/QC/TD/COT	I
05/01/1994	$18,000	1049/0845	00-WARRANTY DEED	I
11/01/1979	$16,000	0548/0181	00-WARRANTY DEED	I

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.

Permits

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0208-MOBILE HOME NON-WATERFRONT	U-UNIT	1.00	105.0	168				RURMH

Residential

Bldg Number	1
Class	R5 - RESIDENTIAL MOBILE HOME
Year Built	1975
Total FLA	672
Total Under Roof	672
Exterior Wall	18 - METAL SIDING WD FRAME
Foundation	6 - MINIMAL
HVAC	106 - FORCED AIR DUCTED
Stories	1
Floor System	03 - MBL. HOME SUB FLOOR
Roof Frame	08 - ROOFOVER
Roof Cover	02 - METAL
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	2/1/
Addl Fixtures	
FPL: Stacks/Openings	/

RCN
RCNLD

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1975	672

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	ENCLOSED PORCH ALUM/VINYL-[1-SF]	1981	12	28	1	336	
1	2	OPEN PORCH FIN WOOD/ALUM WITH CONC SLAB-[1-SF]	1981	8	12	1	96	
1	3	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	1975	8	8	1	64	

Total Misc Value