

**RECEIVED**

By Tifani White at 8:28 am, 7/29/26

**CERTIFICATION OF TAX DEED APPLICATION**

Sections 197.502 and 197.542, Florida Statutes

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

|                      |                                                                                                                             |                         |                                                                                            |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------|-------------------------|--------------------------------------------------------------------------------------------|
| Applicant            | FIG 20, LLC<br>FIG 20, LLC FBO SEC PTY<br>PO BOX 12225<br>NEWARK, NJ 07101-3411                                             | Property Owner          | TAWFIK EI HAB<br>%SAMEH H TAWFIK<br>PER REP<br>13333 MOORE RD<br>CLIFTON, VA<br>20124-1026 |
| Property description | COM AT SE COR OF LOT 38 OF CITRUS ACRES PB 2 PG 68 TH N 00DEG 19M 00S W AL W LN OF YORK RD 100 FT, T (Full legal attached.) | Application date        | Apr 09, 2026                                                                               |
|                      |                                                                                                                             | Certificate #           | 2024 / 4586                                                                                |
|                      |                                                                                                                             | Date certificate issued | 06/01/2024                                                                                 |
|                      |                                                                                                                             | Account number          | 2249111                                                                                    |

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

| Column 1<br>Certificate Number | Column 2<br>Date of Certificate Sale | Column 3<br>Face Amount of Certificate | Column 4<br>Interest | Column 5: Total<br>(Column 3 + Column 4) |
|--------------------------------|--------------------------------------|----------------------------------------|----------------------|------------------------------------------|
| # 2024/4586                    | 06/01/2024                           | 2,782.91                               | 413.38               | 3,196.29                                 |
| → Part 2: Total*               |                                      |                                        |                      | 3,196.29                                 |

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

| Column 1<br>Certificate Number | Column 2<br>Date of Other Certificate Sale | Column 3<br>Face Amount of Other Certificate | Column 4<br>Tax Collector's Fee | Column 5<br>Interest | Total<br>(Column 3 + Column 4 + Column 5) |
|--------------------------------|--------------------------------------------|----------------------------------------------|---------------------------------|----------------------|-------------------------------------------|
| # 2025/4936                    | 06/01/2025                                 | 2,952.05                                     | 6.25                            | 189.42               | 3,147.72                                  |
| # 2023/4912                    | 06/01/2023                                 | 2,459.83                                     | 6.25                            | 340.79               | 2,806.87                                  |
| Part 3: Total*                 |                                            |                                              |                                 |                      | 5,954.59                                  |

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

|                                                                                                                                     |           |
|-------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant<br>(*Total of Parts 2 + 3 above) | 9,150.88  |
| 2. Delinquent taxes paid by the applicant                                                                                           | 0.00      |
| 3. Current taxes paid by the applicant                                                                                              | 2,721.47  |
| 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)                                 | 553.38    |
| 7. <b>Total Paid (Lines 1-6)</b>                                                                                                    | 12,850.73 |

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.

|                                      |                         |
|--------------------------------------|-------------------------|
| Hallie Sullivan                      | Citrus County, Florida  |
| Signature, Tax Collector or Designee | Date 28th of July, 2026 |

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

| <b>Part 5: Clerk of Court Certified Amounts (Lines 8-15)</b>                                              |           |
|-----------------------------------------------------------------------------------------------------------|-----------|
| 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. <b>Total Paid (Lines 8-13)</b>                                                                        | 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)                                   | 12,979.73 |
| 17. Redemption fee                                                                                        | 6.25      |
| 18. Total amount to redeem                                                                                | 12,985.98 |
| Date of sale                                                                                              |           |
| Signature, Clerk of Court or Designee                                                                     |           |

### INSTRUCTIONS

#### Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

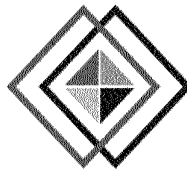
#### Clerk of Court (complete Part 5)

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

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

### FULL LEGAL (If applicable)

COM AT SE COR OF LOT 38 OF CITRUS ACRES PB 2 PG 68 TH N 00DEG 19M 00S W AL W LN OF YORK RD 100 FT, TH S 89DEG 42M 00S W 125 FT, TH S 00DEG 19M 00S E 100 FT TO S LN OF LOT 38, TH N 89DEG 42M 00S E 125 FT TO POB



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

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## **TAX DEED APPLICATION COVER LETTER**

**Account #:** 2249111

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**

TAWFIK EI HAB  
%SAMEH H TAWFIK PER REP  
13333 MOORE RD  
CLIFTON, VA 20124-1026

### **Additional Parties, Per Search**

CENTRAL BANK  
20701 BRUCE B DOWNS BLVD  
TAMPA, FL 33647

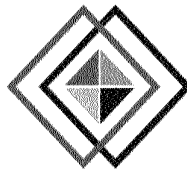
Lien Holder

INTERNAL REVENUE SERVICE  
ADVISORY CONSOLIDATED RECEIPTS  
7940 KENTUCKY DR  
STOP 2850F  
FLORENCE, KY 41042

Lien Holder

NAGEL RICE LLP  
103 EISENHOWER PARKWAY  
SUITE 103  
ROSELAND, NJ 07068

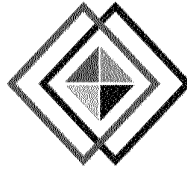
Lien Holder



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

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|                                                                                                                                     |              |
|-------------------------------------------------------------------------------------------------------------------------------------|--------------|
| NAGEL RICE, LLP<br>103 EISENHOWER PARKWAY<br>ROSELAND, NJ 07068                                                                     | Lien Holder  |
| RAJESHKUMAR PATEL, REGISTERED AGENT O/B/O CENTRAL BANK<br>20701 BRUCE B DOWNS BLVD<br>TAMPA, FL 33647                               | Lien Holder  |
| RAJESHKUMAR PATEL, REGISTERED AGENT O/B/O CENTRAL BANK<br>3598 US HWY 90 W<br>LAKE CITY, FL 32055                                   | Lien Holder  |
| RESPIRONICS, INC., D/B/A PHILLIPS RESPIRONICS<br>PO BOX 405740<br>ATLANTA, GA 30384-5740                                            | Lien Holder  |
| JOHN S. CLARDY III<br>CLARDY LAW FIRM<br>PO BOX 2410<br>CRYSTAL RIVER, FL 34423                                                     | Other Party  |
| RAFIK HAFEZ TAWFIK<br>89 W 57TH STREET<br>BAYONNE, NJ 07002-3311                                                                    | Other Party  |
| SAMEH H. TAWFIK, PERSONAL REPRESENTATIVE OF<br>THE ESTATE OF EIHAB H. TAWFIK, DECEASED<br>NO ADDRESS ON DOCUMENT                    | Other Party  |
| SAMEH HAFEZ TAWFIK<br>13333 MOORE ROAD<br>CLIFTON, VA 20124-1026                                                                    | Other Party  |
| 2320 N YORK RD TRUST DATED JUNE 7TH, 2019<br>RUSSELL PEACII AS TRUSTEE<br>RUSSELL PEACII<br>4695 TOWER RD<br>LAND O LAKES, FL 34638 | Title Holder |
| ESTATE OF DR EIHAB TAWFIK, DECEASED<br>1165 N STONEY PT<br>CRYSTAL RIVER, FL 34429                                                  | Title Holder |



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

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ESTATE OF EIHAB H TAWFIK, DECEASED  
1155 N STONEY PT  
CRYSTAL RIVER, FL 34429

Title Holder

ESTATE OF EIHAB H TAWFIK, DECEASED  
7394 W GULF TO LAKE HWY  
CRYSTAL RIVER, FL 34429

Title Holder

ESTATE OF EIHAB H TAWFIK, MD, PA, DECEASED  
1404 N RONALD REAGAN BLVD, SUITE 1120  
LONGWOOD, FL 32750

Title Holder

ESTATE OF EIHAB TAWFIK, DECEASED  
3118 N SHERIFF DR  
BEVERLY HILLS, FL 34465

Title Holder

ESTATE OF EIHAB TAWFIK, DECEASED  
2320 N YORK RD  
CRYSTAL RIVER, FL 34429

Title Holder

ESTATE OF EIHAB TAWFIK, MD, PA, DECEASED  
DBA CHRIST MEDICAL CENTER  
7562 W GULF TO LAKE HWY  
CRYSTAL RIVER, FL 34429

Title Holder

**Certified By:**

Hallie Sullivan

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Tax Collector or Authorized Designee

# TitleExpress®

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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                      |
|-----------|-------------------|---------------------------------------|
| 2249111   | 17E18S230020 0381 | 2320 N YORK RD<br>CRYSTAL RIVER 34429 |

## Legal Description

COM AT SE COR OF LOT 38 OF CITRUS ACRES PB 2 PG 68 TH N 00DEG 19M 00S W AL W LN OF YORK RD 100 FT, TH S 89DEG 42M 00S W 125 FT, TH S 00DEG 19M 00S E 100 FT TO S LN OF LOT 38, TH N 89DEG 42M 00S E 125 FT TO POB

## Other Parcel Info

| Certificate # | Assessed Value | Homestead? | Mobile Home? | Bankruptcy? |
|---------------|----------------|------------|--------------|-------------|
| 2024 - 4586   | \$165,380      | No         | No           | No          |

| Owner of Record on Current Tax Roll | Billing Name & Address |
|-------------------------------------|------------------------|
| EIHAB TAWFIK                        |                        |

%SAMEH H TAWFIK PER REP  
13333 MOORE RD  
CLIFTON VA 20124-1026

# PROPERTY INFORMATION REPORT

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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: 06/30/2026      Search covers      20 years      through: 06/22/2026**

*Karen LaBree*  
Title Examiner

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**General Examiner Comments:**

**APPARENT TITLE HOLDER**

| <b>Name &amp; Address of Record</b>                                                                                              | <b>Document</b>                                               | <b>Examiner Comments</b>                                                                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2320 N YORK RD TRUST DATED JUNE 7TH, 2019<br>RUSSELL PEACH AS TRUSTEE<br>RUSSELL PEACH<br>4695 TOWER RD<br>LAND O LAKES FL 34638 | Warranty Deed to<br>Trustee<br>Bk:2983 Pg:155                 | The legal description in<br>2994-1770 and 3034-1473<br>contains an error, the second<br>call is missing the directional<br>of "W".                                                                                                                                                                                                                  |
|                                                                                                                                  | Warranty Deed to<br>Trustee<br>Bk:2994 Pg:1770                |                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                                                                  | Re-recorded<br>Warranty Deed to<br>Trustee<br>Bk:3034 Pg:1473 |                                                                                                                                                                                                                                                                                                                                                     |
| ESTATE OF EI HAB TAWFIK, DECEASED<br>3118 N SHERIFF DR<br>BEVERLY HILLS FL 34465                                                 | Warranty Deed<br>Bk:2494 Pg:1774                              | This party is being included<br>as an apparent titleholder due<br>to the possible invalidity of<br>Deeds in 2983-155, which did<br>not have a valid grantee or<br>legal description, 2994-1770<br>which deed did not have a<br>valid legal description and<br>was not properly witnessed<br>and 3034-1473 which had<br>witnesses but not re-signed. |

**Related Documents (for Reference)**

Quit Claim Deed  
Bk:1933 Pg:350

Warranty Deed  
Bk:2038 Pg:2371

Deed in Lieu of Foreclosure  
Bk:2378 Pg:1985

Trust Affidavit  
Bk:2494 Pg:1773

Death Certificate  
Bk:3239 Pg:241

Order of Discharge  
Bk:3381 Pg:888

**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 |
|--------------------------|----------|-------------------|
|--------------------------|----------|-------------------|

|                                                                                                                   |                            |  |
|-------------------------------------------------------------------------------------------------------------------|----------------------------|--|
| INTERNAL REVENUE SERVICE<br>ADVISORY CONSOLIDATED RECEIPTS<br>7940 KENTUCKY DR<br>STOP 2850F<br>FLORENCE KY 41042 | Tax Lien<br>Bk:2780 Pg:541 |  |
|-------------------------------------------------------------------------------------------------------------------|----------------------------|--|

|  |                             |  |
|--|-----------------------------|--|
|  | Tax Lien<br>Bk:3009 Pg:1481 |  |
|--|-----------------------------|--|

|  |                             |  |
|--|-----------------------------|--|
|  | Tax Lien<br>Bk:3391 Pg:1800 |  |
|--|-----------------------------|--|

|                                                                                            |                             |  |
|--------------------------------------------------------------------------------------------|-----------------------------|--|
| RESPIRONICS, INC., D/B/A PHILLIPS<br>RESPIRONICS<br>PO BOX 405740<br>ATLANTA GA 30384-5740 | Judgment<br>Bk:2864 Pg:2360 |  |
|--------------------------------------------------------------------------------------------|-----------------------------|--|

|                                                                |                             |  |
|----------------------------------------------------------------|-----------------------------|--|
| NAGEL RICE, LLP<br>103 EISENHOWER PARKWAY<br>ROSELAND NJ 07068 | Judgment<br>Bk:2919 Pg:2478 |  |
|----------------------------------------------------------------|-----------------------------|--|

|                                                                            |                                                                     |  |
|----------------------------------------------------------------------------|---------------------------------------------------------------------|--|
| NAGEL RICE LLP<br>103 EISENHOWER PARKWAY<br>SUITE 103<br>ROSELAND NJ 07068 | Notice of<br>Registration of<br>Foreign Judgment<br>Bk:2919 Pg:2483 |  |
|----------------------------------------------------------------------------|---------------------------------------------------------------------|--|

|              |                             |                               |
|--------------|-----------------------------|-------------------------------|
| CENTRAL BANK | Judgment<br>Bk:2993 Pg:1861 | No address found on document. |
|--------------|-----------------------------|-------------------------------|

|                                                                                                         |                        |  |
|---------------------------------------------------------------------------------------------------------|------------------------|--|
| RAJESHKUMAR PATEL, REGISTERED AGENT<br>O/B/O CENTRAL BANK<br>20701 BRUCE B DOWNS BLVD<br>TAMPA FL 33647 | Sunbiz Central<br>Bank |  |
|---------------------------------------------------------------------------------------------------------|------------------------|--|

**Related Documents (for Reference)**

Affidavit of Judgment-Creditor  
Bk:2919 Pg:2476

**OTHER PARTIES**

| <b>Name &amp; Address of Record</b>                                                       | <b>Document</b>                                   | <b>Examiner Comments</b>         |
|-------------------------------------------------------------------------------------------|---------------------------------------------------|----------------------------------|
| RAFIK HAFEZ TAWFIK<br>89 W 57TH STREET<br>BAYONNE NJ 07002-3311                           | Petition for<br>Administration<br>Bk:3231 Pg:2484 |                                  |
| SAMEH HAFEZ TAWFIK<br>13333 MOORE ROAD<br>CLIFTON VA 20124-1026                           | Petition for<br>Administration<br>Bk:3231 Pg:2484 |                                  |
| JOHN S. CLARDY III<br>CLARDY LAW FIRM<br>PO BOX 2410<br>CRYSTAL RIVER FL 34423            | Petition for<br>Administration<br>Bk:3231 Pg:2484 |                                  |
| SAMEH H. TAWFIK, PERSONAL<br>REPRESENTATIVE OF THE ESTATE OF EIHAB H.<br>TAWFIK, DECEASED | Letters of<br>Administration<br>Bk:3249 Pg:50     | No address found on<br>document. |

**Related Documents (for Reference)**

None found.

**OTHER DOCUMENTS****Document Type**

Property Appraiser

Grantee is: Russell Peach

Address is: 4695 Tower Rd, Land O'Lakes, FL 34638

Consideration of \$1.00

### Warranty Deed to Trustee

The Grantor(s) Dr Elhab Tawfik of the County of Citrus and the State of Florida for and in consideration of \$10.00, and other good and valuable considerations in hand paid, conveys, grants, bargains, sells, aliens, remises, releases, confirms and warrants under provisions of Section

Unto the 2320 N. York rd. Crystal River, FL 34429 under the provisions of a trust agreement dated the 7 of June, 2019, naming Russell Peach as Trustee and not personally, the following described real estate in the County of Citrus, State of Florida to wit: see attached

More commonly known as: 2320 N. York rd. Crystal River FL, 34429

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

**To have and to hold** the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

**Full power and authority** granted to said Trustee, with respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future renters, to partition or to exchange said property or any part thereof for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

**In No Case** shall any party dealing with the said trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the time of delivery thereof, the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other

instrument was executed in full accordance of the trust's conditions and limitations contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

**The Interest** of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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 \_\_\_\_\_

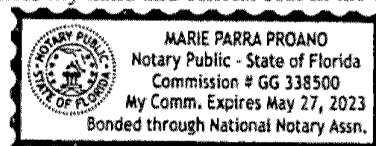
In Witness Whereof, the said grantor(s) has(have) hereunto set his(their) hands and seals this 7<sup>th</sup> day of, June, 2019 A.D.

Signed Sealed and Delivered in our Presence

X DR. Eihab Tawfik Address: 1165 N. STONEY POINT, CRYSTAL RIVER, FL  
Witness: Rory McCarthy

«SellerName2»  
State of Florida  
County of OSCEOLA

I Hereby Certify that on this day, before me, an officer duly authorized in the State aforesaid to take acknowledgments, personally appeared Eihab Tawfik to me known as the person(s) described in and who executed the foregoing instrument and Acknowledged before me that \_\_\_\_\_ executed the same. Witness my hand and official seal in the county and State last aforesaid this 7 day of June, 2019 A.D.



Marie Parra Proano  
Notary Public  
My commission expires May 27, 2023  
Send Taxes & Info: Russell Peach  
4695 Tower Rd, Land O' Lakes, FL, 34638

This document prepared by Russell Peach  
4695 Tower Rd, Land O' Lakes, FL, 34638

2320 N York Rd. Crystal River Florida

Parcel ID: 17E18S230020 0381

Short Legal Description:

CITRUS ACRES PB 2 PG 68 PT OF LOT 38 & PT OF E1/2 OF NE1/4 OF NW1/4 OF  
SW1/4 OF SEC 23 DESC AS: COM AT SE COR OF LOT 38 TH N 00DEG 19M 00S W AL  
W LN OF YORK RD 100 FT, TH S

Grantee: Russell Peach of 4695 Tower Rd Land o Lakes, FL 34638

### Warranty Deed to Trustee

The Grantor(s) EHAB TAWFIK Post office address of: 3118 N Sheriff Dr. Beverly Hills, FL 34465 In the County of CITRUS and the State of Florida for and in consideration of \$10.00, and other good and valuable considerations in hand paid, conveys, grants, bargains, sells, aliens, remises, releases, confirms and warrants under provisions of Section

Unto the 2320 N York Rd TRUST under the provisions of a trust agreement dated the 7th of June, 2019 naming Russel Peach as Trustee and not personally, the following described real estate in the County of CITRUS, State of Florida to wit:

Commence at the SE corner of LOT 38 of CITRUS ACRES, according to the map or plat thereof recorded in Plat Book 2, Page 68, public records of Citrus County, Florida, thence N. 00°19'00"W. along the west line of York Road 100.0 feet, thence S. 89°42'00". 125.0 feet, thence S. 00°19'00"E. 100.0 feet to the South line of said Lot 38, thence N. 89°42'00"E. 125.0 feet to the Point of Beginning.

Parcel ID Number: 17E18S230020 0381  
ID Number: 2249111

More commonly known as : 2320 NORTH YORK RD CRYATAL RIVER, FL 34429

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

**To have and to hold** the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

**Full** power and authority granted to said Trustee, with respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future renters, to partition or to exchange said property or any part thereof for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other

instrument was executed in full accordance of the trust's conditions and limitations contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

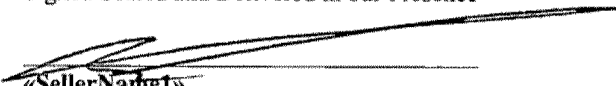
**The Interest** of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

**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 \_\_\_\_\_

**In Witness Whereof**, the said grantor(s) has(have) hereunto set his(their) hands and seals this 16 day of,

June, 2019AD.

Signed Sealed and Delivered in our Presence

  
«SellerName1»

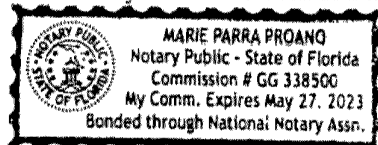
Ehab Tawfik

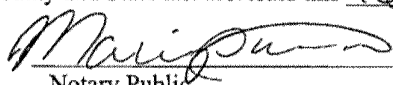
«SellerName2»

State of Florida

County of CITRUS

**I Hereby Certify** that on this day, before me, an officer duly authorized in the State aforesaid to take acknowledgments, personally appeared Ehab Tawfik to me known as the person(s) described in and who executed the foregoing instrument and Acknowledged before me that \_\_\_\_\_ executed the same. Witness my hand and official seal in the county and State last aforesaid this 16 day of June, 2019A.D.



  
Notary Public

My commission expires May 27, 2023

Send Taxes & Info. \_\_\_\_\_

4695 Tower Rd, Land O' Lakes, FL, 34638

This document prepared by Russell Peach  
4695 Tower Rd  
Land O Lakes, FL 34638

Official Records Citrus County FL  
Angela Vick, Clerk of the Circuit Court & Comptroller  
#2019040159 BK: 2994 PG: 1770  
8/1/2019 11:32 AM 1 Receipt: 2019035515  
RECORDING \$18.50  
D DOCTAX PD \$0.70

Grantee: Russell Peach of 4695 Tower Rd Land o Lakes, FL 34638

### Warranty Deed to Trustee

The Grantor(s) ElHAB TAWFIK Post office address of: 3118 N Sheriff Dr. Beverly Hills, FL 34465 In the County of CITRUS and the State of Florida for and in consideration of \$10.00, and other good and valuable considerations in hand paid, conveys, grants, bargains, sells, aliens, remises, releases, confirms and warrants under provisions of Section

Unto the 2320 N York Rd TRUST under the provisions of a trust agreement dated the 7th of June, 2019 naming Russell Peach as Trustee and not personally, the following described real estate in the County of CITRUS, State of Florida to wit:

Commence at the SE corner of LOT 38 of CITRUS ACRES, according to the map or plat thereof recorded in Plat Book 2, Page 68, public records of Citrus County, Florida, thence N. 00°19' 00"W. along the west line of York Road 100.0 feet, thence S. 89°42' 00".125.0 feet, thence S. 00°19'00"E. 100.0 feet to the South line of said Lot 38, thence N. 89°42'00"E. 125.0 feet to the Point of Beginning.

Parcel ID Number: 17E18S230020 0381  
ID Number: 2249111

More commonly known as : 2320 NORTH YORK RD CRYATAL RIVER, FL 34429

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

**To have and to hold** the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

**Full** power and authority granted to said Trustee, with respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future renters, to partition or to exchange said property or any part thereof for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other

instrument was executed in full accordance of the trust's conditions and limitations contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

**The Interest** of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

**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 \_\_\_\_\_

**In Witness Whereof**, the said grantor(s) has(have) hereunto set his(their) hands and seals this 16 day of, June, 2019A.D.

Signed Sealed and Delivered in our Presence

\_\_\_\_\_  
«SellerName1»

Eihab Tawfik

«SellerName2»

State of Florida

County of CITRUS

WITNESS 1: \_\_\_\_\_

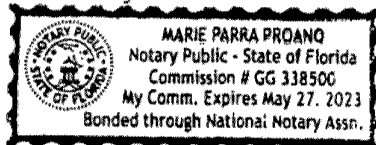
Rosy McCarthy

WITNESS 2: \_\_\_\_\_

Kyra Maione

**I Hereby Certify** that on this day, before me, an officer duly authorized in the State aforesaid to take acknowledgments, personally appeared Eihab Tawfik to me known as the person(s) described in and who executed the foregoing instrument and Acknowledged before me that \_\_\_\_\_ executed the same.

Witness my hand and official seal in the county and State last aforesaid this 16 day of JUNE, 2019A.D.



Marie Parra Proano  
Notary Public

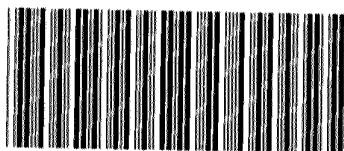
My commission expires May 27, 2023

Send Taxes & Info: \_\_\_\_\_

4695 Tower Rd, Land O' Lakes, FL, 34638

This document prepared by Russell Peach  
4695 Tower Rd  
Land O Lakes, FL 34638

Prepared by:  
Ali Endicott, an employee of  
Express Title Services of Citrus, Inc.,  
730 N. Suncoast Blvd., Suite B  
Crystal River, Florida 34429



2012033227 1 PG

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$10.00  
DOCUMENTARY TAX: \$658.00  
# 2012033227 BK:2494 PG:1774  
07/27/2012 11:14 AM 1 PG  
DPENNINGTO, DC Receipt #032002

RECORD & RETURN TO:  
GRANTEE

File Number: 112-3091

### General Warranty Deed

Made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D. By

Paul W. Slosberg, Individually and as Trustee of the Paul W. Slosberg Living Trust Dated July 26,,

hereinafter called the grantor, to

Eihab Tawfik,

whose post office address is: 3118 n sheriff dr  
hereinafter called the grantee: beverly hills, fl 34465

(Whenever used herein the term "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 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, viz:

Commence at the SE corner of Lot 38 of CITRUS ACRES, according to the map or plat thereof recorded in Plat Book 2, Page 68, public records of Citrus County, Florida, thence N. 00° 19' 00"W. along the West line of York Road 100.0 feet, thence S. 89° 42' 00"W. 125.0 feet, thence S. 00° 19' 00"E. 100.0 feet to the South line of said Lot 38, thence N. 89° 42' 00"E. 125.0 feet to the Point of Beginning.

#### 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.

Parcel ID Number: 2249111

**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, 2011.

**In Witness Whereof**, the said grantor has signed and sealed these presents this \_\_\_\_ day and year first above written.

Signed, sealed and delivered in our presence:

Witness Sign: [Signature]

Witness Printed Name: Daniel R. Carver

Witness Sign: [Signature]

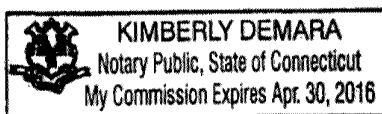
Witness Printed Name: Kim Demara

State of CT

County of new london

The foregoing instrument was acknowledged before me this 13 day of July, 2012, by Paul W. Slosberg, individually and as Trustee of the Paul W. Slosberg Living Trust Dated July 26,, who is/are personally known to me or who has produced FL DL as identification.

AFFIX NOTARY SEAL:

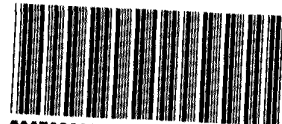


[Signature] (Seal)  
Paul W. Slosberg, Individually and as Trustee of the Paul W. Slosberg Living Trust Dated July 26,,  
Address: 2924 w crooked stick court  
Iecanto, fl 34461 (Seal)

Address:

Notary Public  
Print Name: Kim Demara

Return to preparer:  
Rolfe D. Duggar, Esq.  
4699 Central Avenue  
St. Petersburg, FL 33713



2005098004 2 PGS

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$20.50  
DOCUMENTARY TAX: \$0.70  
# 2005098004 BK: 1933 PG: 350  
11/03/2005 11:26 AM 2 PGS  
JPARRISH, DC Receipt #056822

Parcel #: 1718230020 0381

### QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 19<sup>th</sup> day of October, 2005, by PAUL W. SLOSBERG and JAMES J. CUNIFF, TRUSTEES OF THE SLOSBERG & CUNIFF LIVING TRUST u/t/d JULY 26, 1995, whose address is 2924 W. Crooked Stick Court, Lecanto, FL 34461, first party, to PAUL W. SLOSBERG, Trustee of the PAUL W. SLOSBERG LIVING TRUST u/t/d 7/26/95, whose address is 2924 W. Crooked Stick Court, Lecanto, FL 34461, second party:

(Wherever 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 contest so admits or requires.)

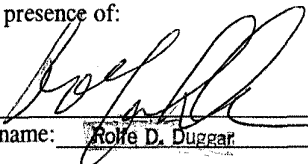
WITNESSETH, that the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which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

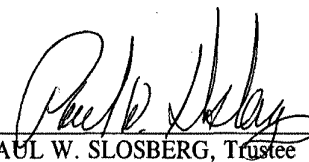
Commence at the SE corner of Lot 38, CITRUS ACRES, according to the plat thereof, as recorded in Plat Book 2, Page 68, Public Records of Citrus County, FL, thence N 00°19'00" W, along the West line of York Road 100.0 feet; thence S 89°42'00" W, 125.0 feet; thence S 00°19'00" E, 100.0 feet to the South line of said Lot 38; thence N 89°42'00" E, 125.0 feet to the Point of Beginning

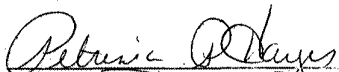
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the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

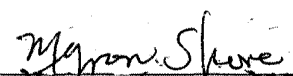
IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

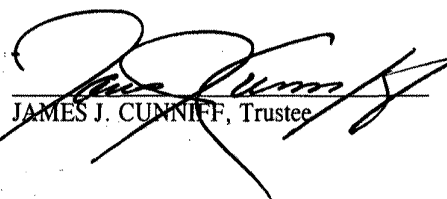
Signed, sealed and delivered  
in the presence of:

  
Print name: Rolfe D. Duggar

  
PAUL W. SLOSBERG, Trustee

  
Print name: Patricia D. Hayes

  
Print name: MYRON SHORE

  
JAMES J. CUNIFF, Trustee

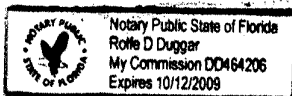
  
Print name: FRANCES M. Smith

STATE OF FLORIDA  
COUNTY OF PINELLAS

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared PAUL W. SLOSBERG, Trustee of the Slosberg & Cunniff Living Trust, who is personally known to me or who produced X X X X X as identification.

Witness my hand and seal in the County and State last aforesaid this 10<sup>th</sup> day of October, 2005.

(SEAL)



Rolfe D. Duggar  
Notary Public  
Print name: Rolfe D. Duggar

STATE OF Connecticut  
COUNTY OF Litchfield

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared JAMES J. CUNNIFF, Trustee of the Slosberg & Cunniff Living Trust, who is personally known to me or who produced known to me as identification.

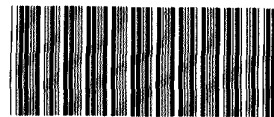
Witness my hand and seal in the County and State last aforesaid this 19 day of October, 2005.

(SEAL)



Joyce M. Austin  
Notary Public  
Print name: Joyce M. Austin  
My commission expires: 2-28-06

Return to preparer:  
Rolfe D. Duggar, Esq.  
4699 Central Avenue  
St. Petersburg, FL 33713



2006056591 2 PGS

Parcel #: #17/18/23/0020/0380  
#17/18/23/0020/0382  
#17/18/23/0020/0381

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$18.50  
DOCUMENTARY TAX: \$4,620.00  
# 2006056591 BK: 2038 PG: 2371  
08/14/2006 10:44 AM 2 PGS  
AHOLMES, DC Receipt #033784

### WARRANTY DEED

THIS WARRANTY DEED made this 2nd day of August 2006, by **PAUL W. SLOSBERG, TRUSTEE of the PAUL W. SLOSBERG LIVING TRUST u/t/d 7/26/95**, whose address is 2924 W. Crooked Stick Court, Lecanto, FL 34461, hereinafter called the Grantor, to **CAP ENTERPRISES, LLC**, a Florida limited liability company, whose address is P.O. BOX 1929, CRYSTAL RIVER, FLORIDA 34423, hereinafter called Grantee:

(Wherever 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 contest so admits or requires.)

**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, FL, viz:

### SEE LEGAL DESCRIPTION ATTACHED HERETO

SUBJECT TO MORTGAGE - NONE

SUBJECT TO REAL ESTATE TAXES FOR THE YEAR 2005 AND YEARS SUBSEQUENT THERETO.  
SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.

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

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

**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

**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:

Print name: C. A. Bartolo

PAUL W. SLOSBERG, Trustee of the  
Paul W. Slosberg Living Trust u/t/d 7/26/95

Print name: ANN L. TAVANO

STATE OF FLORIDA  
COUNTY OF Citrus

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared PAUL W. SLOSBERG, Trustee of the Paul W. Slosberg Living Trust u/t/d 7/26/95 who is personally known to me or who produced Florida Driver Lic. as identification.

**WITNESS** my hand and seal in the County and State last aforesaid this 2nd day of August 2006.

(SEAL)



Ann L. Tavano  
Commission #DD272261  
Expires: Jan 19, 2008  
Bonded Thru  
Atlantic Bonding Co., Inc.

Notary Public  
Print name: ANN L. TAVANO

## LEGAL DESCRIPTION

**As to parcel 1:      # 17/18/23/0020/380 (7768 W. Gulf to Lake):**

That part of the East 125 feet of the East ½ of the NE 1/4 of the NW 1/4 of the SW 1/4 of Section 23, Township 18 South, Range 17 East, lying South of State Road No. 44, less and except that portion deeded to the State of Florida as described in OR Book 684, Page 470.

And

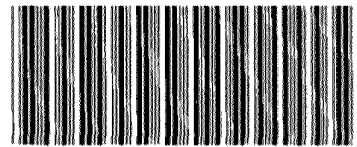
The East 125 feet of Lot 38, CITRUS ACRES, as recorded in Plat Book 2, Page 68, Public Records of Citrus County, FL, less the South 120 feet thereof.

**As to parcel 2:      #17/18/23/0020/0382 (2238 N. York):**

The West 100 feet of the East 225 feet of the South 120 feet and the North 20 feet of the East 125 feet of the South 120 feet of Lot 38, CITRUS ACRES, according to the plat thereof recorded in Plat Book 2, Page 68, Public Records of Citrus County, FL.

**As to parcel 3:      #17/18/23/0020/0381 (2320 N. York):**

Commence at the SE corner of Lot 38, CITRUS ACRES, according to the plat thereof, as recorded in Plat Book 2, Page 68, Public Records of Citrus County, FL, thence N 00°19'00" W, along the West line of York Road 100.0 feet; thence S 89°42'00" W, 125.0 feet; thence S 00°19'00" E, 100.0 feet to the South line of said Lot 38; thence N 89°42'00" E, 125.0 feet to the Point of Beginning



2010042868 2 PGS

Prepared by and after recording should be returned to:  
Frederick J. Mills, Esquire  
Morrison & Mills, P.A.  
1200 West Platt Street, Suite 100  
Tampa, Florida 33606  
Telephone: 813/258-3311

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$18.50  
DOCUMENTARY TAX: \$0.70  
# 2010042868 BK: 2378 PG: 1985  
09/27/2010 12:24 PM 2 PGS  
BTENNEY, DC Receipt #034489

Space above this line for processing data

Space above this line for recording data

### DEED IN LIEU OF FORECLOSURE

THIS DEED, made this 22<sup>nd</sup> day of September, 2010, between CAP ENTERPRISES, LLC, a Florida limited liability company, whose address is P.O. Box 1659, Crystal River, Florida 34423 ("Grantor"), and PAUL W. SLOSBERG AS TRUSTEE OF THE PAUL W. SLOSBERG LIVING TRUST DATED JULY 26, 1995, whose address is 2924 W. Crooked Stick Court, Lecanto, Florida 34461 ("Grantee").

WITNESSETH, the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold to said Grantee and Grantee's successors and assigns forever, all that certain parcel of land lying and being in the County of Citrus, State of Florida, more particularly described as follows (the "Property"):

As to Parcel 1:

That part of the East 125 feet of the East 1/2 of the NE 1/4 of the NW 1/4 of the SW 1/4 of Section 23, Township 18 South, Range 17 East, lying South of State Road No. 44, less and except that portion deeded to the State of Florida as described in OR Book 684, Page 470; AND

The East 125 feet of Lot 38, CITRUS ACRES, as recorded in Plat Book 2, Page 68, Public Records of Citrus County, FL, less the South 120 feet thereof.

As to Parcel 2:

The West 100 feet of the East 225 feet of the South 120 feet and the North 20 feet of the East 125 feet of the South 120 feet of Lot 38, CITRUS ACRES, according to the plat thereof recorded in Plat Book 2, Page 68, Public Records of Citrus County, FL.

As to Parcel 3:

Commence at the SE corner of Lot 38, CITRUS ACRES, according to the plat thereof, as recorded in Plat Book 2, Page 68, Public Records of Citrus County, FL, thence N. 00° 19' 00"W, along the West line of York Road 100.0 feet; thence S. 89° 42' 00"W. 125.0 feet; thence S. 00° 19' 00"E. 100.0 feet to the South line of said Lot 38; thence N. 89° 42' 00"E. 125.0 feet to the Point of Beginning.

Property Tax ID Nos. 17/18/23/0020/0380; 17/18/23/0020/0381; 17/18/23/0020/0382

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

Subject to ad valorem taxes for 2007 and subsequent years.

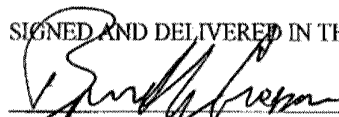
This conveyance is an absolute conveyance of fee simple title by Grantor and Grantee as the current owner and holder of the Mortgage dated August 2, 2006, and recorded August 14, 2006, in Official Records Book 2038, Page 2373; and executed by CAP ENTERPRISES, LLC, a Florida limited liability company, as Mortgagor, in favor of PAUL W. SLOSBERG AS TRUSTEE OF THE PAUL W. SLOSBERG LIVING TRUST DATED JULY 26, 1995, as Mortgagee, in consideration of the full release by Grantee of Grantor from all personal liability under said Mortgage and the Note secured thereby; and, it is the intent of the parties that the lien of said Mortgage shall not merge with fee simple title to the Property described herein, but rather that said mortgage lien shall continue in full force and effect notwithstanding that the Grantee herein shall be both the owner and holder of said Mortgage and the owner of fee simple title to the Property herein described.

This conveyance is subject to applicable land use and zoning restrictions and encumbrances, easements, and restrictions of record.

Grantors do hereby fully warrant the title to said real property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed in their names the day and year first above written.

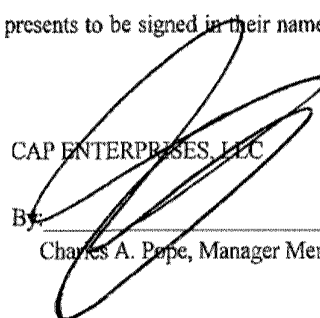
SIGNED AND DELIVERED IN THE PRESENCE OF:

  
\_\_\_\_\_

Print Name: Brooky Cropper

  
\_\_\_\_\_

Print Name: Kiera Ruess

  
CAP ENTERPRISES, LLC

By: \_\_\_\_\_  
Charles A. Pope, Manager Member

STATE OF NEVADA

COUNTY OF CLARK

The foregoing instrument was acknowledged before me this 2nd day of September 2010, by Charles A. Pope, as Manager Member of CAP ENTERPRISES, LLC, a Florida limited liability company, who is personally known to me or produced Driver's License as identification.

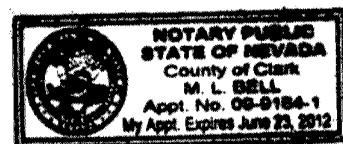
  
\_\_\_\_\_

Signature of Notary Public

Melissa L Bell

Notary Public's Name Printed

NOTARY PUBLIC, STATE OF Nevada



Prepared by: All Endicott  
and Return to: Express Title Services of Citrus, Inc.  
730 N. Suncoast Blvd., Suite B  
Crystal River, Florida 34429  
TBE Number: 112-3091



2012033226 1 PG

# TRUST AFFIDAVIT

State of: Florida  
County of: Citrus

The undersigned Paul W. Slosberg, being duly sworn, deposes and says:

That said trust named Paul W. Slosberg Living Trust, dated July 26, 1995 has not been amended, modified or revoked, except as heretofore disclosed, and that the Trust is still in full force and effect and that Paul W. Slosberg is/are still acting trustee(s) and has/have full power to grant, sell, convey, purchase and refinance the real property described as follows:

Commence at the SE corner of Lot 38 of CITRUS ACRES, according to the map or plat thereof recorded in Plat Book 2, Page 68, public records of Citrus County, Florida, thence N. 00° 19' 00"W. along the West line of York Road 100.0 feet, thence S. 89° 42' 00"W. 125.0 feet, thence S. 00° 19' 00"E. 100.0 feet to the South line of said Lot 38, thence N. 89° 42' 00"E. 125.0 feet to the Point of Beginning.

Further your affiant sayeth naught.

*Paul W. Slosberg*  
Paul W. Slosberg

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$10.00  
# 2012033226 BK:2494 PG:1773  
07/27/2012 11:14 AM 1 PG  
DPENNINGTO,DC Receipt #032002

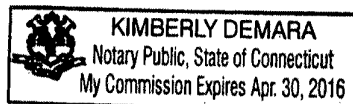
The foregoing instrument was sworn to, subscribed and acknowledged before me on 2012, by Paul W. Slosberg, who is/are personally known to me or who produced FL DL as identification and who did take an oath.

*Kimberly Demara*  
Notary Public

Print Name:

My Commission expires:

Notary seal



| <b>Form 668 (Y)(c)</b><br>(Rev. February 2004)                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                             | 11953<br>Department of the Treasury - Internal Revenue Service<br><b>Notice of Federal Tax Lien</b> |                              |                                      |                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-----------------------------------------------------------------------------------------------------|------------------------------|--------------------------------------|----------------------------------------|
| Area:<br>SMALL BUSINESS/SELF EMPLOYED AREA #3<br>Lien Unit Phone: (800) 913-6050                                                                                                                                                                                                                                                                                                                                                                                                                                    |                             | Serial Number<br>227276716                                                                          |                              | For Optional Use by Recording Office |                                        |
| <b>As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.</b> |                             |                                                                                                     |                              |                                      |                                        |
| Name of Taxpayer EHT REAL ESTATE HOLDINGS LLC<br>TRANSFEE OF EIHAB H TAWFIK                                                                                                                                                                                                                                                                                                                                                                                                                                         |                             |                                                                                                     |                              |                                      |                                        |
| Residence 3118 N SHERIFF DR<br>BEVERLY HILLS, FL 34465-4628                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                             |                                                                                                     |                              |                                      |                                        |
| <b>IMPORTANT RELEASE INFORMATION:</b> For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).                                                                                                                                                                                                                                                     |                             |                                                                                                     |                              |                                      |                                        |
| Kind of Tax<br>(a)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Tax Period<br>Ending<br>(b) | Identifying Number<br>(c)                                                                           | Date of<br>Assessment<br>(d) | Last Day for<br>Refiling<br>(e)      | Unpaid Balance<br>of Assessment<br>(f) |
| 1040                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 12/31/2011                  | ██████████                                                                                          | 12/08/2014                   | 01/07/2025                           | 95081.47                               |
| 1040                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 12/31/2012                  | ██████████                                                                                          | 11/17/2014                   | 12/17/2024                           | 67046.95                               |
| 1040                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 12/31/2014                  | ██████████                                                                                          | 08/08/2016                   | 09/07/2026                           | 102700.00                              |
| Place of Filing<br>CLERK OF CIRCUIT COURT<br>CITRUS COUNTY<br>INVERNESS, FL 34450                                                                                                                                                                                                                                                                                                                                                                                                                                   |                             |                                                                                                     |                              |                                      | Total \$ 264828.42                     |

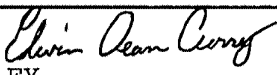
This notice was prepared and signed at BALTIMORE, MD, on this,  
the 26th day of August, 2016.

|                                                        |                                            |            |
|--------------------------------------------------------|--------------------------------------------|------------|
| Signature <i>Cheryl Cordery</i><br>for MS. C.L. LITTLE | Title<br>REVENUE OFFICER<br>(352) 291-2815 | 23-06-3503 |
|--------------------------------------------------------|--------------------------------------------|------------|

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien  
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

| <b>Form 668 (Y)(c)</b><br>(Rev. February 2004)                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                             | 18331<br>Department of the Treasury - Internal Revenue Service<br><b>Notice of Federal Tax Lien</b> |                              |                                      |                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-----------------------------------------------------------------------------------------------------|------------------------------|--------------------------------------|----------------------------------------|
| Area:<br>SMALL BUSINESS/SELF EMPLOYED AREA #3<br>Lien Unit Phone: (800) 913-6050                                                                                                                                                                                                                                                                                                                                                                                                                                    |                             | Serial Number<br>384393719                                                                          |                              | For Optional Use by Recording Office |                                        |
| <b>As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.</b> |                             |                                                                                                     |                              |                                      |                                        |
| Name of Taxpayer EI HAB H TAWFIK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                             |                                                                                                     |                              |                                      |                                        |
| Residence 1155 N STONEY PT<br>CRYSTAL RIVER, FL 34429-0000                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                             |                                                                                                     |                              |                                      |                                        |
| <b>IMPORTANT RELEASE INFORMATION:</b> For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).                                                                                                                                                                                                                                                     |                             |                                                                                                     |                              |                                      |                                        |
| Kind of Tax<br>(a)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Tax Period<br>Ending<br>(b) | Identifying Number<br>(c)                                                                           | Date of<br>Assessment<br>(d) | Last Day for<br>Refiling<br>(e)      | Unpaid Balance<br>of Assessment<br>(f) |
| 1040                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 12/31/2011                  |                                                                                                     | 12/08/2014                   | 01/07/2025                           |                                        |
| 1040                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 12/31/2011                  |                                                                                                     | 11/30/2018                   | 12/30/2028                           | 411502.41                              |
| 1040                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 12/31/2012                  |                                                                                                     | 11/17/2014                   | 12/17/2024                           |                                        |
| 1040                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 12/31/2012                  |                                                                                                     | 11/30/2018                   | 12/30/2028                           | 90878.62                               |
| 1040                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 12/31/2013                  |                                                                                                     | 12/01/2014                   | 12/31/2024                           |                                        |
| 1040                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 12/31/2013                  |                                                                                                     | 04/26/2019                   | 05/26/2029                           | 28813.27                               |
| 1040                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 12/31/2014                  |                                                                                                     | 08/08/2016                   | 09/07/2026                           |                                        |
| 1040                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 12/31/2014                  |                                                                                                     | 05/20/2019                   | 06/19/2029                           | 519048.05                              |
| Place of Filing<br>CLERK OF CIRCUIT COURT<br>CITRUS COUNTY<br>INVERNESS, FL 34450                                                                                                                                                                                                                                                                                                                                                                                                                                   |                             |                                                                                                     |                              |                                      | Total \$ 1050242.35                    |

This notice was prepared and signed at BALTIMORE, MD, on this,  
the 30th day of September, 2019.

|                                                                                                                  |                                            |            |
|------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------|
| Signature<br><br>for T ASHLEY | Title<br>REVENUE OFFICER<br>(813) 302-5591 | 23-06-2235 |
|------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------|

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien  
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)  
CAT. NO 60025X



IN THE COUNTY COURT IN AND FOR  
CITRUS COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO: 2017 CC 000322

RESPIRONICS, INC. d/b/a PHILLIPS  
RESPIRONICS,

Plaintiff,

VS.

EIHAB H TAWFIK MD PA,

Defendant.

CERTIFIED TO BE A TRUE COPY

ANGELA VICK

CLERK OF THE CIRCUIT COURT

AND COMPTROLLER

BY C. G. Sacher D.C.

THIS 21 DAY OF NOV 20 17



**DEFAULT FINAL JUDGMENT**

THIS CAUSE, coming before the Court on October 3, 2017, and with Plaintiff having appeared by counsel, and with the Defendant having failed to appear, and with the Defendant, EIHAB H TAWFIK MD PA, after being properly served, having failed to respond, and with a Default being previously entered, and the Court being fully advised in the premises,

IT IS HEREBY ORDERED AND ADJUDGED:

That Plaintiff, RESPIRONICS INC D/B/A PHILLIPS RESPIRONICS, recover of and from Defendant, EIHAB H TAWFIK MD PA the sum of \$13,567.47 on principal, costs in the sum of \$ 365.85, and pre-judgment interest of \$ 607.38, for a total of \$14,540.70 with interest accruing at the prevailing statutory interest rate of ~~5.170%~~ <sup>5.25%</sup> per year from this date through December 31 of this current year, for which let execution issue. Thereafter, on January 1 of each succeeding year until the judgment is paid, the interest rate will adjust in accordance with section 55.03, Florida Statutes.

It is further ordered and adjudged that the defendant(s) shall complete Florida Rules of Civil Procedure Form 1.977 (Fact Information Sheet) and return it to the plaintiff's attorney, or to the plaintiff if the plaintiff is not represented by an attorney, within 45 days from the date of this final judgment, unless the final judgment is satisfied or a motion for new trial or notice of appeal is filed. Jurisdiction of this case is retained to enter further orders that are proper to compel the defendant(s) to complete form 1.977 and return it to the plaintiff's attorney, or the plaintiff if the plaintiff is not represented by an attorney.

The Fact Information Sheet is being provided to the Defendant upon entry of the Final Judgment, but is not a part of the Final Judgment for recording purposes.

DONE AND ORDERED in Chambers, Citrus County Courthouse, Inverness, FL, this 10 day of OCT, 2017.

My  
JUDGE MARK YERMAN

I HEREBY CERTIFY that a true and correct copy of the foregoing has been forwarded this 11 day of Oct, 2017, to Hodges, Avrutis & Foeller, Attorney for Plaintiff, via Email Service to: PLEADINGS@HODGESAVRUTIS.COM, P. O. Box 4137, Sarasota, FL 34230 and to: Eihab H Tawfik Md Pa, 1404 North Ronald Reagan Blvd, Suite 1120, Longwood, FL 32750.

[Signature]  
Judicial Assistant

For info and satisfaction  
call (941) 955-7300  
ref. QL#40471  
Plaintiff's address:  
PO BOX 405740  
ATLANTA, GA 30384-5740  
Defendant's S.S./FEI [REDACTED]

057-11-17 11:18

## Superior Court of New Jersey

2018 CA 646

I, Angeline Asobo, Deputy Clerk of the Superior Court Designee of the State of New Jersey for Essex County, the same being a Court of Record, do hereby certify that the foregoing is a true copy of the below listed document now on file in my office.

Nagel Rice, LLP

Docket L-002878-17

Vs

Eihab Tawfik, MD, P.A.  
d/b/a Christ Medical Center



IN TESTIMONY WHEREOF, I have hereto set my hand and affixed the seal of said court, at Newark, this date: 7/9/2018

Deputy Clerk of the Superior Court Designee

I, Dennis F. Carey, Judge of the Superior Court of New Jersey do hereby certify that Debra Dadic, whose name is subscribed to the above certificate, was, at the date thereof, and now is designated by the deputy clerk of the Superior Court of New Jersey for Essex County, that the foregoing attestation is in proper form, that the seal thereto annexed is the seal of said Court, and that the signature of the said deputy clerk designee is in her own proper handwriting.

WITNESS my hand at the City of Newark,  
this date: 7/9/2018

Judge Superior Court

2017-DEC-21 12:55 From: 973-424-2424

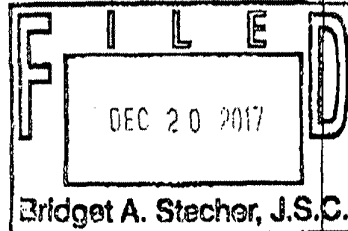
Judge Siobhan A. Teare

Page: 2/3

DEC. 20. 2017 4:55PM NAGEL & RICE LLP

NO. 4855 P. 2

NAGEL RICE, LLP  
Jay J. Rice, Esq.  
Attorney I.D. 020691977  
103 Eisenhower Parkway  
Roseland, New Jersey 07068  
(973) 618-0400  
Attorneys for Plaintiff, Pro Se



NAGEL RICE, LLP,

Plaintiffs,

vs.

EIHAB TAWFIK, M.D., P.A. d/b/a  
CHRIST MEDICAL CENTER

Defendants.

SUPERIOR COURT OF NEW JERSEY  
LAW DIVISION: ESSEX COUNTY  
DOCKET NO. ESX-L-2878-17

CIVIL ACTION

ORDER VACATING JUDGE STECHER'S  
DECEMBER 1, 2017 ORDER AND  
ENTERING FINAL JUDGMENT BY  
DEFAULT AGAINST DEFENDANT

THIS MATTER having been opened to the Court by Nagel Rice, LLP, attorneys for Plaintiffs, Pro Se, for an Order vacating Judge Stecher's December 1, 2017 Order and entering final judgment by default against the defendant, Eihab Tawfik, M.D., P.A. d/b/a Christ Medical Center, pursuant to R. 4:43-2.

IT IS on this 20<sup>th</sup> day of December 2017;

ORDERED that the Order dated December 1, 2017 entered by Judge Stecher in this matter is hereby vacated; and

IT IS FURTHER ORDERED that Judgment by default as authorized by R. 4:43-2(b) is entered in favor of plaintiff and against the defendant, Eihab Tawfik, M.D., P.A. d/b/a Christ Medical Center, for the sum of \$18,361.27 ~~plus~~ ~~in costs~~; and

*(prior attorney fees  
and costs)*

2017-DEC-21 12:36

From: 973-424-2424

Judge Stephen H. Leare

Page: 3/3

DEC. 20. 2017 4:55PM

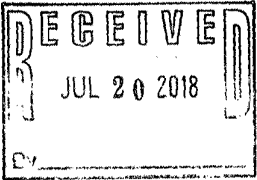
NAGEL & RICE LLP

NO. 4855 P. 3

IT IS FURTHER ORDERED that a copy of this Order shall be served on Defendant  
within 7 days of the date hereof.

~~Not to be used~~  
~~Unapproved~~ ✓

*Bridget A. Stecher JSC*  
BRIDGET A. STECHER, J.S.C.



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

CASE NO: 2018 CA 000646 A

NAGEL RICE LLP

*Plaintiff(s)*

-VS-

EIHAB H TAWFIK MD PA D/B/A CHRIST MEDICAL CENTER

*Defendant(s)*

**NOTICE OF REGISTRATION OF FOREIGN JUDGMENT**

**TO:** EIHAB H TAWFIK MD PA D/B/A CHRIST MEDICAL CENTER

**YOU ARE HEREBY NOTIFIED** that a Foreign Judgment from the **COUNTY OF ESSEX, NEW JERSEY** has been registered in this Court Pursuant to Florida Statute 55.503. The Judgment Creditor's name and address is:

**NAGEL RICE LLP  
103 EISENHOWER PARKWAY  
SUITE 103  
ROSELAND, NJ 07068**

The Judgment creditor's Attorney's name and address is: **RACHEL E SCHERWIN THE VUE  
AT LAKE EOLA, 220 N ROSALIND AVENUE ORLANDO, FL 32801.**

**CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that a true and correct copy of the foregoing has been furnished by Certified Mail, Courthouse Box or Electronic Mail on August 13, 2018 to the following persons.

RACHEL E SCHERWIN, atty for NAGEL RICE LLP  
THE VUE AT LAKE EOLA, 220 N ROSALIND AVENUE, ORLANDO FL 32801

EIHAB H TAWFIK MD PA D/B/A CHRIST MEDICAL CENTER  
7562 W GULF TO LAKE HIGHWAY CRYSTAL RIVER, FL 34429



*Cheryl A. Bailey*

Deputy Clerk, Clerk of Courts

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

CENTRAL BANK, a Florida banking corporation,

Plaintiff,

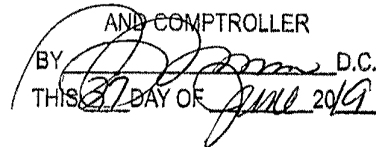
Case No. 2018-CA-000158

v.

EIHAB H. TAWFIK, M.D., P.A., a Florida professional association; CITRUS DIABETES TREATMENT CENTER, LLC, a Florida limited liability company; and EIHAB H. TAWFIK, and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,

Defendants.

CERTIFIED TO BE A TRUE COPY  
ANGELA VICK  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER

BY  D.C.  
THIS 31 DAY OF JUNE 2019



**ORDER GRANTING PLAINTIFF'S MOTION  
FOR FINAL DEFAULT JUDGMENT AGAINST EIHAB H. TAWFIK**

THIS MATTER came on for hearing before the Court on Plaintiff's Motion for Entry of Final Default Judgment (the "Motion"). The Clerk of the Court entered a Clerk's Default against Eihab H. Tawfik ("Defendant") on August 23, 2018. The Defendant in this matter has failed to respond or otherwise oppose the relief sought in the Complaint, filed on February 28, 2018. The Court having duly considered the Motion, and otherwise being apprised of the facts of the case, finds the Motion should be granted. Accordingly, it is

ORDERED AND ADJUDGED that:

1. Plaintiff's Motion is hereby GRANTED.
2. Defendant is ordered to pay the damages sought in the Complaint; specifically:

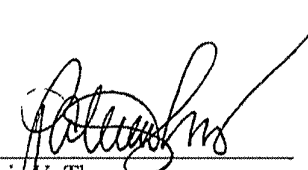
|                              |              |
|------------------------------|--------------|
| Loan Ending in 120 (Note 2): | \$532,987.08 |
|------------------------------|--------------|

|                                                                 |                |
|-----------------------------------------------------------------|----------------|
| Interest at 5.53% from February 28, 2018 to September 18, 2018: | \$16,392.25    |
| Loan Ending in 112 (Note 3):                                    | \$506,897.13   |
| Interest at 5.53% from February 28, 2018 to September 18, 2018: | \$15,590.40    |
| Court Costs:                                                    | \$572.00       |
| Attorneys' Fees:                                                | \$15,206.92    |
| TOTAL:                                                          | \$1,087,645.78 |

3. Defendant is ordered to complete Form 1.977, the Fact Information Sheet, within 45 days of the date of this Order.

DONE AND ORDERED in Chambers at Citrus County, Florida, this 18 day of

Oct, 2018.

  
Patricia V. Thomas  
Circuit Judge

Copy furnished to:

L. Geoffrey Young, Esq., [lyoung@trenam.com](mailto:lyoung@trenam.com)

Stephanie C. Lieb, Esq., [slieb@trenam.com](mailto:slieb@trenam.com)

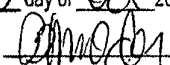
Eihab H. Tawfik, 7394 West Gulf to Lake Highway, Crystal River, FL 34429

Furnished by U.S. or

Electronic Mail

Pursuant to SC10-2101 this

23 day of Oct 2018

By  D.C.



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

## Detail by Entity Name

Florida Profit Corporation

CENTRAL BANK

### Filing Information

**Document Number** P06000143354

**FEI/EIN Number** 20-5909064

**Date Filed** 11/14/2006

**State** FL

**Status** ACTIVE

### Principal Address

20701 BRUCE B. DOWNS BOULEVARD  
TAMPA, FL 33647

Changed: 04/11/2007

### Mailing Address

20701 BRUCE B. DOWNS BOULEVARD  
TAMPA, FL 33647

Changed: 04/11/2007

### Registered Agent Name & Address

Patel, Rajeshkumar  
20701 BRUCE B DOWNS BLVD  
TAMPA, FL 33647

Name Changed: 03/11/2014

Address Changed: 02/07/2013

### Officer/Director Detail

#### **Name & Address**

Title D

PATEL, ARVIND C  
12802 MIRAMAR PL  
TAMPA, FL 33625

Title D

PATEL, DINUBHAI D  
81 LEETES ISLAND RD  
BRANFORD, CT 06405

Title D

PATEL, JAYESH D  
4410 CASEY LAKE BLVD  
TAMPA, FL 33618

Title D

PATEL, JAYESH K  
110 TATHAM ROAD  
BENSALEM, PA 19020

Title Director

PATEL, RAJESHKUMAR  
3598 US HWY 90 WEST  
LAKE CITY, FL 32055

Title President & COO

THOMPSON, JOHN  
20701 BRUCE B. DOWNS BOULEVARD  
TAMPA, FL 33647

#### Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2024        | 01/29/2024 |
| 2025        | 02/06/2025 |
| 2026        | 01/22/2026 |

#### Document Images

|                                                     |                                          |
|-----------------------------------------------------|------------------------------------------|
| <a href="#">01/22/2026 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">02/06/2025 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">03/26/2024 -- AMENDED ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">01/29/2024 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">01/20/2023 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">03/30/2022 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">01/12/2021 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">02/06/2020 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |

|                                                      |                                          |
|------------------------------------------------------|------------------------------------------|
| <a href="#"><u>04/08/2019 -- ANNUAL REPORT</u></a>   | <a href="#">View image in PDF format</a> |
| <a href="#"><u>02/05/2018 -- ANNUAL REPORT</u></a>   | <a href="#">View image in PDF format</a> |
| <a href="#"><u>02/07/2017 -- ANNUAL REPORT</u></a>   | <a href="#">View image in PDF format</a> |
| <a href="#"><u>02/05/2016 -- ANNUAL REPORT</u></a>   | <a href="#">View image in PDF format</a> |
| <a href="#"><u>01/13/2015 -- ANNUAL REPORT</u></a>   | <a href="#">View image in PDF format</a> |
| <a href="#"><u>03/11/2014 -- ANNUAL REPORT</u></a>   | <a href="#">View image in PDF format</a> |
| <a href="#"><u>02/07/2013 -- ANNUAL REPORT</u></a>   | <a href="#">View image in PDF format</a> |
| <a href="#"><u>01/06/2012 -- ANNUAL REPORT</u></a>   | <a href="#">View image in PDF format</a> |
| <a href="#"><u>01/31/2011 -- ANNUAL REPORT</u></a>   | <a href="#">View image in PDF format</a> |
| <a href="#"><u>01/08/2010 -- ANNUAL REPORT</u></a>   | <a href="#">View image in PDF format</a> |
| <a href="#"><u>01/14/2009 -- ANNUAL REPORT</u></a>   | <a href="#">View image in PDF format</a> |
| <a href="#"><u>01/14/2008 -- ANNUAL REPORT</u></a>   | <a href="#">View image in PDF format</a> |
| <a href="#"><u>04/11/2007 -- ANNUAL REPORT</u></a>   | <a href="#">View image in PDF format</a> |
| <a href="#"><u>11/14/2006 -- Domestic Profit</u></a> | <a href="#">View image in PDF format</a> |

**AFFIDAVIT OF JUDGMENT-CREDITOR**

STATE OF NEW JERSEY }  
COUNTY OF ESSEX }

2018 CA 646

BEFORE ME, the undersigned authority, this day personally appeared Bradley L. Rice being duly sworn according to law, deposes and says as follows:

1. I am an attorney with NAGEL RICE, LLP ("Nagel Rice"), Judgment-Creditor of EIHAB TAWFIK, M.D., P.A., d/b/a CHRIST MEDICAL CENTER, and my duties include the supervision of the collection of the Order Vacating Judge Stecher's December 1, 2017 Order and Entering Final Judgment by Default Against Defendant which is the subject of this action, am familiar with the method of preparation of the business records and the accuracy of same, have personal knowledge of the facts stated herein, am over the age of eighteen (18) years, and am authorized to make this Affidavit.

2. On December 20, 2017, an Order Vacating Judge Stecher's December 1, 2017 Order and Entering Final Judgment by Default Against Defendant (the "Foreign Judgment") was entered in favor of Nagel Rice against EIHAB TAWFIK, M.D., P.A., d/b/a CHRIST MEDICAL CENTER, in Essex County, Superior Court of New Jersey Law Division (Docket No. ESX-L-2878-17), in the amount of \$18,361.27, plus post-judgment interest at the statutory rate of 2.5% from December 20, 2017.

3. Nagel Rice is now the owner and holder of the Foreign Judgment and is entitled to enforce same.

4. Judgment-Debtor, EIHAB TAWFIK, M.D., P.A., d/b/a CHRIST MEDICAL CENTER's, last known address is 7562 West Gulf to Lake Highway, Crystal River, Florida 34429.

AUG- 7'18 12:45PM

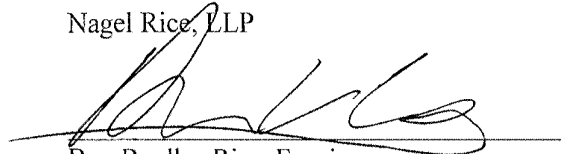
5. Judgment-Debtor, EIHAB TAWFIK, M.D., P.A., d/b/a CHRIST MEDICAL CENTER's, FEI Number is XX-XXX5340.

6. Judgment-Creditor, Nagel Rice's address is 103 Eisenhower Parkway, Suit103, Roseland, New Jersey 07068.

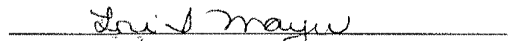
7. Judgment-Creditor, Nagel Rice's FEI# is XX-XXX5216.

FURTHER AFFIANT SAITH NAUGHT.

Nagel Rice, LLP

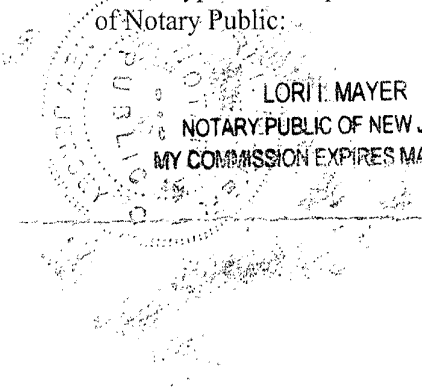
  
By: Bradley Rice, Esquire

Sworn to and subscribed before me this  
27<sup>th</sup> day of July, 2018, by Bradley Rice,  
who is personally known to me.

  
NOTARY PUBLIC

Print, Type or Stamp Commissioned Name  
of Notary Public:

LORI I. MAYER  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES MAY 18, 2020



Citrus County Property Appraiser, Cregg E. Dalton

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PC Code           | 1200 - STORE/OFF/RES                                                                                                                                                         |
| Bldg Counts       | Res 1 / MH 0 / Comm 0                                                                                                                                                        |
| Nbhd              | 0244 - HWY 44 EAST OF TURKEY OAK DR TO N MAYNAR                                                                                                                              |
| Tax District      | 0000 - COASTAL RIVERS BASIN                                                                                                                                                  |
| Subdivision       | 000296 - CITRUS ACRES                                                                                                                                                        |
| Short Legal       | COM AT SE COR OF LOT 38 OF CITRUS ACRES PB 2 PG 68 TH N00DEG 19M 00S W AL W LN OF YORK RD 100 FT, TH S 89DEG 42M00S W 125 FT, TH S 00DEG 19M 00S E 100 FT TO S LN OF LOT 38, |
| Est. Parcel Sqft  | 11,630                                                                                                                                                                       |
| Est. Parcel Acres | .27                                                                                                                                                                          |
| Map SC-TW-RG      | 23-18S-17E                                                                                                                                                                   |

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

Mailing Address

|                 |                                         |
|-----------------|-----------------------------------------|
| Name            | TAWFIK EI HAB                           |
| Mailing Address | 13333 MOORE RD<br>CLIFTON VA 20124 1026 |

All Owners

| Name          | Owner Type     |
|---------------|----------------|
| TAWFIK EI HAB | EO - Estate Of |

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 | \$29,080   | \$136,300  | \$165,380  | \$165,380         | \$0                 | \$165,380        | \$0            | \$2,642.20   | <a href="#">Link</a> |
| 2024 | \$29,080   | \$144,960  | \$174,040  | \$166,694         | \$0                 | \$166,694        | \$0            | \$2,655.09   | <a href="#">Link</a> |

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 | \$165,380    | 14.8298      | \$2,596.21   |

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                | \$37.66  |

Sales

| Sale Date  | Sale Price | Book/Page | Instr Type                   | V/I |
|------------|------------|-----------|------------------------------|-----|
| 06/16/2019 | \$100      | 2994/1770 | 98-UNABLE TO PROCESS         | I   |
| 06/07/2019 | \$100      | 2983/0155 | 98-UNABLE TO PROCESS         | I   |
| 06/06/2019 | \$100      | 3034/1473 | 98-UNABLE TO PROCESS         | I   |
| 07/01/2012 | \$94,000   | 2494/1774 | 00-WARRANTY DEED             | I   |
| 09/01/2010 | \$100      | 2378/1985 | 02-MIN DOC STAMP (\$100)     | I   |
| 08/01/2006 | \$660,000  | 2038/2371 | 14-SALE / MORE THAN 1 PARCEL | I   |
| 10/01/2005 | \$100      | 1933/0350 | 01-CORRECTIVE/QC/TD/COT      | I   |
| 09/01/2004 | \$111,100  | 1774/1944 | 00-WARRANTY DEED             | I   |
| 11/01/2003 | \$100      | 1663/0888 | 03-SAME FAMILY/DEED FOL      | I   |
| 03/01/2003 | \$83,600   | 1587/2118 | 00-WARRANTY DEED             | I   |
| 08/01/1997 | \$100      | 1202/1913 | 01-CORRECTIVE/QC/TD/COT      | I   |
| 12/01/1995 | \$55,700   | 1110/1791 | 00-WARRANTY DEED             | I   |
| 03/01/1987 | \$52,000   | 0733/0775 | 00-WARRANTY DEED             | I   |
| 05/01/1983 | \$52,500   | 0616/2062 | 00-WARRANTY DEED             | I   |
| 03/01/1981 | \$7,000    | 0575/0344 | 16-LOT ADDED TO ANOTHER      | V   |

DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Permit Summary

| Permit Date | Permit Number | Description                                          | Amount   | Occupancy Date |
|-------------|---------------|------------------------------------------------------|----------|----------------|
| 11/16/2011  | 201107946     | REROOF SFD * REMOVE & REPLACE SHINGLE<br>ROOF ***NOC | \$2,700  |                |
| 02/01/1981  | 27584         | RES                                                  | \$26,352 | 07/01/1981     |

Land & Agricultural

| Line | Land Use                   | Type          | Units     | Frontage | Depth | Ag Flag | Classified Value | Just Value | Zoning |
|------|----------------------------|---------------|-----------|----------|-------|---------|------------------|------------|--------|
| 1    | 1000-COMMERCIAL<br>OFF HWY | S-SQUARE FOOT | 11,630.00 | 100.0    | 130   |         |                  | \$29,080   | GNC    |

Residential

|                  |                                |
|------------------|--------------------------------|
| Bldg Number      | 1                              |
| Class            | R1 - RESIDENTIAL SINGLE FAMILY |
| Year Built       | 1981                           |
| Total FLA        | 1,784                          |
| Total Under Roof | 2,184                          |
| Exterior Wall    | 32 - CONCRETE BLOCK STUCCO     |
| Foundation       | 3 - CONT. FOOTING-AVG.         |

|                                |                         |
|--------------------------------|-------------------------|
| HVAC                           | 106 - FORCED AIR DUCTED |
| Stories                        | 1                       |
| Floor System                   | 01 - CONC. SLAB         |
| Roof Frame                     | 01 - GABLE              |
| Roof Cover                     | 03 - ASPHALT SHINGLE    |
| Fuel                           | 1 - ELECTRIC            |
| Bedrooms/Full Baths/Half Baths | 4/2/                    |
| Addl Fixtures                  |                         |
| FPL: Stacks/Openings           | 1 / 1                   |
| RCN                            | 224,870                 |
| RCNLD                          | 131,890                 |

### Additions to Base Area

| Building | Description     | Year Built | Area  |
|----------|-----------------|------------|-------|
| 1        | MAIN BULDING    |            | 1,784 |
| 1        | OPEN PORCH FIN  | 1981       | 160   |
| 1        | GARAGE FINISHED | 1981       | 240   |

### Miscellaneous Improvements

| Building # | Line | Description                     | Year Built | L  | W   | Units | Area  | Value |
|------------|------|---------------------------------|------------|----|-----|-------|-------|-------|
| 1          | 1    | CHAIN LINK FENCE-[1-SF]         | 2001       | 5  | 200 | 1     | 1,000 | 510   |
| 1          | 2    | CONCRETE PATIO NO FOOTER-[1-SF] | 1981       |    |     | 1     | 231   | 780   |
| 1          | 3    | CONCRETE PATIO NO FOOTER-[1-SF] | 1981       | 12 | 27  | 1     | 324   | 1,090 |
| 1          | 4    | PAVING CONCRETE-[1-SF]          | 2000       | 60 | 18  | 1     | 1,080 | 2,030 |

| Total Misc Value |
|------------------|
| 4,410            |

# APPLICATION FOR TAX DEED

512  
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923190

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       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------------|
| 2249111                                                                                                                                                                                                           | 2024/4586       | 06-01-2024 |
| Legal Description                                                                                                                                                                                                 |                 |            |
| COM AT SE COR OF LOT 38 OF CITRUS ACRES PB 2 PG 68 TH N 00DEG 19M 00S W AL W LN OF YORK RD 100 FT, TH S 89DEG 42M 00S W 125 FT, TH S 00DEG 19M 00S E 100 FT TO S LN OF LOT 38, TH N 89DEG 42M 00S E 125 FT TO POB |                 |            |

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

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

04-09-2026  
Application Date

\_\_\_\_\_  
Applicant's signature

Altkey: 2249111  
TAWFIK EIHAB

Parcel ID: 17E18S230020 0381  
2320 N YORK RD , CRYSTAL RIVER, 34429

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

PC Code 1200 - STORE/OFF/RES  
Bldg Counts Res 1 / MH 0 / Comm 0  
Nbhd 0244 - HWY 44 EAST OF TURKEY OAK DR TO N MAYNAR  
Tax District 0000 - COASTAL RIVERS BASIN  
Subdivision 000296 - CITRUS ACRES  
Short Legal COM AT SE COR OF LOT 38 OF CITRUS ACRES PB 2 PG 68 TH N00DEG 19M 00S W AL W LN OF YORK RD 100 FT, TH S 89DEG 42M00S W 125 FT, TH S 00DEG 19M 00S E 100 FT TO S LN OF LOT 38,  
Est. Parcel Sqft 11,630  
Est. Parcel Acres .27  
Map SC-TW-RG 23-18S-17E

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

### Mailing Address

Name TAWFIK EIHAB  
Mailing Address 13333 MOORE RD  
CLIFTON VA 20124 1026

### All Owners

| Name         | Owner Type     |
|--------------|----------------|
| TAWFIK EIHAB | EO - Estate Of |

### 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             |
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| 2024 | \$29,080   | \$144,960  | \$174,040  | \$166,694         | \$0                 | \$166,694        | \$0            | \$2,655.09   | <a href="#">Link</a> |

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**Permits****Legacy System Permits (Infor)**

| Permit Date | Permit Number | Description                                       | Amount  | Occupancy Date |
|-------------|---------------|---------------------------------------------------|---------|----------------|
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**Land & Agricultural**

| Line | Land Use                | Type          | Units     | Frontage | Depth | Ag Flag | Classified Value | Just Value | Zoning |
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| 1    | 1000-COMMERCIAL OFF HWY | S-SQUARE FOOT | 11,630.00 | 100.0    | 130   |         |                  |            | GNC    |

**Residential**

Bldg Number

1

Class R1 - RESIDENTIAL SINGLE FAMILY  
 Year Built 1981  
 Total FLA 1,784  
 Total Under Roof 2,184

Exterior Wall 32 - CONCRETE BLOCK STUCCO  
 Foundation 3 - CONT. FOOTING-AVG.  
 HVAC 106 - FORCED AIR DUCTED  
 Stories 1  
 Floor System 01 - CONC. SLAB  
 Roof Frame 01 - GABLE  
 Roof Cover 03 - ASPHALT SHINGLE  
 Fuel 1 - ELECTRIC  
 Bedrooms/Full Baths/Half Baths 4/2/  
 Addl Fixtures  
 FPL: Stacks/Openings 1 / 1

RCN  
 RCNLD

#### Additions to Base Area

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|----------|-----------------|------------|-------|
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| 1          | 4    | PAVING CONCRETE-[1-SF]          | 2000       | 60 | 18  | 1     | 1,080 |       |

|                  |
|------------------|
| Total Misc Value |
|------------------|