RECEIVED
By Tifani White at 11:11 am, 8/6/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	KEYS FUNDING LLC - 2024 PO BOX 67513 NEWARK, NJ 07101-8009	Property Owner	KNAFFLA RANAE D %CHRISTOPHER D W RUX PERSONAL REP 152496 FOXSEDGE LN WAUSAU, WI 54401
Property description	CITRUS HILLS 1ST ADD PB 9 PG 73 S1/2 OF LOT 24 BLK 24	Application date	Apr 21, 2026
		Certificate #	2024 / 3860
		Date certificate issued	06/01/2024
		Account number	2294078

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

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2024/3860	06/01/2024	3,418.30	475.00	3,893.30
			→ **Part 2: Total***	**3,893.30**

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2025/4197	06/01/2025	5,584.25	6.25	294.34	5,884.84
				Part 3: Total*	**5,884.84**

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

1.	Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	9,778.14
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	5,112.10
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)	918.91
7.	**Total Paid** (Lines 1-6)	16,234.15

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sabrina Maloy
Signature, Tax Collector or Designee

Citrus County, Florida

Date 6th of August, 2026

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

Part 5: Clerk of Court Certified Amounts (Lines 8-15)		
8.	Processing tax deed fee	129.00
9.	Certified or registered mail charge	0.00
10.	Advertising charge (see s.197.542, F.S.)	0.00
11.	Recording fee for certificate of notice	0.00
12.	Sheriff's fees	0.00
13.	Interest (see Clerk of Court Instructions, page 2)	0.00
14.	**Total Paid** (Lines 8-13)	129.00
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16.	Statutory opening bid (total of Lines 7, 14, and 15, if applicable)	16,363.15
17.	Redemption fee	6.25
18.	Total amount to redeem	16,369.40
	Signature, Clerk of Court or Designee	Date of sale

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application
Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)
Total. Add the amounts in Columns 3, 4 and 5

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

FULL LEGAL (If applicable)

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

TAX DEED APPLICATION COVER LETTER

Account #: 2294078

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
KEYS FUNDING LLC - 2024
PO BOX 67513
NEWARK, NJ 07101-8009

Owner on Current Tax Roll
KNAFFLA RANAE D
%CHRISTOPHER D W RUX PERSONAL REP
152496 FOXSEDGE LN
WAUSAU, WI 54401

Additional Parties, Per Search

CITRUS COUNTY CLERK OF COURT NO ADDRESS ON DOCUMENT	Lien Holder
CITRUS HILLS PROPERTY OWNERS ASSOCIATION INC 2480 N HERITAGE OAKS PATH HERNANDO, FL 34442	Other Party
CITRUS HILLS PROPERTY OWNERS ASSOCIATION INC C/O ALLIANCE CAS LLC 2200 N COMMERCE PARKWAY, SUITE 200 WESTON, FL 33326	Other Party
NELSON KELLY FAYE	Other Party

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

6465 E AMITY ST
INVERNESS, FL 34452

PARKLANE REAL ESTATE SERVICES, REGISTERED AGENT O/B/O CITRUS HILLS PROPERTY OWNERS ASSOCIATION, INC.
2480 N HERITAGE OAKS PATH
HERNANDO, FL 34442 — Other Party

BLAIRE R RUX
3041 SW 20TH ST APT 2
OCALA, FL 34474 — Title Holder

CHRISTOPHER D W RUX
152496 FOXSEDGE LN
WAUSAU, WI 54401 — Title Holder

KELLY A NELSON
1015 SELMSER AVE
CLOQUET, MN 55720 — Title Holder

RANAE D KNAFFLA A/K/A RANAE DIANE KNAFFLA
CHRISTOPHER D W RUX
BLAIRE R RUX ET AL
751 E GILCHRIST CT
HERNANDO, FL 34442 — Title Holder

Certified By:

Sabrina Maloy

Tax Collector or Authorized Designee

TDA #: 923311

TitleExpress®
A service of Grant Street Group
339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

Web: www.grantstreet.com
E-mail: TitleExpress@grantstreet.com
Phone: (412) 391-5555

At the request of the County Tax Collector for Citrus County, FL, a search has been made of the Public Records for the following described property:

Account #	Parcel ID	Property Address
2294078	19E18S180110 00240 0240	751 E GILCHRIST CT HERNANDO 34442

Legal Description
CITRUS HILLS 1ST ADD PB 9 PG 73 S1/2 OF LOT 24 BLK 24

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 3860	$315,146	No	No	No

Owner of Record on Current Tax Roll
RANAE D KNAFFLA

%CHRISTOPHER D W RUX PERSONAL REP
152496 FOXSEDGE LN
WAUSAU WI 54401

Billing Name & Address
CHRISTOPHER D W RUX
BLAIRE R RUX ET AL

152496 FOXSEDGE LN
WAUSAU WI 54401

PROPERTY INFORMATION REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date: 07/10/2026 **Search covers** **20 years** **through:** 07/06/2026

Kinsey Ram
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
CHRISTOPHER D W RUX 152496 FOXSEDGE LN WAUSAU WI 54401	Order Determining Homestead Bk:3654 Pg:1222	
BLAIRE R RUX 3041 SW 20TH ST APT 2 OCALA FL 34474	Order Determining Homestead Bk:3654 Pg:1222	
KELLY A NELSON 1015 SELMSER AVE CLOQUET MN 55720	Order Determining Homestead Bk:3654 Pg:1222	
ESTATE OF RANAE D KNAFFLA 152496 FOXSEDGE LN WAUSAU WI 54401	Property Appraiser	

Related Documents (for Reference)

Quit Claim Deed
Bk:1469 Pg:2333

Warranty Deed
Bk:3121 Pg:1002

Warranty Deed
Bk:3409 Pg:444

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
CITRUS COUNTY CLERK OF COURT	Judgment Bk:3375 Pg:1881	No address found on document.

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
PARKLANE REAL ESTATE SERVICES, REGISTERED AGENT O/B/O CITRUS HILLS PROPERTY OWNERS ASSOCIATION, INC. 2480 N HERITAGE OAKS PATH HERNANDO FL 34442	Sunbiz	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

None found.

Altkey: 2294078
KNAFFLA RANAE D

Parcel ID: 19E18S180110 00240 0240
751 E GILCHRIST CT , HERNANDO, 34442

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	7440 - CITRUS HILLS/NEW MAYFIELD/MEADOWVIEW
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000308 - CITRUS HILLS 1ST ADD (PB9-73)
Short Legal	CITRUS HILLS 1ST ADD PB 9 PG 73 S1/2 OF LOT 24 BLK 24
Est. Parcel Sqft	21,825
Est. Parcel Acres	.50
Map SC-TW-RG	30-18S-19E

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

Mailing Address

Name	KNAFFLA RANAE D
Mailing Address	152496 FOXSEDGE LN WAUSAU WI 54401

All Owners

Name	Owner Type
KNAFFLA RANAE D	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	$35,000	$280,146	$315,146	$315,146	$0	$315,146	$0	$4,925.58	Link
2024	$33,500	$293,390	$326,890	$326,890	$0	$326,890	$0	$5,054.00	Link

Tax Estimate upon sale of the property (no assessment capping or exemptions)

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2025	000X	WITHLACOOCHEE RIVER BASIN	$315,146	14.8298	$4,879.58

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	$100.03

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
03/20/2026	$100	3654/1222	01-CORRECTIVE/QC/TD/COT	I
09/13/2023	$400,000	3409/0444	00-WARRANTY DEED	I
12/23/2020	$265,000	3121/1002	00-WARRANTY DEED	I
11/01/2001	$100	1469/2333	03-SAME FAMILY/DEED FOL	I
02/01/2000	$139,900	1349/2461	00-WARRANTY DEED	I
12/01/1987	$30,500	0767/1727	17-17	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
08/17/2021	202111807	TEAR OFF AND REROOF; N.O.C. REQUIRED	$14,500	
08/21/2007	200709089	REPLACEMENT OF SIDE ENTRY DOOR ** NOC NOT REQUIRED	$800	
02/21/2005	200502425	CHANGE OUT HEAT PUMP	$4,850	
09/11/2003	200308872	REROOF NOC IN FILE FOR REROOF	$6,808	
07/01/1987	82206	POOL ENCLOSURE	$2,000	
07/01/1987	81791	POOL	$10,300	
06/01/1987	80673	RES	$42,250	09/01/1987

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0105-SFR GOLF COURSE	U-UNIT	1.00	150.0	145			$35,000	CRR

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1987
Total FLA	2,090
Total Under Roof	3,131
Exterior Wall	34 - WOOD FRAME STUCCO
Foundation	3 - CONT. FOOTING-AVG.
HVAC	109 - HEAT PUMP
Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	01 - GABLE
Roof Cover	09 - CUSTOM FIBERGLASS
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/2/
Addl Fixtures	2
FPL: Stacks/Openings	1 / 1
RCN	335,474
RCNLD	264,096

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1987	2,090
1	GARAGE FINISHED	1987	575
1	SCR PORCH FIN	1987	418
1	OPEN PORCH FIN	1987	48

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	SWIMMING POOL CONCRETE-[1-SF]	1987			1	320	9,110
1	2	SCREEN ENCLOSURE ALUMINUM-[1-SF]	1987	26	49	1	1,274	4,870
1	5	CONCRETE PAVERS SAND/MORTAR BASE-[1-SF]	2005			1	200	1,190
1	6	CONCRETE PATIO NO FOOTER-[1-SF]	1987	10	26	1	260	880

Total Misc Value
16,050

Legal Description

Legal Description
CITRUS HILLS 1ST ADD PB 9 PG 73 S1/2 OF LOT 24 BLK 24

DISCLAIMER

Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.

2294078

Quit Claim Deed

Made this 21st day of November A.D. 19 2001

by OLEN RAY OATES, JOINED BY HIS WIFE, PAMELA S. OATES, FORMERLY PAMELA S. HOFFER

hereinafter called the grantor, to

OLEN RAY OATES AND PAMELA S. OATES, HUSBAND AND WIFE

whose post office address is:

751 E. Gilcrist Ct.

Hernando, Florida 34442

hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of $ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in CITRUS County, Florida, viz:

THE S1/2 OF LOT 24, BLOCK 24, CITRUS HILLS FIRST ADDITION, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGES 73 THROUGH 83, INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

SUBJECT TO covenants, restrictions and easements of record.

Documentary Tax paid $ .70
Intangible Tax paid $ -0-
Betty Strifler, Clerk of the Circuit Court
Citrus County, Florida D.C.
By:

1227689

2001 DE -6 PM 3:52

BK 1659 PG 333

Parcel Identification Number: 18 18S19E0110 00240 0240

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

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 grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

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

Signed, sealed and delivered in our presence:

Susan R Gatto
Name: Witness One

SUSAN R GATTO
Name: Witness Print Name

Kim L. Bianco
Name: Witness Two

Kim L. Bianco
Name: Witness Print Name

Olen Ray Oates LS
Name & Address: OLEN RAY OATES
751 E. Gilcrist Ct., Hernando, FL 34442

Pamela S. Oates LS
Name & Address: PAMELA S. OATES, FORMERLY PAMELA S. HOFFER

LS
Name & Address:

LS
Name & Address:

State of FL
County of Citrus

The foregoing instrument was acknowledged before me this 21st day of November, 19 2001,

by OLEN RAY OATES, JOINED BY HIS WIFE, PAMELA S. OATES, FORMERLY PAMELA S. HOFFER

who is personally known to me or who has produced FL DL as identification.

SUSAN R. GATTO
MY COMMISSION # CC 992880
EXPIRES: January 15, 2004
Bonded Thru Notary Public Underwriters

Susan R Gatto
Print Name: SUSAN R GATTO
Notary Public
My Commission Expires:

PREPARED BY AND
RECORD & RETURN TO:
SUSAN GATTO
CITRUS LAND TITLE
1904 West Main Street
Inverness, Florida 34452
File No: 01-0709

Return to Citrus Land Title, Inc.
File # 01-0709

FC-1
1/94

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020071464 BK: 3121 PG: 1002 12/29/2020 3:18 PM 1 Receipt: 2020061689
RECORDING $18.50 D DOCTAX PD $1,855.00

Prepared by:
Jennifer C. Duca
Citrus Title Company, LLC
112 W. Highland Boulevard
Inverness, Florida 34452
Consideration: **$265,000.00**
File Number: 20-11450

General Warranty Deed

Made this December 23, 2020 A.D. By **Olen Ray Oates and Pamela S. Oates, husband and wife,** whose address is: 1444 N Edicott, Crystal River, FL 34429, hereinafter called the grantor, to **Michael Chase and Beverly Chase, husband and wife,** whose post office address is: 751 E Gilchrist Ct, Hernando, FL 34442, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of 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:

The South 1/2 of Lot 24, Block 24, CITRUS HILLS FIRST ADDITION, According to Plat thereof as Recorded in Plat Book 9, Pages 73 through 83, Inclusive, Public Records of Citrus County, Florida.

Parcel ID Number: **2294078**

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, 2020.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020071464 BK: 3121 PG: 1003 12/29/2020 3:18 PM 2 Receipt: 2020061689
RECORDING $18.50 D DOCTAX PD $1,855.00

Prepared by:
Jennifer C. Duca
Citrus Title Company, LLC
112 W. Highland Boulevard
Inverness, Florida 34452
Consideration: **$265,000.00**
File Number: 20-11450

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

Signed, sealed and delivered in our presence:

Witness Printed Name BOBI MILLER

Witness Printed Name Jennifer C Duca

Olen Ray Oates (Seal)
Olen Ray Oates

Pamela S. Oates (Seal)
Pamela S. Oates

State of FL
County of Citrus

The foregoing instrument sworn to (or affirmed) and subscribed before me by means of ✓ physical presence or ____online notarization this 23 day of December, 2020, by Olen Ray Oates and Pamela S. Oates, husband and wife, who is/are personally known to me or who has produced FL DLs as identification.

Notary Public
Print Name: Jennifer C Duca

My Commission Expires:

JENNIFER C. DUCA
Commission # GG 172536
Expires March 6, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2023052891 BK: 3409 PG: 444 9/13/2023 3:32 PM 1 Receipt: 2023046669
RECORDING $18.50 D DOCTAX PD $2,800.00

PREPARED BY & RETURN TO:

Name: Stacey Clyatt, an employee of
Compass Title, LLC
Address: 3517 N. Lecanto Hwy
Beverly Hills, Fl 34465

File No. 23-08058

Parcel No.: 2294078

SPACE ABOVE THIS LINE FOR PROCESSING DATA | *SPACE ABOVE THIS LINE FOR RECORDING DATA*

This **WARRANTY DEED**, made the **13th** day of **September, 2023**, by **MICHAEL CHASE** and **BEVERLY CHASE**, Husband and wife, hereinafter called the Grantors, to **RANAE D. KNAFFLA**, whose post office address is

751 East Gilchrist Court, Hernando, FL 34442, hereinafter called the Grantee:

WITNESSETH: That the Grantors, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Citrus, State of Florida, viz:

The South 1/2 of Lot 24, Block 24, CITRUS HILLS FIRST ADDITION, according to Plat thereof as recorded in Plat Book 9, Pages 73 through 83, inclusive, Public Records of Citrus County, Florida.

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

SUBJECT TO TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2022.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2023052891 BK: 3409 PG: 445 9/13/2023 3:32 PM 2 Receipt: 2023046669
RECORDING $18.50 D DOCTAX PD $2,800.00

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.
Signed, sealed and delivered in the presence of:

Witness Signature
Printed Name: Stacey Clyatt

Witness Signature
Printed Name: Samantha Cavinee

Name: Michael Chase L.S.
Address: 1400 E. County Road 775 S., Muncie IN 17302

Name: Beverly Chase L.S.
Address: 1400 E. County Road 775 S., Muncie, IN 17302

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of September, 2023, by Michael Chase and Beverly Chase, who are personally known to me or who have produced DL as identification.

Signature of Notary
Printed Name: Stacey Clyatt
My commission expires:

STACEY CLYATT
Commission # HH 436218
Expires September 8, 2027

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2023025727 BK: 3375 PG: 1881 5/3/2023 2:48 PM 1 Receipt: 2023023014

IN THE CIRCUIT COURT IN AND FOR
CITRUS COUNTY, FLORIDA

STATE OF FLORIDA vs.

Case # 2023 CT 000284

NELSON, KELLY FAYE
6465 E AMITY ST
INVERNESS, FL 34452
Date of birth: 08/04/1965

JUDGMENT
Pursuant to FS. 939.185
Assessment of Additional Court Costs and Surcharges

A $65.00 assessment of additional court costs per count shall be recorded in the public record. Such record constitutes a lien against the person upon whom the costs are imposed and shall attach as a lien on any real property owned by such person located in the county in which such order is recorded.

Ordered and adjudged that a lien of $325- is rendered in favor of Angela Vick, Clerk of Courts, Citrus County, Florida and against the defendant in the sum of $325- which let execution issue instanter pursuant to F.S. 922.02.

This imposed lien amount shall be paid subordinate in priority to other state-imposed costs, pursuant to F.S. 939.185(1)(C).

Done and Ordered in Inverness, Citrus County, Florida, on this 25th day of April, 2023.

COUNTY JUDGE

APR 25'23 11:01AM

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2023025727 BK: 3375 PG: 1882 5/3/2023 2:48 PM 2 Receipt: 2023023014

CERTIFICATE OF COSTS IMPOSED UNDER FS939.185

To meet the 2009 legislative amendment to FS 939.185, the Citrus County Clerk's Office is attaching this certified document to the Final Judgment and Sentence rendered in this case to certify that the $65.00 cost in FS 939.185 per count was imposed in this case.

This document constitutes a lien against the person upon whom the costs are imposed and shall attach as a lien on any real property owned by such person located in the county in which such order is recorded.

Dated: April 27, 2023

By: A. Gasperak

Clerk of the Circuit Court and Comptroller
In God We Trust
Citrus County, Florida

Detail by Entity Name

Florida Not For Profit Corporation
CITRUS HILLS PROPERTY OWNERS ASSOCIATION, INC.

Filing Information

Document Number	762601
FEI/EIN Number	59-2480706
Date Filed	03/26/1982
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	02/09/1998

Principal Address

2480 N Heritage Oaks Path
Hernando, FL 34442

Changed: 04/14/2026

Mailing Address

2480 N Heritage Oaks Path
Hernando, FL 34442

Changed: 04/14/2026

Registered Agent Name & Address

Parklane Real Estate Services
2480 N Heritage Oaks Path
Hernando, FL 34442

Name Changed: 02/23/2024

Address Changed: 04/14/2026

Officer/Director Detail

Name & Address

Title President

LYNN, CHRISTINE
7084 W Gulf to Lake Hwy
Ste 2A

Crystal River, FL 34429

Title VP

WILLE, KAREN
7084 W Gulf to Lake Hwy
Ste 2A
Crystal River, FL 34429

Title Secretary

DODSON, ROSE
7084 W Gulf to Lake Hwy
Ste 2A
Crystal River, FL 34429

Title Treasurer

Massey, Cheryl
2480 N Heritage Oaks Path
Hernando, FL 34442

Title Director

Mike, Leduc
2480 N Heritage Oaks Path
Hernando, FL 34442

Annual Reports

Report Year	Filed Date
2024	02/23/2024
2025	04/08/2025
2026	04/14/2026

04/14/2026 -- ANNUAL REPORT	View image in PDF format
04/08/2025 -- ANNUAL REPORT	View image in PDF format
02/23/2024 -- ANNUAL REPORT	View image in PDF format
03/17/2023 -- ANNUAL REPORT	View image in PDF format
03/04/2022 -- ANNUAL REPORT	View image in PDF format
03/22/2021 -- ANNUAL REPORT	View image in PDF format
02/27/2020 -- ANNUAL REPORT	View image in PDF format
03/26/2019 -- ANNUAL REPORT	View image in PDF format
03/06/2018 -- ANNUAL REPORT	View image in PDF format
04/17/2017 -- ANNUAL REPORT	View image in PDF format
04/19/2016 -- ANNUAL REPORT	View image in PDF format
03/26/2015 -- ANNUAL REPORT	View image in PDF format
04/18/2014 -- ANNUAL REPORT	View image in PDF format
04/26/2013 -- ANNUAL REPORT	View image in PDF format

04/10/2012 -- ANNUAL REPORT	View image in PDF format
03/22/2011 -- ANNUAL REPORT	View image in PDF format
04/03/2010 -- ANNUAL REPORT	View image in PDF format
04/22/2009 -- ANNUAL REPORT	View image in PDF format
04/17/2008 -- ANNUAL REPORT	View image in PDF format
04/06/2007 -- ANNUAL REPORT	View image in PDF format
04/14/2006 -- ANNUAL REPORT	View image in PDF format
03/09/2005 -- ANNUAL REPORT	View image in PDF format
06/24/2004 -- ANNUAL REPORT	View image in PDF format
08/15/2003 -- Reg. Agent Change	View image in PDF format
03/03/2003 -- ANNUAL REPORT	View image in PDF format
03/14/2002 -- ANNUAL REPORT	View image in PDF format
03/26/2001 -- ANNUAL REPORT	View image in PDF format
03/07/2000 -- ANNUAL REPORT	View image in PDF format
03/09/1999 -- ANNUAL REPORT	View image in PDF format
02/09/1998 -- REINSTATEMENT	View image in PDF format
02/01/1996 -- ANNUAL REPORT	View image in PDF format
04/14/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923311

To: Tax Collector of CITRUS COUNTY, Florida

I,
KEYS FUNDING LLC - 2024
PO BOX 67513
NEWARK, NJ 07101-8009,
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
2294078	2024/3860	06-01-2024
Legal Description		
CITRUS HILLS 1ST ADD PB 9 PG 73 S1/2 OF LOT 24 BLK 24		

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
KEYS FUNDING LLC - 2024
PO BOX 67513
NEWARK, NJ 07101-8009

Applicant's signature

04-21-2026
Application Date

Altkey: 2294078
RUX CHRISTOPHER D W

Parcel ID: 19E18S180110 00240 0240
751 E GILCHRIST CT , HERNANDO, 34442

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	7440 - CITRUS HILLS/NEW MAYFIELD/MEADOWVIEW
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000308 - CITRUS HILLS 1ST ADD (PB9-73)
Short Legal	CITRUS HILLS 1ST ADD PB 9 PG 73 S1/2 OF LOT 24 BLK 24
Est. Parcel Sqft	21,825
Est. Parcel Acres	.50
Map SC-TW-RG	30-18S-19E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	RUX CHRISTOPHER D W
Mailing Address	152496 FOXSEDGE LN WAUSAU WI 54401

All Owners

Name	Owner Type
RUX CHRISTOPHER D W	TC - Tenants In Common
RUX BLAIRE R	TC - Tenants In Common
NELSON KELLY A	TC - Tenants In Common

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	$35,000	$280,146	$315,146	$315,146	$0	$315,146	$0	$4,925.58	Link
2024	$33,500	$293,390	$326,890	$326,890	$0	$326,890	$0	$5,054.00	Link

Tax Estimate upon sale of the property (no assessment capping or exemptions)

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2025	000X	WITHLACOOCHEE RIVER BASIN	$315,146	14.8298	$4,925.58

Buyer Beware!

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

Special Assessments

Project #	Description	Amount
0030	SOLID WASTE, RESID IMPRVD	$35.00
0131	FIRE SERVICES ASSESSMENT	$125.00
0154	STORMWATER	$100.03

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
03/20/2026	$100	3654/1222	01-CORRECTIVE/QC/TD/COT	I
09/13/2023	$400,000	3409/0444	00-WARRANTY DEED	I
12/23/2020	$265,000	3121/1002	00-WARRANTY DEED	I
11/01/2001	$100	1469/2333	03-SAME FAMILY/DEED FOL	I
02/01/2000	$139,900	1349/2461	00-WARRANTY DEED	I
12/01/1987	$30,500	0767/1727	17-17	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.

Permits

Legacy System Permits (Infor)

Permit Date	Permit Number	Description	Amount	Occupancy Date
08/17/2021	202111807	TEAR OFF AND REROOF; N.O.C. REQUIRED	$14,500	
08/21/2007	200709089	REPLACEMENT OF SIDE ENTRY DOOR ** NOC NOT REQUIRED	$800	
02/21/2005	200502425	CHANGE OUT HEAT PUMP	$4,850	
09/11/2003	200308872	REROOF NOC IN FILE FOR REROOF	$6,808	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0105-SFR GOLF COURSE	U-UNIT	1.00	150.0	145				CRR

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1987
Total FLA	2,090
Total Under Roof	3,131
Exterior Wall	34 - WOOD FRAME STUCCO
Foundation	3 - CONT. FOOTING-AVG.
HVAC	109 - HEAT PUMP

Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	01 - GABLE
Roof Cover	09 - CUSTOM FIBERGLASS
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/2/
Addl Fixtures	2
FPL: Stacks/Openings	1 / 1

RCN
RCNLD

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1987	2,090
1	GARAGE FINISHED	1987	575
1	SCR PORCH FIN	1987	418
1	OPEN PORCH FIN	1987	48

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	SWIMMING POOL CONCRETE-[1-SF]	1987			1	320	
1	2	SCREEN ENCLOSURE ALUMINUM-[1-SF]	1987	26	49	1	1,274	
1	5	CONCRETE PAVERS SAND/MORTAR BASE-[1-SF]	2005			1	200	
1	6	CONCRETE PATIO NO FOOTER-[1-SF]	1987	10	26	1	260	

Total Misc Value