RECEIVED
8/7/2026
TWHITE

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	KEYS FUNDING LLC - 7024 PO BOX 67513 NEWARK, NJ 07101-8009	Property Owner	BLANKS BRITTNEY RENEE 3439 S FAIRWAY TER INVERNESS, FL 34450
Property description	FAIRWAY LANE UNREC SUB LOT 3 DESC AS: COM AT NW COR OF NW 1/4 OF NE 1/4 OF SEC 27-19-20 TH N 89DEG 0 (Full legal attached.)	Application date	Apr 21, 2026
		Certificate #	2024 / 5068
		Date certificate issued	06/01/2024
		Account number	1797098

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)
# 2024/5068	06/01/2024	2,074.24	318.05	2,392.29
			→ Part 2: Total*	**2,392.29**

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)
# 2025/5433	06/01/2025	2,130.20	6.25	107.40	2,243.85
				Part 3: Total*	**2,243.85**

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)	4,636.14
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	3,314.83
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)	502.56
7.	**Total Paid** (Lines 1-6)	8,878.53

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 7th 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)	9,007.53
17.	Redemption fee	6.25
18.	Total amount to redeem	9,013.78

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)

FAIRWAY LANE UNREC SUB LOT 3 DESC AS: COM AT NW COR OF NW 1/4 OF NE 1/4 OF SEC 27-19-20 TH N 89DEG 05M 20S E AL N LN OF SD SEC 27 25 FT TO A PT ON E'LY R/W LN OF A CO RD TH S 0DEG 02M 37S E AL SD R/W LN 1014.39 FT

TO POB TH CONT S 0DEG 02M 37S E AL SD R/W LN 100 FT TH N 89DEG 10M 38S E 175 FT TH N 0DEG 02M 37S W 100 FT TH S 89DEG 10M 38S W 175 FT TO POB DESC IN OR BK 1374 PG 1685 OR BK 2353 PG 256

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

TAX DEED APPLICATION COVER LETTER

Account #: 1797098

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 - 7024
PO BOX 67513
NEWARK, NJ 07101-8009

Owner on Current Tax Roll
BLANKS BRITTNEY RENEE
3439 S FAIRWAY TER
INVERNESS, FL 34450

Additional Parties, Per Search

COPYWORKS PRO INC 8775 SARTORI ST APT 201 ORLANDO, FL 32829	Title Holder
COPYWORKS PRO INC 3439 S FAIRWAY TER INVERNESS, FL 34450	Title Holder
COPYWORKS PRO INC. 1360 N GOLDENROD RD SUITE 4 ORLANDO, FL 32807	Title Holder
LEGALZOOM USCA, INC., REGISTERED AGENT O/B/O COPYWORKS PRO INC. 1 EAST BROWARD BOULEVARD, SUITE 1225 FORT LAUDERDALE, FL 33301	Title Holder's Agent/ Rep

Certified By:

Sabrina Maloy

Tax Collector or Authorized Designee

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

TDA #: 923282

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
1797098	20E19S27 14000 0030	3439 S FAIRWAY TER INVERNESS 34450

Legal Description

FAIRWAY LANE UNREC SUB LOT 3 DESC AS: COM AT NW COR OF NW 1/4 OF NE 1/4 OF SEC 27-19-20 TH N 89DEG 05M 20S E AL N LN OF SD SEC 27 25 FT TO A PT ON E'LY R/W LN OF A CO RD TH S 0DEG 02M 37S E AL SD R/W LN 1014.39 FT TO POB TH CONT S 0DEG 02M 37S E ALSD R/W LN 100 FT TH N 89DEG 10M 38S E 175 FT TH N 0DEG 02M 37S W 100 FT TH S 89DEG 10M 38S W 175 FT TO POB DESC IN OR BK 1374 PG 1685 OR BK 2353 PG 256

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 5068	$200,260	No	No	No

Owner of Record on Current Tax Roll	Billing Name & Address
BRITTNEY RENEE BLANKS	COPYWORKS PRO INC
3439 S FAIRWAY TER INVERNESS FL 34450	8775 SARTORI ST APT 201 ORLANDO FL 32829

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: 08/04/2026 **Search covers** **20 years** **through:** 07/28/2026

Christina Young
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
COPYWORKS PRO INC 8775 SARTORI ST APT 201 ORLANDO FL 32829	Quit Claim Deed Bk:3684 Pg:1194	
COPYWORKS PRO INC. 1360 N GOLDENROD RD SUITE 4 ORLANDO FL 32807	Sunbiz	
LEGALZOOM USCA, INC., REGISTERED AGENT O/B/O COPYWORKS PRO INC. 1 EAST BROWARD BOULEVARD, SUITE 1225 FORT LAUDERDALE FL 33301	Sunbiz	

Related Documents (for Reference)

Warranty Deed
Bk:1374 Pg:1685

Warranty Deed
Bk:2353 Pg:256

Warranty Deed
Bk:3082 Pg:1526

Quit Claim Deed
Bk:3436 Pg:1075

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments

None found.

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2026038803 BK: 3684 PG: 1194 6/30/2026 1:33 PM 1 Receipt: 2026033667
RECORDING $18.50 D DOCTAX PD $0.70

Prepared By and Return To:

Attn: Dulce Dawson
COPYWORKS PRO INC.
8775 Sartori St. Apt 201
Orlando, FL 32829

Parcel Identification Number: 20E19S271400000030

Alternate Key / Parcel Number: 1797098

Documentary Stamp Tax: $0.70

Space Above This Line For Recording

QUITCLAIM DEED

THIS QUITCLAIM DEED made this 30 day of June, 2026, between Brittney Renee Blanks, a single woman, whose address is 3439 S Fairway Terrace, Inverness, Florida 34450 ("Grantor"), and COPYWORKS PRO INC., a Florida profit corporation, whose mailing address is 8775 Sartori St Apt 201, Orlando, Florida 32829 ("Grantee").

WITNESSETH

That the Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby remise, release, and quitclaim unto the said Grantee forever all the right, title, interest, claim, and demand which the said Grantor has in and to the following described lot, piece, or parcel of land, situate, lying and being in Citrus County, State of Florida, to-wit:

Commence at the NW Corner of the NW ¼ of NE ¼ of Section 27, Township 19 South, Range 20 East, Citrus County, Florida, thence N. 89 degrees 05 Feet 20 inches E. along the North line of said Section 27 a distance of 25 feet to a point on the Easterly right-of-way line of a county road, thence S. 0 degrees, 02 feet 37 inches E. along said right-of-way line a distance of 1014.39 feet thence to the Point of Beginning, thence continue S. O degrees 02 feet 37 inches E. along said right-of-way line 100 feet, thence N. 89 degrees 10 feet 38 inches E. 175 feet, thence N O degrees 02 feet 37 inches W. 100 feet, thence S. 89 degrees 10 feet 38 inches W. 175 feet to the Point of Beginning, being Lot 3, of FAIRWAY LANE, an unrecorded subdivision.

a/k/a: 3439 S. Fairway Terrace, Inverness, Florida 34450

SUBJECT TO covenants, restrictions and easements of record.

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 Grantor, unto the only proper use, benefit, and behalf of the said Grantee forever.

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2026038803 BK: 3684 PG: 1195 6/30/2026 1:33 PM 2 Receipt: 2026033667
RECORDING $18.50 D DOCTAX PD $0.70

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature: _____

Print Name: Johnathan White

Witness Address: 456 Verbena Ct 32807 orlando FL

Witness Signature: _____

Print Name: Luciana Prandini

Witness Address: 3306 Maggie Blvd Orlando FL 32811

GRANTOR:

_____

By: Brittney Renee Blanks

Notary Public State of Florida
Ranieri Rocha
My Commission HH 519208
Expires 08/18/2028

_____

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 30 day of JUNE, 20 26, by **Brittney Renee Blanks**, who is ☐ personally known to me or ☒ has produced DRIVER'S LICENSE as identification.

Notary Public, State of: Florida

Print Name: RANIERI ROCHA

Sign: _____

My Commission Expires: 08/18/2028

[SEAL]

Notary Public State of Florida
Ranieri Rocha
My Commission HH 519208
Expires 08/18/2028

Sunbiz.org DIVISION of CORPORATIONS
an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
COPYWORKS PRO INC.

Filing Information

Document Number	P26000015354
FEI/EIN Number	NONE
Date Filed	03/18/2026
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	07/27/2026
Event Effective Date	NONE

Principal Address

1360 N GOLDENROD RD
SUITE 4
ORLANDO, FL 32807

Changed: 07/27/2026

Mailing Address

1360 N GOLDENROD RD
SUITE 4
ORLANDO, FL 32807

Changed: 07/27/2026

Registered Agent Name & Address

LEGALZOOM USCA, INC.
1 EAST BROWARD BOULEVARD
SUITE 1225
FORT LAUDERDALE, FL 33301

Officer/Director Detail

Name & Address

Title PTSD

DAWSON, DULCE
1360 N GOLDENROD RD, STE 4
ORLANDO, FL 32807

Annual Reports

No Annual Reports Filed

07/27/2026 – Amendment	View image in PDF format
03/18/2026 – Domestic Profit	View image in PDF format

This Warranty Deed

Made this 19TH day of July A.D. 2000
by Mary Beth Parks, successor trustee U/A Feys Family Revocable Trust dated October 18, 1990

hereinafter called the grantor, to
Steven Kenneth Baumer and Ariane Nicole Baumer, husband and wife

whose post office address is: 3439 S. FAIRWAY LN
INVERNESS, FL 34450

Documentary Tax Paid
$ 630.00
Intangible Tax Paid
$ -0-
Betty Strifler,
Clerk of Circuit Court,
Citrus County, Florida
By: D.C.

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, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, viz:

See Schedule A attached hereto and by this reference made a part hereof.

SUBJECT TO covenants, conditions, restrictions and easements of record, if any.

2000 JL 24 PM 4:13

BK1374PG1685

Parcel Identification Number: 27-19S20E-14000-0030 *FRN

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, 99

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 One — Name:

PENNY J. PARMENTIER
Witness Print Name:

Witness Two — Name:

BRENDA M. BEGLEY
Witness Print Name:

Mary Beth Parks — Name & Address — LS
19055 SAXON
BEVRLY HILLS, MI 48025

Name & Address — LS

Name & Address — LS

Name & Address — LS

State of MICHIGAN
County of OAKLAND

The foregoing instrument was acknowledged before me this 19th day of July, 2000, by

Mary Beth Parks, successor trustee U/A Feys Family Revocable Trust dated October 18, 1990

who is personally known to me or who has produced her driver's license as identification.

DIANE M. BROWN
Macomb County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: 11/13/2001

Notary Public
Print Name: DIANE M. BROWN
My Commission Expires: 11-13-01

PREPARED BY: DONNA M. JOHNSON
RECORD & RETURN TO:
Crystal River Title, a First American Branch
213 Courthouse Square
Inverness, Florida 34450
File No: 65014I

WD-1
5/93

Schedule A

Commence at the NW corner of the NW1/4 of NE1/4 of Section 27, TOWNSHIP 19 SOUTH, RANGE 20 EAST, Citrus County, Florida, thence N. 89° 05' 20" E. along the North line of said Section 27 a distance of 25 feet to a point on the Easterly right-of-way line of a county road, thence S. 0° 02' 37" E. along said right-of-way line a distance of 1014.39 feet to the POINT OF BEGINNING, thence continue S. 0° 02' 37" E. along said right-of-way line 100 feet, thence N. 89° 10' 38" E. 175 feet, thence N. 0° 02' 37" W. 100 feet, thence S. 89° 10' 38" W. 175 feet to the Point of Beginning, being Lot 3, of FAIRWAY LANE, an unrecorded subdivision.

FILED & RECORDED
CITRUS COUNTY Florida
BETTY STRIFLER, CLERK
1142914
VERIFIED BY:
D.C.

File No: 65014I

Return Original Document to:
FIRST AMERICAN TITLE
WARRENVILLE POST CLOSING
27775 Diehl Rd.
Warrenville, IL 60555

Prepared by
Donna Smith, an employee of
First American Title Insurance Company
213 Courthouse Square
Inverness, Florida 34450
(877)727-5917

Return to: Grantee

File No.: 1091-2336230

2010019990 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $18.50
DOCUMENTARY TAX: $980.00
2010019990 BK:2353 PG:256
05/04/2010 03:25 PM 2 PGS
BTENNEY,DC Receipt #015600

WARRANTY DEED

This indenture made on **April 30, 2010** A.D., by

Steven Kenneth Baumer and Ariane Nicole Baumer, husband and wife

whose address is: **750 E Charleston Ct, Hernando, FL 34442**
hereinafter called the "grantor", to

Thomas W. Dodge, trustee of the Thomas Dodge Trust

whose address is: **200 Circuit RD, Ossipee, NH 03864**
hereinafter called the "grantee":
(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Citrus** County, **Florida**, to-wit:

Commence at the NW corner of the NW1/4 of NE1/4 of Section 27, Township 19 South, Range 20 East, Citrus County, Florida, thence N. 89° 05' 20" E. along the North line of said Section 27 a distance of 25 feet to a point on the Easterly right-of-way line of a county road, thence S. 0° 02' 37" E. along said right-of-way line a distance of 1014.39 feet to the Point of Beginning, thence continue S. 0° 02' 37" E. along said right-of-way line 100 feet, thence N. 89° 10' 38" E. 175 feet, thence N. 0° 02' 37" W. 100 feet, thence S. 89° 10' 38" W. 175 feet to the Point of Beginning, being Lot 3, of FAIRWAY LANE, an unrecorded subdivision.

Parcel Identification Number: **1797098**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2010.

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

Steven Kenneth Baumer

Ariane Nicole Baumer

Signed, sealed and delivered in our presence:

Witness Signature

Print Name: John Hollaway

Witness Signature

Print Name: Donna Smith

State of **FL**

County of **Citrus**

The Foregoing Instrument Was Acknowledged before me on **April 30, 2010**, by **Steven Kenneth Baumer and Ariane Nicole Baumer, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Notary Public

(Printed Name)

My Commission expires: _____

DONNA M. SMITH
Notary Public - State of Florida
My Comm. Expires Nov 28, 2012
Commission # DD 837996
Bonded Through National Notary Assn.

(Notorial Seal)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020041928 BK: 3082 PG: 1526 8/12/2020 3:54 PM 1 Receipt: 2020036419
RECORDING $18.50 D DOCTAX PD $1,155.00

Prepared By and Return To:
TRACY KJOS of
FIDELITY TITLE SERVICES, LLC
217 N. Apopka Ave.
Inverness, Florida 34450

File No. 20-074613
Consideration : $165,000.00
Parcel ID No. 1797098

Warranty Deed

Made this **10** day of **August, 2020** A.D. by **THOMAS W. DODGE, A MARRIED MAN, INDIVIDUALLY AND As TRUSTEE OF THE THOMAS DODGE TRUST UTD 11/9/19,** whose post office address is: **3433 S. Fairway Ter., Inverness, Florida 34450,** hereinafter called the grantor,
to **JARRETT BRANDON BLANKS, A SINGLE MAN,** whose post office address is: 3439 S. Fairway Ter., Inverness FL 34450, hereinafter called the grantee:
(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individual and the successor and assigns of corporations.)

WITNESSETH, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, viz:

Commence at the NW corner of the NW 1/4 of NE 1/4 of Section 27, Township 19 South, Range 20 East, Citrus County, Florida, thence N. 89° 05' 20" E. along the North line of said Section 27 a distance of 25 feet to a point on the Easterly right-of-way line of a county road, thence S. 0° 02' 37" E. along said right- of-way line a distance of 1014.39 feet to the Point of Beginning, thence continue S. 0° 02' 37" E. along said right-of-way line 100 feet, thence N. 89° 10' 38" E. 175 feet, thence N. 0° 02' 37" W. 100 feet, thence S. 89° 10' 38" W. 175 feet to the Point of Beginning, being Lot 3, of FAIRWAY LANE, an unrecorded subdivision.

SUBJECT TO covenants, restrictions and easements of record.

GRANTOR HEREBY WARRANTS AND CERTIFIES THAT THE HEREIN DESCRIBED PROPERTY IS NOT, NOR IS CONTIGUOUS TO, THE HOMESTEAD OF GRANTOR OR HIS/HER SPOUSE, AS DEFINED BY THE CONSTITUTION OF THE STATE OF FLORIDA.

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, 2019.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020041928 BK: 3082 PG: 1527 8/12/2020 3:54 PM 2 Receipt: 2020036419
RECORDING $18.50 D DOCTAX PD $1,155.00

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:

Wtiness Signature

Witness Printed Name Tracy Kjos

Wtiness Signature

Witness Printed Name LINDA J. JUDGE

T L Dodge as Trustee

THOMAS W. DODGE, INDIVIDUALLY AND A TRUSTEE OF THE THOMAS DODGE TRUST UTD 11/9/19
Address: 3433 S. Fairway Ter., Inverness, Florida 34450

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me by means of (✓) physical presence or (___) online notarization, this 10 day of **August, 2020,** by **THOMAS W. DODGE, A MARRIED MAN, INDIVIDUALLY AND A TRUSTEE OF THE THOMAS DODGE TRUST UTD 11/9/19,** ~~who is/are personally~~ known to me ~~or~~ who has/have produced DL as identification.

{SEAL}

NOTARY PUBLIC

My Commission Expires:

Notary Public Name:

TRACY KJOS
MY COMMISSION # GG 359052
EXPIRES: October 22, 2023
Bonded Thru Notary Public Underwriters

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2024000989 BK: 3436 PG: 1075 1/8/2024 9:03 AM 1 Receipt: 2024000904
RECORDING $18.50

Prepared By and Return To:

Ana Sanchez
The Closing City
4725 W. Sand Lake Road, Suite 106
Orlando, Florida 32819

Parcel Number: 1797098

Doc Stamp: $0.70

Space Above This Line for Recording

QUITCLAIM DEED

THIS QUITCLAIM DEED made this 4th day of January 2024, between **Jarrett Brandon Blanks, a single man** whose address is: 3439 S. Fairway Terrace, Inverness, Florida 34450 ("Grantor") and **Brittney Renee Blanks, a single woman** whose address is: 3439 S. Fairway Terrace, Inverness, Florida 34450 ("Grantee").

WITNESSETH

That the Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby remise, release, and quit-claim unto the said Grantee forever, all the right, title, interest, claim, and demand which the said Grantor has in and to the following described lot, piece, or parcel land, situate, lying, and being in the County of **Citrus**, State of Florida, to-wit:

Commence at the NW Corner of the NW ¼ of NE ¼ of Section 27, Township 19 South, Range 20 East, Citrus County, Florida, thence N. 89 degrees 05 Feet 20 inches E. along the North line of said Section 27 a distance of 25 feet to a point on the Easterly right-of-way line of a county road, thence S. 0 degrees, 02 feet 37 inches E. along said right-of-way line a distance of 1014.39 feet thence to the Point of Beginning, thence continue S. 0 degrees 02 feet 37 inches E. along said right-of-way line 100 feet, thence N. 89 degrees 10 feet 38 inches E. 175 feet, thence N 0 degrees 02 feet 37 inches W. 100 feet, thence S. 89 degrees 10 feet 38 inches W. 175 feet to the Point of Beginning, being Lot 3, of FAIRWAY LANE, an unrecorded subdivision.

a/k/a – 3439 S. Fairway Terrace, Inverness, Florida 34450

SUBJECT TO covenants, restrictions and easements of records.

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 for the said Grantor, either in law or equity to the only proper use, benefit, and behalf of the said Grantee forever.

[SIGNATURE ON SEPARATE PAGE]

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2024000989 BK: 3436 PG: 1076 1/8/2024 9:03 AM 2 Receipt: 2024000904
RECORDING $18.50

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day and year first above written.

Signed, sealed, and delivered in the presence of:

GRANTOR:

Witness Signature

By: Jarrett Brandon Blanks

Print Name: Raymond Estrada

Witness Address:

10904 Aber View blvd
Orlando FL 32825

Witness Signature

Print Name: Ana Sanchez

Witness Address:

4725 W. Sandlake Rd
Orlando FL. 32819

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of X physical presence or ____ online notarization, this 4th day of January, 2024 by **Jarrett Brandon Blanks,** who is personally known to me or who has produced a valid FL DL # as identification.

ANA SANCHEZ
MY COMMISSION # HH 414317
EXPIRES: July 17, 2027

(SEAL)

Notary Public, State of Florida

Print Name: Ana Sanchez

Altkey: 1797098 **Parcel ID: 20E19S27 14000 0030**

BLANKS BRITTNEY RENEE **3439 S FAIRWAY TER , INVERNESS, 34450**

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	4701 - DAVIS LAKE AREA/INVERNESS GOLF & CC
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000691 - FAIRWAY LANE UNREC 14000
Short Legal	FAIRWAY LANE UNREC SUB LOT 3 DESC AS: COM AT NW COR OF NW1/4 OF NE 1/4 OF SEC 27-19-20 TH N 89DEG 05M 20S E AL N LNOF SD SEC 27 25 FT TO A PT ON E'LY R/W LN OF A CO RD TH S
Est. Parcel Sqft	17,497
Est. Parcel Acres	.40
Map SC-TW-RG	27-19S-20E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	BLANKS BRITTNEY RENEE
Mailing Address	3439 S FAIRWAY TER INVERNESS FL 34450

All Owners

Name		Owner Type
BLANKS BRITTNEY RENEE		IN - Individual

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2025	$23,380	$176,880	$200,260	$200,260	$0	$200,260	$0	$3,180.66	Link
2024	$23,380	$188,741	$212,121	$158,402	$50,000	$108,402	$53,719	$1,906.09	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	$200,260	14.8298	$3,134.66

Buyer Beware!

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

Special Assessments

Project #	Description	Amount
0030	SOLID WASTE, RESID IMPRVD	$27.00
0131	FIRE SERVICES ASSESSMENT	$125.00
0154	STORMWATER	$58.84

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
01/04/2024	$100	3436/1075	01-CORRECTIVE/QC/TD/COT	I
08/10/2020	$165,000	3082/1526	00-WARRANTY DEED	I
04/01/2010	$140,000	2353/0256	00-WARRANTY DEED	I

07/01/2000	$90,000 1374/1685	00-WARRANTY DEED	I
07/01/1995	$100 1091/0579	03-SAME FAMILY/DEED FOL	I
03/01/1977	$7,500 0456/0505	00-WARRANTY DEED	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
04/11/2011	201102522	REROOF / REMOVE & REPLC SHINGLES NOC IN FILE FOR	$6,950	
09/13/2005	200513178	REPLACEMENT GARAGE DOOR ONLY----NO NOC REQ	$1,526	
04/01/1981	28330	RES 59X54	$34,760	07/01/1981

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	100.0	170			$23,380	CLR

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1981
Total FLA	1,673
Total Under Roof	2,610
Exterior Wall	32 - CONCRETE BLOCK 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	
FPL: Stacks/Openings	1 / 1
RCN	256,464
RCNLD	173,580

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING		1,673
1	GARAGE FINISHED	1981	609
1	OPEN PORCH FIN	1981	108
1	OPEN PORCH FIN	1981	220

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF]	1982	7	30	1	210	1,920
1	2	WOOD PRIVACY FENCE-[1-SF]	2020	6	350	1	2,100	1,380

Total Misc Value
3,300

Legal Description

Legal Description
FAIRWAY LANE UNREC SUB LOT 3 DESC AS: COM AT NW COR OF NW 1/4 OF NE 1/4 OF SEC 27-19-20 TH N 89DEG 05M 20S E AL N LN OF SD SEC 27 25 FT TO A PT ON E'LY R/W LN OF A CO RD TH S 0DEG 02M 37S E AL SD R/W LN 1014.39 FT TO POB TH CONT S 0DEG 02M 37S E ALSD R/W LN 100 FT TH N 89DEG 10M 38S E 175 FT TH N 0DEG 02M 37S W 100 FT TH S 89DEG 10M 38S W 175 FT TO POB DESC IN OR BK 1374 PG 1685 OR BK 2353 PG 256

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.

1797098

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923282

To: Tax Collector of CITRUS COUNTY, Florida

I,
KEYS FUNDING LLC - 7024
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
1797098	2024/5068	06-01-2024
Legal Description		
FAIRWAY LANE UNREC SUB LOT 3 DESC AS: COM AT NW COR OF NW 1/4 OF NE 1/4 OF SEC 27-19-20 TH N 89DEG 05M 20S E AL N LN OF SD SEC 27 25 FT TO A PT ON E'LY R/W LN OF A CO RD TH S 0DEG 02M 37S E AL SD R/W LN 1014.39 FT TO POB TH CONT S 0DEG 02M 37S E AL SD R/W LN 100 FT TH N 89DEG 10M 38S E 175 FT TH N 0DEG 02M 37S W 100 FT TH S 89DEG 10M 38S W 175 FT TO POB DESC IN OR BK 1374 PG 1685 OR BK 2353 PG 256		

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 - 7024
PO BOX 67513
NEWARK, NJ 07101-8009

Applicant's signature

04-21-2026
Application Date

Altkey: 1797098
COPYWORKS PRO INC

Parcel ID: 20E19S27 14000 0030
3439 S FAIRWAY TER , INVERNESS, 34450

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	4701 - DAVIS LAKE AREA/INVERNESS GOLF & CC
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000691 - FAIRWAY LANE UNREC 14000
Short Legal	FAIRWAY LANE UNREC SUB, LOT 3, SEC 27 TWN 19S RNG 20E, MOREPART DESC AS FOLLOWS:COM NW COR NW 1/4 OF NE 1/4 SEC 27 TWN 19S RNG 20E; THN N 89
Est. Parcel Sqft	17,497
Est. Parcel Acres	.40
Map SC-TW-RG	27-19S-20E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	COPYWORKS PRO INC
Mailing Address	8775 SARTORI ST APT 201 ORLANDO FL 32829

All Owners

Name	Owner Type
COPYWORKS PRO INC	CO - Corporation

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	$23,380	$176,880	$200,260	$200,260	$0	$200,260	$0	$3,180.66	Link
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03/01/1977	$7,500	0456/0505	00-WARRANTY DEED	V

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Permits

Accela Permits (new system)

Permit Date	Permit Number	Description	Amount	Occupancy Date
07/24/2026	BLD2607-0348	POWER LINES FROM THE TRANSFORMER TO THE SECOND ENERGY METER NEED TO BE REPLACED	$1,500	

Legacy System Permits (Infor)

Permit Date	Permit Number	Description	Amount	Occupancy Date
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09/13/2005	200513178	REPLACEMENT GARAGE DOOR ONLY----NO NOC REQ	$1,526	

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Fuel	1 - ELECTRIC
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Addl Fixtures	
FPL: Stacks/Openings	1 / 1
RCN	
RCNLD	

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