RECEIVED
By Tifani White at 11:04 am, 8/19/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	SAVVY FL LLC FTB COLLATERAL ASSIGNEE PO BOX 1000 - DEPT #3035 MEMPHIS, TN 38148-3035	Property Owner	AITKEN ANTHONY S BALLINGER PATRICIA L 4589 N TIMBERWOOD PT CRYSTAL RIVER, FL 34428
Property description	QUIET ACRES UNREC SUB LOT 10 OF TRACT 6 DESC AS: COM AT NW COR OF E 1/2 OF W 1/2 OF E 1/2 OF SE 1/4 (Full legal attached.)	Application date	Apr 21, 2026
		Certificate #	2024 / 2704
		Date certificate issued	06/01/2024
		Account number	1053731

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)
# 2024/2704	06/01/2024	273.56	40.64	314.20
			→ Part 2: Total*	**314.20**

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)
# 2025/2914	06/01/2025	376.80	6.25	26.77	409.82
				Part 3: Total*	**409.82**

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)	724.02
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	392.13
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)	92.47
7.	**Total Paid** (Lines 1-6)	1,633.62

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

Christina Sedlak
Signature, Tax Collector or Designee

Citrus County, Florida

Date 19th 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)	1,762.62
17.	Redemption fee	6.25
18.	Total amount to redeem	1,768.87
	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)

QUIET ACRES UNREC SUB LOT 10 OF TRACT 6 DESC AS: COM AT NW COR OF E 1/2 OF W 1/2 OF E 1/2 OF SE 1/4 OF NW 1/4 OF SEC 11-18-17, TH N 89DEG 53M 21S E 498.74 FT TO NE COR OF E 1/2 OF E 1/2 OF E 1/2 OF SE 1/4 OF NW 1/4 OF SD SEC 11, TH S 0DEG 31M 09S E AL E LN OF E 1/2 OF E 1/2 OF E 1/2 OF SE 1/4 OF NW 1/4 OF SD SEC 11 755.76 FT TO POB,

TH CONT S 0DEG 31M 09S E AL SD E LN 188.94 FT, TH S 89DEG 53M 21S W 250.09 FT, TH N 0DEG 28M 32S W 188.94 FT, TH N 89DEG 53M 21S E 249.95 FT TO POB, SUB TO EASE AL W 25 FT FOR R/W DESC IN OR BK 372 PG 645 & EASE IN OR BK 637 PG 1147

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

TAX DEED APPLICATION COVER LETTER

Account #: 1053731

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
SAVVY FL LLC
FTB COLLATERAL ASSIGNEE
PO BOX 1000 - DEPT #3035
MEMPHIS, TN 38148-3035

Owner on Current Tax Roll
AITKEN ANTHONY S
BALLINGER PATRICIA L
4589 N TIMBERWOOD PT
CRYSTAL RIVER, FL 34428

Additional Parties, Per Search
None

Certified By:

Christina Sedlak

Tax Collector or Authorized Designee

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

TDA #: 923258

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
1053731	17E18S11 1A060 0100	4589 N TIMBERWOOD PT CRYSTAL RIVER 34428

Legal Description

QUIET ACRES UNREC SUB LOT 10 OF TRACT 6 DESC AS: COM AT NW COR OF E 1/2 OF W 1/2 OF E 1/2 OF SE 1/4 OF NW 1/4 OF SEC 11-18-17, TH N 89DEG 53M 21S E 498.74 FT TO NE COR OF E 1/2 OF E 1/2 OF E 1/2 OF SE 1/4 OF NW 1/4 OF SD SEC 11, TH S 0DEG 31M 09S E AL E LN OF E 1/2 OF E 1/2 OF E 1/2 OF SE 1/4 OF NW 1/4 OF SD SEC 11 755.76 FT TO POB, TH CONT S 0DEG 31M 09S E AL SD E LN 188.94 FT, TH S 89DEG 53M 21S W 250.09 FT, TH N 0DEG 28M 32S W 188.94 FT, TH N 89DEG 53M 21S E 249.95 FT TO POB, SUB TO EASE AL W 25 FT FOR R/W DESC IN OR BK 372 PG 645 & EASE IN OR BK 637 PG 1147

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 2704	$21,360	No	No	No

Owner of Record on Current Tax Roll
ANTHONY S AITKEN, PATRICIA L BALLINGER

Billing Name & Address

4589 N TIMBERWOOD PT
CRYSTAL RIVER FL 34428

PROPERTY INFORMATION REPORT

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

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

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

Report Date: 07/27/2026 **Search covers** **20 years** **through:** 07/20/2026

Christina Young
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
ANTHONY S. AITKEN AND PATRICIA L. BALLINGER 4589 NORTH TIMBERWOOD POINT CRYSTAL RIVER FL 34428	Warranty Deed Bk:3390 Pg:76	

Related Documents (for Reference)

Warranty Deed (Unable to locate prior deed)
Bk:2111 Pg:96

Order of Summary Administration
Bk:2169 Pg:1324

Death Certificate
Bk:2169 Pg:1328

Amended Order of Summary Administration
Bk:2190 Pg:1993

Quit Claim Deed
Bk:2199 Pg:2090

Warranty Deed
Bk:3343 Pg:1063

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments

None found.

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2023037111 BK: 3390 PG: 76 6/26/2023 3:26 PM 1 Receipt: 2023032870
RECORDING $18.50 D DOCTAX PD $182.00

PREPARED BY & RETURN TO:

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

File No. 23-06007

Parcel No.: 17E-18S-11-0000-1A060-0100

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

This **WARRANTY DEED**, made the 22nd day of **June, 2023**, by **RXD PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, to **ANTHONY S. AITKEN and PATRICIA L. BALLINGER, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP**, whose post office address 4589 North Timberwood Point, Crystal River, FL 34428 hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does 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:

Lot 10 of QUIET ACRES, an unrecorded subdivision, being more particularly described as follows: Commence at the Northwest corner of the East 1/2 of the West 1/2 of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 11, Township 18 South, Range 17 East, Citrus County, Florida; thence North 89°53'21" East 498.74 feet to the Northeast corner of the East 1/2 of the East 1/2 of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 11; thence South 00°31'09" East along the East line of the East 1/2 of the East 1/2 of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 11, a distance of 755.76 feet to the Point of Beginning; thence continue South 00°31'09" East along said East line a distance of 188.94 feet; thence South 89°53'21" West 250.09 feet; thence North 00°28'32" West 188.94 feet; thence North 89°53'21" East 249.95 feet to the Point of Beginning. Subject to an easement along the West 25 feet thereof, to be used in conjunction with others for road right-of-way purposes.

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

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO SUCH.

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 Grantor hereby covenants with the 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 that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants 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
#2023037111 BK: 3390 PG: 77 6/26/2023 3:26 PM 2 Receipt: 2023032870
RECORDING $18.50 D DOCTAX PD $182.00

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature
Printed Name: Lilian Alvarez

Witness Signature
Printed Name: Avi Huaman

RXD PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

By: _____ L.S.
Name: Ryan C. Despres
Title: Managing Member

Address (Principal Place of Business):
475 Brickell Ave. # 3512, Miami, FL 33131

STATE OF FLORIDA
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 23 day of June, 2023, by Ryan C. Despres (*name*), Managing Member (*title*) of RXD Properties, LLC, a Florida Limited Liability Company, on behalf of the corporation. He (she) is personally known to me or has produced Florida DL as identification.

Notary Public State of Florida
Lilian Alvarez
My Commission HH 397046
Expires 6/6/2027

Signature of Notary
Printed Name: Lilian Alvarez
My commission expires: 06/06/2027

PREPARED BY ANTHONY CILIENTO
2201 ROSE LANE
CLEARWATER, FL 33516

2007019547 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $18.50
DOCUMENTARY TAX: $0.70
2007019547 BK:2111 PG:96
03/30/2007 01:13 PM 2 PGS
LFCR,DC Receipt #011463

THIS **WARRANTY DEED**, Made this SECOND day of JANUARY A. D. 1982

between Anthony Ciliento and silvana h/w
2201 ROSE LANE, CLEARWATER FL 33516

of the County of Pasco in the State of Florida hereinafter

called the Grantor, and William Joseph Morris and
Edna W.Morris h/w

whose mailing address is: 13971 Montego Dr. Largo, Fla. 33542

hereinafter called the Grantee,

WITNESSETH, That the said Grantor, for and in consideration of the sum of ten dollars ($10.00) and other valuable considerations to said Grantor in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, and sold unto the said Grantee, and Grantee's heirs, or successors, and assigns forever, all that certain parcel of land in the County of Citrus and State of Florida, to wit:

Lot 10 Unrecorded Sub. in Sec. 11-18-17. (Quiet Acres)
Commence at the NW corner of the E½ of the W½ of the E½ of the SE¼ of the NW¼ of Sec. 11, Tnp. 18, Rge.17, thence N 89 53' 21" E 498.74 feet to the NE corner of the E½ of the E½ of the E½ of the SE¼ of the NW¼ of said sec. 11, thence S 0 31' 09" E along the E line of the E½ of the E½ of the E½ of the SE¼ of the NW¼ of said sec.11,a distance of 755.76 feet to the P.O.B., thence continue S 0 31' 09" E along said E line a distance of 188.94 feet, thence S 89 53' 21" W 250.09 feet, thence N 0 28' 32" W. 188.94 feet, thence N 89 53' 21" E 249.95 feet to the P.O.B.

Subject to an easement along the West 25 feet thereof, to be used in conjunction with others for road right of way.

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes for year 1981 and subsequent.
("Grantor" and "Grantee" are used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders, as context requires.)

Signed, Sealed and Delivered in Our Presence:

(Wit.) JOSEPH CUCUZZIE _____

(Wit.) GIUSEPPI CONDELLO _____

(Wit.) _____

(Wit.) _____

ANTHONY CILIENTO _____ (Seal)

Silvana M. Ciliento (Seal)
SILVANA M. CILIENTO

_____ (Seal)

_____ (Seal)

State of Florida

County of Pinellas

I HEREBY CERTIFY, That on this SECOND day of JANUARY, A. D., 19 82 before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared _____

to me known to be the person described in and who executed the foregoing conveyance and acknowledged before me that he executed the same.

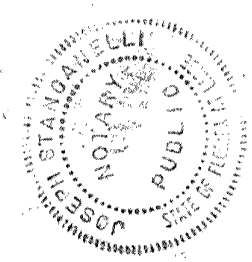
WITNESS My signature and official seal in the County and State last aforesaid.

Joseph Mangonelli
Notary Public
Notary Public, State of Florida at Large

My Commission Expires: My Commission Expires July 4, 1982
Bonded By American Fire & Casualty Company

This Instrument was prepared by:

(Affix Notary Seal above)


JOSEPH STANDARELLI
NOTARY PUBLIC
State of New York

THIS INSTRUMENT PREPARED BY AND RETURN TO:

EDWARD A. HILL, ESQUIRE
1211 W. Fletcher Avenue
Tampa, Florida 33612

2008011602 3 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $27.00
DOCUMENTARY TAX: $91.70
2008011602 BK:2199 PG:2090
03/10/2008 11:40 AM 3 PGS
JCARROLL,DC Receipt #006416

QUIT CLAIM DEED

THIS INDENTURE, made this 3rd day of MARCH, 2008, between JOHN GREGORY BURTON, individually and as successor Trustee of the Trust Agreement of Edna W. Morris, dated May 13, 1998, of the County of Pinellas and State of Florida, party of the first part, and JOHN GREGORY BURTON and JOYCE BURTON, husband and wife, whose address is 6011 LaPlaya Ct., Safety Harbor, Fl 34695, parties of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) to her in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred, and by these presents does grant, bargain, sell and transfer unto the said parties of the second part and their heirs 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:

> Lot 10, Unrecorded Sub. in Section 11-18-17; (Quiet Acres)Commence at the NW corner of the East ½ of the West ½ of the east ½ of the Southeast 1/4 of the Northwest 1/4 of Section 11, Township

18 South, Range 17 East; thence North 89 degrees 53' 21" East 498.74 feet to the Northeast corner of the East ½ of the East ½ of the East ½ of the Southeast 1/4 of the Northwest 1/4 of said Section 11; thence South 0 degrees 31' 09" East along the East line of the East ½ of the East ½ of the East ½ of the Southeast 1/4 of the Northwest 1/4 of said Section 11, a distance of 755.76 feet to the Point of Beginning, thence continue South 0 degrees 31' 09" East along said East line a distance of 188.94 feet, thence South 89 degrees 53' 21" West 250.09 feet, thence North 0 degrees 28'32" West, 188.94 feet, thence North 89 degrees 53' 21" East 249.95 feet to the Point of Beginning, all the aforesaid property lying and being in Citrus County, Florida.

Subject to an easement along the West 25 feet thereof, to be used in conjunction with others for road right-of-way.

TO HAVE AND TO HOLD THE SAME, together with all and singular, the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said parties of the second part their heirs and assigns, forever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed as of the day and year first above written.

Executed in the presence of:

Peggy A. Garren
Peggy A. Garren

Barbara Grant

John Gregory Burton
JOHN GREGORY BURTON, individually and as Successor Trustee of the TRUST AGREEMENT of EDNA W. MORRIS, dated May 13, 1998
6011 LaPlaya Ct.
Safety Harbor, FL 34695

STATE OF FLORIDA
COUNTY OF Pinellas

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, JOHN GREGORY BURTON, who is personally known to me or who produced drivers license as identification, and who is well known to me to be the person described in and who executed the foregoing instrument, and he acknowledged that executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal the 3rd day of MARCH, 2008.

Barbara Grant
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
Barbara Grant
(Type/print name of Notary)

(Serial number, if any)

My Commission Expires:

BARBARA GRANT
MY COMMISSION # DD 594338
EXPIRES: October 7, 2010
Bonded Thru Notary Public Underwriters

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2022083590 BK: 3343 PG: 1063 12/21/2022 9:18 AM 1 Receipt: 2022071528
RECORDING $10.00 D DOCTAX PD $98.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Ryan Despres
475 Brickell Ave # 3512, Miami, FL 33131
Parcel ID # 17E-18S-11-0000-1A060-0100 Real Estate Account No.: 1053731
SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 13 day of December, 2022, by **JOHN GREGORY BURTON and JOYCE BURTON, husband and wife,** whose mailing address is **6011 La Playa Ct. Safety Harbor, FL 34695** herein called the grantor, to **RXD Properties LLC,** a Florida Limited Liability Company, whose post office address is **475 Brickell Ave # 3512, Miami, FL 33131** hereinafter called the Grantees:

W I T N E S S E T H: That the grantor, for and in consideration of the sum of FOURTEEN THOUSAND 00/100'S ($14,000.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantees all that certain land situate in Citrus County, State of Florida, viz.:

Lot 10 of QUIET ACRES, an unrecorded subdivision, being more particularly described as follows: Commence at the Northwest corner of the East ½ of the West ½ of the East ½ of the Southeast ¼ of the Northwest ¼ of Section 11, Township 18 South, Range 17 East, Citrus County, Florida; thence North 89°53'21" East 498.74 feet to the Northeast corner of the East ½ of the East ½ of the East ½ of the Southeast ¼ of the Northwest ¼ of said Section 11; thence South 00°31'09" East along the East line of the East ½ of the East ½ of the East ½ of the Southeast ¼ of the Northwest ¼ of said Section 11, a distance of 755.76 feet to the Point of Beginning; thence continue South 00°31'09" East along said East line a distance of 188.94 feet; thence South 89°53'21" West 250.09 feet; thence North 00°28'32" West 188.94 feet; thence North 89°53'21" East 249.95 feet to the Point of Beginning. Subject to an easement along the West 25 feet thereof, to be used in conjunction with others for road right-of-way purposes.

Grantors have personal knowledge that WILLIAM JOSEPH MORRIS and EDNA W. MORRIS were continuously married from the date of the acquisition of the above-referenced property on January 2, 1982 until the death of WILLIAM JOSEPH MORRIS on April 15, 1998. Grantor covenants that the above described property is vacant land unimproved and is not adjacent to or contiguous to any homestead property owned by them.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS 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 grantees 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 owing as of the date hereof.
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:

Witness as to all #1 Signature

Jean Meyer
Witness #1 Printed Name

Witness as to all #2 Signature

Ryan Mosca
Witness #2 Printed Name

JOHN GREGORY BURTON

JOYCE BURTON

STATE OF: Florida **COUNTY OF:** Manatee

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization, this 13 day of December, 2022, by JOHN GREGORY BURTON and JOYCE BURTON, who is personally known to me or has produced Valid Photo Florida Drivers Licenses as identification.

SEAL

JEAN MEYER
Notary Public - State of Florida
Commission # HH 204338
My Comm. Expires Dec 18, 2025
Bonded through National Notary Assn.

Notary Public

Jean Meyer
Printed Notary Name

My Commission Expires: 12/18/2025

Altkey: 1053731
AITKEN ANTHONY S

Parcel ID: 17E18S11 1A060 0100
4589 N TIMBERWOOD PT , CRYSTAL RIVER, 34428

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	6310 - HOLIDAY ACRES AND SIMILAR
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	001523 - QUIET ACRES 1A000
Short Legal	QUIET ACRES UNREC SUB LOT 10 OF TRACT 6 DESC AS: COM AT NWCOR OF E 1/2 OF W 1/2 OF E 1/2 OF SE 1/4 OF NW 1/4 OF SEC11-18-17, TH N 89DEG 53M 21S E 498.74 FT TO NE COR OF E 1/2
Est. Parcel Sqft	46,989
Est. Parcel Acres	1.08
Map SC-TW-RG	11-18S-17E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	AITKEN ANTHONY S
Mailing Address	4589 N TIMBERWOOD PT CRYSTAL RIVER FL 34428

All Owners

Name		Owner Type
AITKEN ANTHONY S		JT - Joint Tenancy
BALLINGER PATRICIA L		JT - Joint Tenancy

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2025	$21,360	$0	$21,360	$21,360	$0	$21,360	$0	$343.09	Link
2024	$20,500	$0	$20,500	$20,500	$0	$20,500	$0	$308.09	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	0000	COASTAL RIVERS BASIN	$21,360	14.8298	$320.83

Buyer Beware!

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Special Assessments

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$26.33

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
06/23/2023	$26,000	3390/0076	00-WARRANTY DEED	V
12/13/2022	$14,000	3343/1063	00-WARRANTY DEED	V
03/01/2008	$13,100	2199/2090	03-SAME FAMILY/DEED FOL	V
12/01/2007	$100	2190/1990	01-CORRECTIVE/QC/TD/COT	V
10/11/2007	$100	2169/1321	02-MIN DOC STAMP ($100)	V
06/05/2007	$100	2169/1324	01-CORRECTIVE/QC/TD/COT	V
01/01/1982	$100	2111/0096	03-SAME FAMILY/DEED FOL	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.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	A-ACREAGE	1.08	188.0	250			$21,360	RURMH

Total Misc Value

Legal Description

Legal Description
QUIET ACRES UNREC SUB LOT 10 OF TRACT 6 DESC AS: COM AT NW COR OF E 1/2 OF W 1/2 OF E 1/2 OF SE 1/4 OF NW 1/4 OF SEC 11-18-17, TH N 89DEG 53M 21S E 498.74 FT TO NE COR OF E 1/2 OF E 1/2 OF E 1/2 OF SE 1/4 OF NW 1/4 OF SD SEC 11, TH S 0DEG 31M 09S E AL E LN OF E 1/2 OF E 1/2 OF E 1/2 OF SE 1/4 OF NW 1/4 OF SD SEC 11 755.76 FT TO POB, TH CONT S 0DEG 31M 09S E AL SD E LN 188.94 FT, TH S 89DEG 53M 21S W 250.09 FT, TH N 0DEG 28M 32S W 188.94 FT, TH N 89DEG 53M 21S E 249.95 FT TO POB, SUB TO EASE AL W 25 FT FOR R/W DESC IN OR BK 372 PG 645 & EASE IN OR BK 637 PG 1147

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.

1053731

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923258

To: Tax Collector of CITRUS COUNTY, Florida

I,

SAVVY FL LLC
FTB COLLATERAL ASSIGNEE
PO BOX 1000 - DEPT #3035
MEMPHIS, TN 38148-3035,

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
1053731	2024/2704	06-01-2024
Legal Description		
QUIET ACRES UNREC SUB LOT 10 OF TRACT 6 DESC AS: COM AT NW COR OF E 1/2 OF W 1/2 OF E 1/2 OF SE 1/4 OF NW 1/4 OF SEC 11-18-17, TH N 89DEG 53M 21S E 498.74 FT TO NE COR OF E 1/2 OF E 1/2 OF E 1/2 OF SE 1/4 OF NW 1/4 OF SD SEC 11, TH S 0DEG 31M 09S E AL E LN OF E 1/2 OF E 1/2 OF E 1/2 OF SE 1/4 OF NW 1/4 OF SD SEC 11 755.76 FT TO POB, TH CONT S 0DEG 31M 09S E AL SD E LN 188.94 FT, TH S 89DEG 53M 21S W 250.09 FT, TH N 0DEG 28M 32S W 188.94 FT, TH N 89DEG 53M 21S E 249.95 FT TO POB, SUB TO EASE AL W 25 FT FOR R/W DESC IN OR BK 372 PG 645 & EASE IN OR BK 637 PG 1147		

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
SAVVY FL LLC
FTB COLLATERAL ASSIGNEE
PO BOX 1000 - DEPT #3035
MEMPHIS, TN 38148-3035

Applicant's signature

04-21-2026
Application Date

Altkey: 1053731 **Parcel ID: 17E18S11 1A060 0100**
AITKEN ANTHONY S **4589 N TIMBERWOOD PT , CRYSTAL RIVER, 34428**

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	6310 - HOLIDAY ACRES AND SIMILAR
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	001523 - QUIET ACRES 1A000
Short Legal	QUIET ACRES UNREC SUB LOT 10 OF TRACT 6 DESC AS: COM AT NWCOR OF E 1/2 OF W 1/2 OF E 1/2 OF SE 1/4 OF NW 1/4 OF SEC11-18-17, TH N 89DEG 53M 21S E 498.74 FT TO NE COR OF E 1/2
Est. Parcel Sqft	46,989
Est. Parcel Acres	1.08
Map SC-TW-RG	11-18S-17E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	AITKEN ANTHONY S
Mailing Address	4589 N TIMBERWOOD PT CRYSTAL RIVER FL 34428

All Owners

Name	Owner Type
AITKEN ANTHONY S	JT - Joint Tenancy
BALLINGER PATRICIA L	JT - Joint Tenancy

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2026	$24,970	$0	$24,970	$23,496	$0	$23,496	$0

Value History and Tax Amount

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2025	$21,360	$0	$21,360	$21,360	$0	$21,360	$0	$343.09	Link
2024	$20,500	$0	$20,500	$20,500	$0	$20,500	$0	$308.09	Link

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

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2026	0000	COASTAL RIVERS BASIN	$24,970	14.5489	$389.62

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06/05/2007	$100	2169/1324	01-CORRECTIVE/QC/TD/COT	V
01/01/1982	$100	2111/0096	03-SAME FAMILY/DEED FOL	V

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Total Misc Value