RECEIVED
By Tifani White at 4:19 pm, 8/19/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Property Owner	CITRUS SUNRISE PROPERTIES LLC %JEFFREY P SHAPIRO ESQUIRE 19 W FLAGLER ST STE 516 MIAMI, FL 33130
Property description	A PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 18S., RANGE 19E., BEING MORE PARTICULA (Full legal attached.)	Application date	Apr 09, 2026
		Certificate #	2024 / 4906
		Date certificate issued	06/01/2024
		Account number	3229882

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)
# 2024/4906	06/01/2024	16,098.14	2,545.52	18,643.66
			→ Part 2: Total*	**18,643.66**

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)
# 2025/5277	06/01/2025	16,746.22	6.25	1,036.17	17,788.64
				Part 3: Total*	**17,788.64**

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)	36,432.30
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	16,554.50
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)	3,204.71
7.	**Total Paid** (Lines 1-6)	56,616.51

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)	56,745.51
17.	Redemption fee	6.25
18.	Total amount to redeem	56,751.76
	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)

A PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 18S., RANGE 19E., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COM AT THE SE COR OF SAID SECTION 26, THN N 89DEG 34M 37S W ALONG THE SOUTH BOUNDARY OF SAID SECTION 26, 1338.96 FEET, THN CONTINUE ALONG THE SOUTH BOUNDARY OF SAID SECTION 26,

N 89DEG 29M 11S W 1338.29 FEET, THN N 00DEG 18M 11S E 1325.66 FEET, THN N 00DEG 20M 45S E 1335.38 FEET TO AN ANGLE IRON AND THE POB, THN N 89DEG 57M 52S W 1349.12 FEET TO A CONCRETE MONUMENT, THN N 00DEG 24M 38S E 1359.21 FEET, THN S 88DEG 42M 40S E 1335.61 FEET TO A TENNESSEE VALLEY AUTHORITY CONCRETE MONUMENT, THN S 00DEG 10M 38S E 1329.98 FEET TO THE POB EXCEPT THEREFROM ROAD 486 ROW. LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND: COM AT THE SE COR OF SAID SECTION 26, THN N 89DEG 34M 37S W ALONG THE SOUTH BOUNDARY OF SECTION 26, 1338.96 FEET, THN CONTINUING ALONG THE SOUTH BOUNDARY OF SAID SECTION 26 N 89DEG 29M 11S W 1338.29 FEET, THN N 00DEG 18M 11S E 1325.66 FEET, THN N 00DEG 20M 45S E 1335.38 TO AN ANGLE IRON AND THE POB, THN N 89DEG 57M 52S W 1349.12 FEET, THEN N 00DEG 24M 38S E 323.28 FEET, THN S 89DEG 57M 22S E 1345.8 FEET, THN S 00DEG 10M 38S E 323.38 FEET TO THE POB. TOGETHER WITH AN EASEMENT FOR ROAD ACCESS ACROSS THE WEST 25 FEET AND THE SOUTH 25 FEET OF LAND IN OR BK 590 PG 2074. LESS AND EXCEPT CR 486 PARCEL 134 FURTHER DESCRIBED AS FOLLOWS: A PARCEL OF LAND FOR ROW ACQUISITION PURPOSES IN SECTION 26, TOWNSHIP 18S., RANGE 19E., SAID PARCEL BEING A PORTION OF PROPERTY CONVEYED TO CHARLES HWANG IN OR BK 1245 PG 776, SAID PARCEL IS BOUNDED ON THE NORTH BY EXISTING SOUTH ROW OF CR 486, BOUNDED ON THE EAST BY PROPERTY IN OR BK 1239 1921, BOUNDED ON THE SOUTH BY A LINE PARALLEL WITH AND 35 FEET SOUTH OF EXISTING SOUTH ROW OF CR 486, AND BOUNDED ON THE WEST BY PROPERTY DESCRIBED IN OR BK 596 PG 715 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A STRIP OF LAND 35 FEET WIDE ABUTTING AND LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: COM AT THE SE COR OF SAID SECTION 26, THN N 89DEG 34M 37S W ALONG THE SOUTH BOUNDARY OF SAID SECTION 26 1338.96 FEET, THN CONTINUE ALONG THE SOUTH BOUNDARY OF SECTION 26 N 89DEG 29M 11S W 1338.29 FEET, THN N 00DEG 18M 11S E 1325.66 FEET, THN N 00DEG 20M 45S E 1335.38 FEET TO AN ANGLE IRON, THN N 89DEG 57M 52S W 1349.12 FEET TO A CONCRETE MONUMENT, THN N 00DEG 24M 38S E 1259.21 FEET TO THE EXISTING SOUTH ROW OF CR 486 AND THE POB, THN S 88DEG 54M 22S E ALONG SAID EXISTING SOUTH ROW 1100.21 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY WITH A RADIUS OF 5883.72 FEET THN RUN ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID EXISTING SOUTH ROW THROUGH A CENTRAL ANGLE OF 00DEG 38M 51S HAVING A CORD DISTANCE OF 66.5 FEET AND CHORD BEARING OF S 89DEG 13M 48S E AND ARC DISTANCE OF 66.5 FEET TO THE POINT OF TANGENCY ON SAID EXISTING SOUTH ROW, THEN S 89DEG 33M 13S E ALONG SAID EXISTING SOUTH ROW 169.8 FEET TO A POINT ON SAID EXISTING SOUTH ROW, THE POINT OF TERMINATION, AND SAID POINT BEING 100 FEET ON A BEARING OF S 00DEG 10M 38S E FROM THE POSITION OF THE TENNESSEE VALLEY AUTHORITY CONCRETE MONUMENT IN OR BK 1245 PG 776. LESS AND EXCEPT: A BILLBOARD EASEMENT OVER THE SOUTH 12.63 FEET OF THE NORTH 35 FEET OF THE EAST 14 FEET OF THE WEST 107.64 FEET OF PROPERTY IN OR BK 1245 PG 775. LESS AND EXCEPT CR 486 PARCEL 205 FURTHER DESCRIBED AS FOLLOWS: A PARCEL OF LAND IN THE SE 1/4 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 18S., RANGE 19E., BEING MORE PARTICULALY DESCRIBED AS FOLLOWS: COM AT THE SE COR OF SAID SECTION 26, THN N 89DEG 34M 27S W ALONG THE SOUTH BOUNDARY OF SECTION 26, 1338.96 FEET, THN CONTINUE ALONG THE SOUTH BOUNDARY OF SECTION 26 N 89DEG 29M 11S W 1338.29 FEET, THN N 00DEG 18M 11S E 1325.66 FEET, THN N 00DEG 20M 45S E 1335.38 FEET TO AN ANGLE IRON, THN N 89DEG 57M 52S W 1349.12 FEET TO A CONCRETE MONUMENT, THN N 00DEG 24M 38S E 1259.21 FEET TO THE EXISTING SOUTH ROW OF CR 486, THN S 89DEG 35M 22S E ALONG SAID EXISTING SOUTH ROW 602.73 FEET, THN DEPARTING THE SOUTH ROW, S 00DEG 24M 38S W 335 FEET, TO THE NORTH LINE OF PROPOSED WRA AND THE POB, THN S 89DEG 35M 22S E ALONG THE NORTH LINE 49.31 FEET, THN S 44DEG 35M 22S E 203.42. THN S 00DEG 24M 38S W 176.16 FEET, THN N 89DEG 35M 22S W 515 FEET, THN N 00DEG 24M 38S E 152.03 FEET, THN N 42 DEG 21M 20S E 225.83 FEET TO THE NORTH LINE OF SAID PROPOSED WRA, THN S 89DEG 35M 22S E ALONG THE NORTH LINE 170.9 FEET TO THE POB.

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

TAX DEED APPLICATION COVER LETTER

Account #: 3229882

This certifies that the following persons shall be notified by the Clerk of the Circuit Court regarding this Tax Deed Application on the above property per 197.502(4), F.S., and 12D-13.060(4), F.A.C. The addresses provided are based on the attached Property Information Report and supporting documents:

Tax Deed Applicant
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

Owner on Current Tax Roll
CITRUS SUNRISE PROPERTIES LLC
%JEFFREY P SHAPIRO ESQUIRE
19 W FLAGLER ST STE 516
MIAMI, FL 33130

Additional Parties, Per Search

CITRUS COUNTY CODE COMPLIANCE 3600 W SOVEREIGN PATH, SUITE 147 LECANTO, FL 34461	Lien Holder
CITRUS SUNRISE PROPERTIES LLC C/O LUCILO RAMOS, JR. 5201 BLUE LAGOON DRIVE, PII MIAMI, FL 33126	Title Holder
LUCILO RAMOS, JR., REGISTERED AGENT O/B/O CITRUS SUNRISE PROPERTIES LLC 5201 BLUE LAGOON DRIVE, PH MIAMI, FL 33126	Title Holder's Agent/ Rep

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 #: 923168

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
3229882	19E18S26 42000	3350 E NORVELL BRYANT HWY HERNANDO 34442

Legal Description

A PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 26,
TOWNSHIP 18S., RANGE 19E., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COM AT THE SE COR OF SAID SECTION 26, THN N 89DEG 34' 37" W ALONG THE SOUTH BOUNDARY OF SAID SECTION 26, 1338.96 FEET, THN CONTINUE ALONG THE SOUTH BOUNDARY OF SAID SECTION 26, N 89DEG 29' 11" W 1338.29 FEET, THN N 00DEG 18' 11" E 1325.66 FEET, THN N 00DEG 20' 45" E 1335.38 FEET TO AN ANGLE IRON AND THE POB, THN N 89DEG 57' 52" W 1349.12 TO A CONCRETE MONUMENT, THN N 00DEG 24' 38" E 1359.21 FEET, THN S 88DEG 41' 40" E 1335.61 FEET TO A TENNESSEE VALLEY AUTHORITY CONCRETE MONUMENT, THN S 00DEG 10' 38" E 1329.98 FEET TO THE POB EXCEPT THEREFROM ROAD 486 ROW. LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND: COM AT THE SE COR OF SAID SECTION 26, TH IN N 89DEG 34' 37" W ALONG TH IE SOUTH BOUNDARY OF SECTION 26, 1338.96 FEET, TH IN CONTINUING ALONG THE SOUTH BOUNDARY OF SAID SECTION 26 N 89DEG 20' 11" W 1338.29 FEET, THN N 00DEG 18' 11 "E 1325.66 FEET, THN N 00DEG 20' 45" E 1335.38 TO AN ANGLE IRON AND THE POB, THN N 89DEG 57' 52" W 1349.12 FEET, THEN N OODEG 24' 38" E 323.28 FEET, THN S 89DEG 57' 22" E 1345.8 FEET, THN S00DEG 10' 38" E 323.38 FEET TO THE POB. TOGETHER WITH AN EASEMENT FOR ROAD ACCESS ACROSS THE WEST 25 FEET AND THE SOUTH 25 FEET OF LAND IN OR BK 590 PG 2074. LESS AND EXCEPT CR 486 PARCEL 134 FURTHER DESCRIBED AS FOLLOWS:
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A BILLBOARD EASEMENT OVER THE SOUTH 12.63 FEET OF THE NORTH 34 FEET OF THE EAST 14 FEET NF THE WEST 107.64 FEET OF PROPERTY IN OR BK 1245 PG 775. LESS AND EXCEPT CR 486 PARCEL 205 FURTHER DESCRIBED AS FOLLOWS:
LEGAL DESCRIPTION CONTINUED ON NEXT PAGE.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 4906	$953,436	No	No	No

Owner of Record on Current Tax Roll

CITRUS SUNRISE PROPERTIES LLC

Billing Name & Address

%JEFFREY P SHAPIRO ESQUIRE
19 W FLAGLER ST STE 516
MIAMI FL 33130

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: 08/13/2026 **Search covers** **20 years** **through:** 08/10/2026

Christina Young
Title Examiner

General Examiner Comments:

A PARCEL OF LAND IN THE SE 1/4 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 18S., RANGE 19E., BEING MORE PARTICULALY DESCRIBED AS FOLLOWS:
COM AT THE SE COR OF SAID SECTION 26, THN N 89DEG 34' 27" W ALONG THE SOUTH BOUNDARY OF SECTION 26, 1338.96 FEET, THN CONTINUE ALONG THE SOUTH BOUNDARY OF SECTION 26 N 89DEG 29' 11" W 1338.29 FEET, THN N 00DEG 18' 11" E 1325.66 FEET, THN N 00DEG 20' 45" E 1335.38 FEET TO AN ANGLE IRON, THN N 89DEG 57' 52" W 1349.12 FEET TO A CONCRETE MONUMENT, THN N 00DEG 24' 38" E 1259.21 FEET TO THE EXISTING SOUTH ROW OF CR 486, THN S 89DEG 35' 22" E ALONG SAID EXISTING SOUTH ROW 602.73 FEET, THN DEPARTING THE SOUTH ROW, S 00DEG 24' 38" W 335
FEET, TO THE NORTH LINE OF PROPOSED WRA AND THE POB, THN S 89DEG 35' 22" E ALONG THE NORTH LINE 49.31 FEET, THN S 44DEG 35' 22" E 203.42. THN S00DEG 24' 38" W 176.16 FEET, THN N 89DEG 35' 22" W 515 FEET, THN N00DEG 24' 38" E 152.03 FEET, THN N 42 DEG 21' 20" E 225.83 FEET TO THE NORTH LINE OF SAID PROPOSED WRA, THN S 89DEG 35' 22" E ALONG THE NORTH LINE 170.9 FEET TO THE POB.

This updated report contains all the information collected in the earlier report, as well as any new or updated information since the issuance of the earlier report.

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
CITRUS SUNRISE PROPERTIES LLC C/O LUCILO RAMOS, JR. 5201 BLUE LAGOON DRIVE, PH MIAMI FL 33126	Corrective Warranty Deed Bk:2031 Pg:167	
LUCILO RAMOS, JR., REGISTERED AGENT O/B/O CITRUS SUNRISE PROPERTIES LLC 5201 BLUE LAGOON DRIVE, PH MIAMI FL 33126	Sunbiz Owner	

Related Documents (for Reference)

Warranty Deed
Bk:2014 Pg:1753

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 CODE COMPLIANCE 3600 W SOVEREIGN PATH, SUITE 147 LECANTO FL 34461	Order Bk:2658 Pg:2461	In compliance but not released.

Related Documents (for Reference)

Order Acknowledging Compliance
Bk:2665 Pg:1897

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

2006051349 3 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $27.00
2006051349 BK:2031 PG:167
07/24/2006 08:04 AM 3 PGS
JPARRISH,DC Receipt #030708

2006040414 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $18.50
DOCUMENTARY TAX: $0.70
2006040414 BK:2014 PG:1753
05/06/2006 08:40 AM 2 PGS
AHOLMES,DC Receipt #024143

Prepared by and return to:
Lucilo Ramos, Jr.
President
Orion Title Services, LLC
5201 Blue Lagoon Drive Penthouse
Miami, FL 33126
305-718-3380
File Number: **06OT0282**
Will Call No.:

[Space Above This Line For Recording Data]

CORRECTIVE Special Warranty Deed

This Special Warranty Deed made this **12th** day of **May, 2006** between **Lecanto Ridge Investments, LLC, a Florida limited liability company** whose post office address is **c/o Jeffrey P. Shapiro, One SE Third Ave., Ste. 1450, Miami, FL 33131**, grantor, and **Citrus Sunrise Properties, LLC, a Florida limited liability company,** whose post office address is **c/o Lucilo Ramos, Jr., 5201 Blue Lagoon Drive, PH, Miami, FL 33126**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Citrus County, Florida**, to-wit:

A portion of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 18 South, Range 19 East, Citrus County, Florida, being more particularly described as follows:~~Commence at the Southeast corner of said Section 26, thence N 89 degrees 34'37" W along the South boundary of Section 26, 1338.96 feet, thence continue along the South boundary of Section 26 N 89 degrees 29'11" W 1338.29 feet, thence N 00 degrees 18'11" E 1325.66 feet, thence N 00 degrees 20'45" E 1335.38 feet to an angle iron and the point of beginning, thence N 89 degrees 57'52" W 1349.12 feet to a concrete monument, thence N 00 degrees 24'38" E 1359.21 feet, thence S 88 degrees 42'40" E 1335.61 feet to a Tennessee Valley Authority concrete monument, thence S 00 degrees 10"38" E 1329.98 feet to the point of beginning except therefrom Road 486 right of way.~~Less and except the following described land:~Commence at the Southeast corner of said Section 26, thence N 89 degrees 34'37" W along the South boundary of Section 26, 1338.96 feet, thence continue along the South boundary of Section 26 N 89 degrees 29'11" W 1338.29 feet, thence N 00 degrees 18'11" E 1325.66 feet, thence N 00 degrees 20'45" E 1335.38 feet to an angle iron and the point of beginning, thence N 89 degrees 57'52" W 1349.12 feet, thence N 00 degrees 24'38" E 323.28 feet, thence S 89 degrees 57'22" E 1345.80 feet, thence S 00 degrees 10'38" E 323.38 feet to the point of beginning. Together with an easement for road access across the West 25 feet and South 25 feet of those lands described in Official Record Book 590, Page 2074 of the Public Records of Citrus County, Florida, as reserved in said deed.~~And less and except:~C.R. 486-Parcel 134: A parcel of land for right of way acquisition purposes in Section 26, Township 18 South, Range 19 East, Citrus County, Florida, said parcel being a portion of property conveyed to Charles Hwang in Official Record Book 1245, Page 776, of the Public Records of said county, said parcel for right of way acquisition is bounded on the North by existing South right of way of County Road 486, bounded on the East by property described in Official Record Book 1239, Page 1921, of said Public records, bounded on the South by a line parallel with and 35.00 feet South of the existing South right of way of County Road 486, and bounded on the West by property described in Official Record Book 596, Page 715, of said Public Records, and being more particularly described as follows: A strip of land 35.00 feet wide abutting and lying South of the following described line: Commence at the Southeast corner of said Section 26, thence N 89 degrees 34'37" W along the South boundary of Section 26, 1338.96 feet, thence continue along the South

NOTE: This Deed is being re-recorded to add Page 2 that was originally attached to the Deed when it was executed, but was inadvertently separated from Page 1 and 3 when sent to recording.

boundary of Section 26 N 89 degrees 29'11" W 1338.29 feet, thence N 00 degrees 18'11" E 1325.66 feet, thence N 00 degrees 20'45" E 1335.38 feet to an angle iron, thence N 89 degrees 57'52" W 1349.12 feet to a concrete monument, thence N 00 degrees 24'38" E 1259.21 feet to the existing South right of way of County Road 486 and the point of beginning, thence run S 88 degrees 54'22" E along said existing South right of way a distance of 1100.21 feet to a point of curvature of a circular curve concave northerly with a radius of 5883.72 feet, thence run along the arc of said circular curve and continuing along said existing South right-of-way line, through a central angle of 00 degrees 38'51" having a chord distance of 66.50 feet and chord bearing of S 89 degrees 13'48" E, an arc distance of 66.50 feet to a point of tangency on said existing South right of way, thence run S 89 degrees 33'13" E along said existing South right-of-way line a distance of 169.80 feet to a point on said existing South right of way, the point of termination, said point being 100 feet on a bearing of S 00 degrees 10'38" E from the position of 'Tennessee Valley Authority Concrete Monument' referenced in Official Records Book 1245, page 776 of the Public Records of Citrus County, Florida. Less and except: A billboard easement over the South 12.63 feet of the North 35 feet of the East 14.00 feet of the West 107.64 feet of property described in Official Records Book 1245, Page 775, of the Public Records of Citrus County, Florida.~~And less and except:~C.R. 486 - Parcel 205: A parcel of land located in the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 18 South, Range 19 East, Citrus County, Florida, being more particularly described as: For a point of commencement, commence at the Southeast corner of said Section 26, thence N 89 degrees 34'27" W along the South boundary of Section 26, 1338.96 feet, thence continue along the South boundary of Section 26 N 89 degrees 29'11" W 1338.29 feet, thence N 00 degrees 18'11" E 1325.66 feet, thence N 00 degrees 20'45" E 1335.38 feet to an angle iron, thence N 89 degrees 57'52" W 1349.12 feet to a concrete monument, thence N 00 degrees 24'38" E 1259.21 feet to the existing South right of way of County Road 486, thence run S 89 degrees 35'22" E along said existing South right-of-way line a distance of 602.73 feet, thence departing from said existing South right of way, run S 00 degrees 24'38" W a distance of 335.00 feet to the North line of a proposed water retention area and the point of beginning, thence run S. 89 degrees 35'22" E along said North line a distance of 49.31 feet, thence run S 44 degrees 35'22" E a distance of 203.42 feet, thence run S 00 degrees 24'38" W a distance of 176.16 feet, thence run N 89 degrees 35'22" W a distance of 515.00 feet, thence run N 00 degrees 24'38" E a distance of 152.03 feet, thence run N 42 degrees 21'20" E a distance of 225.83 feet to the North line of said proposed water retention area, thence run S 89 degrees 35'22" E along said North line a distance of 170.90 feet to the point of beginning.

Parcel Identification Number: ALTKEY 3229882

Subject to taxes for 2006 and subsequent years; covenants, easements and restrictions of record, if any, existing zoning and government regulations, oil, gas and mineral rights of record where there is no right of entry; all without reimposing same.

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 claiming by, through or under grantors.

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

Signed, sealed and delivered in our presence:

Frances Kemper
Witness Name: Frances Kemper

Phyllis S. Dumas
Witness Name: Phyllis S. Dumas

Lecanto Ridge Investments, LLC, a Florida limited liability company

By: Paul V. Grannan
Paul V. Grannan, Manager/Member

(Corporate Seal)

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me this 12th day of May, 2006 by Paul V. Grannan, Manager/ Member of Lecanto Ridge Investments, LLC, a Florida limited liability company, on behalf of the corporation. He/she [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Phyllis S. Dumas
Notary Public

Printed Name: Phyllis S. Dumas

My Commission Expires:

PHYLLIS S DUMAS
MY COMMISSION # DD529717
EXPIRES: Mar. 16, 2010
(407) 398-0153 Florida Notary Service.com

DoubleTimes



Detail by Entity Name

Florida Limited Liability Company
CITRUS SUNRISE PROPERTIES, LLC

Filing Information

Document Number	L06000048980
FEI/EIN Number	NONE
Date Filed	05/11/2006
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/14/2007
Event Effective Date	NONE

Principal Address

C/O LUCILO RAMOS, JR.
5201 BLUE LAGOON DRIVE, PH
MIAMI, FL 33126

Mailing Address

C/O LUCILO RAMOS, JR.
5201 BLUE LAGOON DRIVE, PH
MIAMI, FL 33126

Registered Agent Name & Address

RAMOS, LUCILO JR.
5201 BLUE LAGOON DRIVE, PH
MIAMI, FL 33126

Authorized Person(s) Detail

Name & Address

Title MGRM

CUBAS, JOSE
C/O LUCILO RAMOS JR 5201 BLUE LAGOON DR PH
MIAMI, FL 33126

Annual Reports

No Annual Reports Filed

Document Images

05/11/2006 -- Florida Limited Liability	View Image In PDF format



2006040414 2 PGS

Prepared by and return to:
Lucilo Ramos, Jr.
President
Orion Title Services, LLC
5201 Blue Lagoon Drive Penthouse
Miami, FL 33126
305-718-3380
File Number: **06OT0282**
Will Call No.:

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $18.50
DOCUMENTARY TAX: $0.70
2006040414 BK:2014 PG:1753
05/06/2006 08:40 AM 2 PGS
AHOLMES,DC Receipt #024143

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this **12th** day of **May, 2006** between **Lecanto Ridge Investments, LLC, a Florida limited liability company** whose post office address is **c/o Jeffrey P. Shapiro, One SE Third Ave., Ste. 1450, Miami, FL 33131**, grantor, and **Citrus Sunrise Properties, LLC, a Florida limited liability company,** whose post office address is **c/o Lucilo Ramos, Jr., 5201 Blue Lagoon Drive, PH, Miami, FL 33126**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Citrus County, Florida**, to-wit:

A portion of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 18 South, Range 19 East, Citrus County, Florida, being more particularly described as follows:~~Commence at the Southeast corner of said Section 26, thence N 89 degrees 34'37" W along the South boundary of Section 26, 1338.96 feet, thence continue along the South boundary of Section 26 N 89 degrees 29'11" W 1338.29 feet, thence N 00 degrees 18'11" E 1325.66 feet, thence N 00 degrees 20'45" E 1335.38 feet to an angle iron and the point of beginning, thence N 89 degrees 57'52" W 1349.12 feet to a concrete monument, thence N 00 degrees 24'38" E 1359.21 feet, thence S 88 degrees 42'40" E 1335.61 feet to a Tennessee Valley Authority concrete monument, thence S 00 degrees 10"38" E 1329.98 feet to the point of beginning except therefrom Road 486 right of way.~~Less and except the following described land:~Commence at the Southeast corner of said Section 26, thence N 89 degrees 34'37" W along the South boundary of Section 26, 1338.96 feet, thence continue along the South boundary of Section 26 N 89 degrees 29'11" W 1338.29 feet, thence N 00 degrees 18'11" E 1325.66 feet, thence N 00 degrees 20'45" E 1335.38 feet to an angle iron and the point of beginning, thence N 89 degrees 57'52" W 1349.12 feet, thence N 00 degrees 24'38" E 323.28 feet, thence S 89 degrees 57'22" E 1345.80 feet, thence S 00 degrees 10'38" E 323.38 feet to the point of beginning. Together with an easement for road access across the West 25 feet and South 25 feet of those lands described in Official Record Book 590, Page 2074 of the Public Records of Citrus County, Florida, as reserved in said deed.~~And less and except:~C.R. 486-Parcel 134: A parcel of land for right of way acquisition purposes in Section 26, Township 18 South, Range 19 East, Citrus County, Florida, said parcel being a portion of property conveyed to Charles Hwang in Official Record Book 1245, Page 776, of the Public Records of said county, said parcel for right of way acquisition is bounded on the North by existing South right of way of County Road 486, bounded on the East by property described in Official Record Book 1239, Page 1921, of said Public records, bounded on the South by a line parallel with and 35.00 feet South of the existing South right of way of County Road 486, and bounded on the West by property described in Official Record Book 596, Page 715, of said Public Records, and being more particularly described as follows: A strip of land 35.00 feet wide abutting and lying South of the following described line: Commence at the Southeast corner of said Section 26, thence N 89 degrees 34'37" W along the South boundary of Section 26, 1338.96 feet, thence continue along the South

Signed, sealed and delivered in our presence:

Witness Name: Frances Kemper

Witness Name: Phyllis S. Dumas

Lecanto Ridge Investments, LLC, a Florida limited liability company

By: _____
Paul V. Grannan, Manager/ Member

(Corporate Seal)

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me this 12th day of May, 2006 by Paul V. Grannan, Manager/ Member of Lecanto Ridge Investments, LLC, a Florida limited liability company, on behalf of the corporation. He/she [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Phyllis S. Dumas

My Commission Expires:

PHYLLIS S DUMAS
MY COMMISSION # DD529717
EXPIRES: Mar. 16, 2010
(407) 398-0153 Florida Notary Service.com

DoubleTime

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2014053392 BK: 2658 PG: 2461 12/4/2014 10:08 AM 1 Receipt: 47480
RECORDING $27.00

**CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA**

COUNTY OF CITRUS,
a political subdivision of the state of Florida,
Petitioner,
Vs.
CITRUS SUNRISE PROPERTIES LLC
ATTN LUCILO RAMOS JR
3350 E. Norvell Bryant Hwy.
Hernando, FL
Respondent

Case No. 163459

**FINDINGS OF FACT,
CONCLUSIONS OF LAW AND ORDER**

THIS CAUSE came on for public hearing before Citrus County Code Compliance Special Master Gregg R. Brennan on November 19, 2014, after due notice and the Special Master having heard testimony from the Code Officer and other witnesses under oath and received evidence, thereupon issues his **Findings of Fact, Conclusions of Law and Order**, as follows:

I. FINDINGS OF FACT:

The real property which is the subject of this case ("Property") is located at 3350 E. Norvell Bryant Hwy.; Hernando, Citrus County, a political subdivision of the state of Florida. The Property is described as ALT KEY: 3229882, SE1/4 OF NW1/4 SEC 26-18-19 LESS: COM AT SE COR, TH N 89 DEG 34M 37S W AL S BDRY 1338.96 FT, TH N 89 DEG 29M 11S W 1338.29 FT, TH N 0 DEG 18M 11S E 1325.66 FT, TH N 0 DEG 20M 45S E 1335.38 FT TO ANG IRON & POB, TH N 89 DEG 57M 52S W 1349.12 FT, TH N 0 DEG 24M 38S E 323.28 FT, TH S 89 DEG 57M 22S E 1345.8 FT, TH S 0 DEG 10M 38S E 323.38 FT TO POB TITLE IN OR BK 1710 PG 2279 -- 2004 LESS PARCELS 134 & 205WRA FOR CO RD 486 IN OR BK 1669 PG 1746 & OR BK 1668 PG 1945: Parcel ID: 19E18S26 42000

After an investigation by Code Officer Amy Becker, a notice of violation was issued to the Respondent alleging a violation of Land Development Code Section 9290 (E) Billboards: All such structures shall be properly preserved and maintained and the surrounding lot area shall be kept clean and free from any objectionable or unsightly material. To Wit: Present a neat and clean appearance and repair ripped signage.

The Respondent was not present despite being notified via posting the property and the Lecanto Government Building.

Code Officer Amy Becker testified that her initial inspection was conducted on September 9, 2014 at which time the violation was confirmed. The signage is falling off the billboard. All of the certified mail that has been sent to the property owner has been sent back to us marked refused. Upon her final inspection on November 18, 2014, the property remains in violation.

Joanna Coutu, Land Development Director, testified that the billboard is not meeting the standards of being maintained.

II. CONCLUSIONS OF LAW:

Respondent is in violation of Land Development Code Section 9290 (E) Billboards: All such structures shall be properly preserved and maintained and the surrounding lot area shall be kept

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2014053392 BK: 2658 PG: 2462 12/4/2014 10:08 AM 2 Receipt: 47480
RECORDING $27.00

clean and free from any objectionable or unsightly material. To Wit: Present a neat and clean appearance and repair ripped signage.

The Respondent can abate the violation by repairing the ripped signage or removing the sign from the property completely.

III. ORDER:

Based upon the foregoing **FINDINGS OF FACT AND CONCLUSIONS OF LAW**, it is hereby **ORDERED THAT**:

The Respondent is granted 30 days from the date of the order to abate the violation. If the violation is not brought into compliance as ordered, a penalty of $200.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of Citrus Sunrise Properties LLC. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondent shall be responsible to pay all costs required by County ordinance or regulation which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

It is the responsibility of the Respondent to notify the Code Compliance Division at (352) 527-5350, on or before the compliance date to demonstrate to Citrus County's satisfaction that the violation(s) have been corrected.

The Respondent has the right to appeal this order within thirty (30) days of the date of the recording of this order in the public records of Citrus County, a political subdivision of the state of Florida, pursuant to Citrus County Ordinance 19-56 and Florida Statutes section 162.11.

DONE AND ORDERED this the twenty-eighth day of November, 2014, at Lecanto, Florida.

BY: Gregg R. Brennan

Gregg R. Brennan, Special Master

I HEREBY CERTIFY that a true and correct copy of the foregoing **FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER** has been furnished via U.S. Certified Mail to Citrus Sunrise Properties LLC ATTN: Lucilo Ramos, Jr.; 5201 Blue Lagoon Dr. PH; Miami, FL 33126, this the 3 day of December, 2014.

Cortney Marsh

Cortney Marsh, Legal Secretary
Citrus County Code Compliance
Department of Planning and Development
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Planning and Development, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida.

Cortney Marsh

Cortney Marsh, Legal Secretary
Citrus County Code Compliance
Department of Planning and Development
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2014053392 BK: 2658 PG: 2463 12/4/2014 10:08 AM 3 Receipt: 47480
RECORDING $27.00

FOR RECORDING ONLY

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Planning and Development, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida.

Cortney Marsh

Cortney Marsh, Recording Secretary
Citrus County Code Compliance Special Master
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 2nd day of December 2014, by **Cortney Marsh**, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.

STEPHANIE STEVENS
Commission # EE 122178
Expires August 15, 2015
Bonded Thru Troy Fain Insurance 800-385-7019

Stephanie Stevens
NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Stephanie Stevens
Commission No.: EE 122178
Expiration Date: 8-15-15

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2015001548 BK: 2665 PG: 1897 1/14/2015 10:42 AM 1 Receipt: 2015001347
RECORDING $27.00

BEFORE THE CODE COMPLIANCE SPECIAL MASTER
IN AND FOR CITRUS COUNTY,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

CITRUS COUNTY,
a political subdivision of the State of Florida,
Petitioner,

v. Case No.: 163459

CITRUS SUNRISE PROPERTIES LLC
ATTN LUCILO RAMOS JR
Respondent,
_____/

ORDER ACKNOWLEDGING COMPLIANCE

THIS MATTER, having come before Citrus County Code Compliance Special Master Gregg R. Brennan upon review of the Affidavit of Compliance filed by Citrus County Code Compliance Officer Amy Becker pursuant to Citrus County Code Section 19-54(n) and Florida Statutes Section 162.07(4), and the Special Master having reviewed such affidavit and otherwise being apprised of the facts and circumstances surrounding this matter would hereby find that the Respondent, CITRUS SUNRISE PROPERTIES LLC ATTN LUCILO RAMOS JR, has come into compliance on January 2, 2015 with the Order issued by the Special Master on November 28, 2014 regarding a violation on property more fully described as Alt Key 3229882; SE1/4 OF NW1/4 SEC 26-18-19 LESS: COM AT SE COR, TH N 89 DEG 34M 37S W AL S BDRY 1338.96 FT, TH N 89 DEG 29M 11S W 1338.29 FT, TH N 0 DEG 18M 11S E 1325.66 FT, TH N 0 DEG 20M 45S E 1335.38 FT TO ANG IRON & POB, TH N 89 DEG 57M 52S W 1349.12 FT, TH N 0 DEG 24M 38S E 323.28 FT, TH S 89 DEG 57M 22S E 1345.8 FT, TH S 0 DEG 10M 38S E 323.38 FT TO POB TITLE IN OR BK 1710 PG 2279 -- 2004 LESS PARCELS 134 & 205WRA FOR CO RD 486 IN OR BK 1669 PG 1746 & OR BK 1668 PG 1945.

DONE and ORDERED this ninth day of January, 2015.

Gregg R. Brennan
Citrus County Code Compliance
Special Master

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2015001548 BK: 2665 PG: 1898 1/14/2015 10:42 AM 2 Receipt: 2015001347
RECORDING $27.00

Citrus County v. Citrus Sunrise Properties LLC
Case No.: 163459

I HEREBY CERTIFY that a true and correct copy of the foregoing **ORDER ACKNOWLEDGING COMPLIANCE** has been furnished via U.S. Certified Mail to Citrus Sunrise Properties LLC ATTN: Lucilo Ramos, Jr.; 5201 Blue Lagoon Dr. PH; Miami, FL 33126 this the 13 day of January, 2015.

Cortney Marsh

Cortney Marsh, Legal Secretary
Citrus County Code Compliance
Department of Planning and Development
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Planning and Development, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida.

Cortney Marsh

Cortney Marsh
Recording Secretary
Citrus County Code Compliance Special Master
Suite 147
3600 W. Sovereign Path
Lecanto, Florida 34461

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2015001548 BK: 2665 PG: 1899 1/14/2015 10:42 AM 3 Receipt: 2015001347
RECORDING $27.00

FOR RECORDING ONLY

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Planning and Development, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida.

Cortney Marsh

Cortney Marsh
Recording Secretary
Citrus County Code Compliance Special Master
Suite 147
3600 W. Sovereign Path
Lecanto, Florida 34461

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 13th day of January, 2015, by **Cortney Marsh**, Recording Secretary, Citrus County Code Compliance Hearing, who is personally known to me.

Stephanie Stevens

STEPHANIE STEVENS
Commission # EE 122178
Expires August 15, 2015
Bonded Thru Troy Fain Insurance 800-385-7019

NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Stephanie Stevens
Commission No.: EE122178
Expiration Date: 8-15-15

Altkey: 3229882
CITRUS SUNRISE PROPERTIES LLC

Parcel ID: 19E18S26 42000
3350 E NORVELL BRYANT HWY , HERNANDO, 34442

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	1000 - VACANT COMM
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	0486 - HWY 486 - TRUCKS AVE E TO HWY 41
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	003331 - UNREC TRACTS IN 26-18S-19E
Short Legal	A PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 26,TOWNSHIP 18S., RANGE 19E., BEING MORE PARTICULARLY DESCRIBEDAS FOLLOWS:
Est. Parcel Sqft	1,050,684
Est. Parcel Acres	24.12
Map SC-TW-RG	26-18S-19E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	CITRUS SUNRISE PROPERTIES LLC
Mailing Address	19 W FLAGLER ST STE 516 MIAMI FL 33130

All Owners

Name	Owner Type
CITRUS SUNRISE PROPERTIES LLC	O - Owner

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	$1,224,460	$0	$1,224,460	$953,436	$0	$953,436	$0	$16,072.33	Link
2024	$1,224,460	$0	$1,224,460	$866,760	$0	$866,760	$0	$15,226.68	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	$1,224,460	14.8298	$18,619.05

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
0061	E. HARTLEY CT & N. SKEETER TER	$76.10
0131	FIRE SERVICES ASSESSMENT	$26.33
0148	WASTEWATER UTILITY AVAIL ASMT	$380.38

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
05/01/2006	$100	2031/0167	01-CORRECTIVE/QC/TD/COT	V
05/01/2006	$100	2014/1753	02-MIN DOC STAMP ($100)	V
05/01/2006	$1,100,000	2014/1750	00-WARRANTY DEED	V
04/01/2004	$345,000	1710/2279	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
12/01/1996	199606699	--- BILLBOARD ---	$378	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	1086-COMM COUNTY ROAD 486	A-ACREAGE	24.12	1,360.0	869			$1,224,460	RVP

Total Misc Value

Legal Description

Legal Description

A PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 26,
TOWNSHIP 18S., RANGE 19E., BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:
COM AT THE SE COR OF SAID SECTION 26, THN N 89DEG 34' 37" W
ALONG THE SOUTH BOUNDARY OF SAID SECTION 26, 1338.96 FEET,
THN CONTINUE ALONG THE SOUTH BOUNDARY OF SAID SECTION 26, N
89DEG 29' 11" W 1338.29 FEET, THN N 00DEG 18' 11" E 1325.66
FEET, THN N 00DEG 20' 45" E 1335.38 FEET TO AN ANGLE IRON
AND THE POB, THN N 89DEG 57' 52" W 1349.12 TO A CONCRETE
MONUMENT, THN N 00DEG 24' 38" E 1359.21 FEET, THN S 88DEG
41' 40" E 1335.61 FEET TO A TENNESSEE VALLEY AUTHORITY
CONCRETE MONUMENT, THN S 00DEG 10' 38" E 1329.98 FEET TO THE
POB EXCEPT THEREFROM ROAD 486 ROW.
LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND:
COM AT THE SE COR OF SAID SECTION 26, THN N 89DEG 34' 37" W
ALONG THE SOUTH BOUNDARY OF SECTION 26, 1338.96 FEET, THN
CONTINUING ALONG THE SOUTH BOUNDARY OF SAID SECTION 26 N
89DEG 20' 11" W 1338.29 FEET, THN N 00DEG 18' 11"E 1325.66
FEET, THN N 00DEG 20' 45" E 1335.38 TO AN ANGLE IRON AND THE
POB, THN N 89DEG 57' 52" W 1349.12 FEET, THEN N OODEG 24'
38" E 323.28 FEET, THN S 89DEG 57' 22" E 1345.8 FEET, THN
S00DEG 10' 38" E 323.38 FEET TO THE POB.
TOGETHER WITH AN EASEMENT FOR ROAD ACCESS ACROSS THE WEST 25
FEET AND THE SOUTH 25 FEET OF LAND IN OR BK 590 PG 2074.
LESS AND EXCEPT CR 486 PARCEL 134 FURTHER DESCRIBED AS
FOLLOWS:
A PARCEL OF LAND FOR ROW ACQUISITION PURPOSES IN SECTION 26,
TOWNSHIP 18S., RANGE 19E., SAID PARCEL BEING A PORTION OF
PROPERTY CONVEYED TO CHARLES HWANG IN OR BK 1245 PG 776,
SAID PARCEL IS BOUNDED ON THE NORTH BY EXISTING SOUTH ROW OF
CR 486, BOUNDED ON THE EAST BY PROPERTY IN OR BK 1239 1921,
BOUNDED ON THE SOUTH BY A LINE PARALLEL WITH AND 35 FEET
SOUTH OF EXISTING SOUTH ROW OF CR 486, AND BOUNDED ON THE
WEST BY PROPERTY DESCRIBED IN OR BK 596 PG 715 AND BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A STRIP OF LAND 35 FEET WIDE ABUTTING AND LYING SOUTH OF THE
FOLLOWING DESCRIBED LINE:
COM AT THE SE COR OF SAID SECTION 26, THN N 89DEG 34'37" W

ALONG THE SOUTH BOUNDARY OF SAID SECTION 26 1338.96 FEET, THN CONTINUE ALONG THE SOUTH BOUNDARY OF SECTION 26 N 89DEG 29' 11" W 1338.29 FEET, THN N00DEG 18' 11"E 1325.66 FEET, THN N00DEG 20' 45" E 1335.38 FFET TO AN ANGLE IRON, THN N 89DEG 57' 52" W 1349.12 FEET TO A CONCRETE MONUMENT, THN N 00DEG 24' 38" E 1259.21 FEET TO THE EXISTING SOUTH ROW OF CR 486 AND THE POB, THN S 88DEG 54' 22" E ALONG SAID EXISTING SOUTH ROW 1100.21 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY WITH A RADIUS OF 5883.72 FEET THN RUN ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID EXISTING SOUTH ROW THROUGH A CENTRAL ANGLE OF 00DEG 38' 51" HAVING A CORD DISTANCE OF 66.5 FEET AND CHORD BEARING OF S 89DEG 13' 48" E AND ARC DISTANCE OF 66.5 FEET TO THE POINT OF TANGENCY ON SAID EXISTING SOUTH ROW, THEN S 89DEG 33' 13" E ALONG SAID EXISTING SOUTH ROW 169.8 FEET TO A POINT ON SAID EXISTING SOUTH ROW, THE POINT OF TERMINATION, AND SAID POINT BEING 100 FEET ON A BEARING OF S 00DEG 10' 38" E FROM THE POSITION OF THE TENNESSEE VALLEY AUTHORITY CONCRETE MONUMENT IN OR BK 1245 PG 776.
LESS AND EXCEPT:
A BILLBOARD EASEMENT OVER THE SOUTH 12.63 FEET OF THE NORTH 34 FEET OF THE EAST 14 FEET NF THE WEST 107.64 FEET OF PROPERTY IN OR BK 1245 PG 775.
LESS AND EXCEPT CR 486 PARCEL 205 FURTHER DESCRIBED AS FOLLOWS:
A PARCEL OF LAND IN THE SE 1/4 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 18S., RANGE 19E., BEING MORE PARTICULALY DESCRIBED AS FOLLOWS:
COM AT THE SE COR OF SAID SECTION 26, THN N 89DEG 34' 27" W ALONG THE SOUTH BOUNDARY OF SECTION 26, 1338.96 FEET, THN CONTINUE ALONG THE SOUTH BOUNDARY OF SECTION 26 N 89DEG 29' 11" W 1338.29 FEET, THN N 00DEG 18' 11" E 1325.66 FEET, THN N 00DEG 20' 45" E 1335.38 FEET TO AN ANGLE IRON, THN N 89DEG 57' 52" W 1349.12 FEET TO A CONCRETE MONUMENT, THN N 00DEG 24' 38" E 1259.21 FEET TO THE EXISTING SOUTH ROW OF CR 486, THN S 89DEG 35' 22" E ALONG SAID EXISTING SOUTH ROW 602.73 FEET, THN DEPARTING THE SOUTH ROW, S 00DEG 24' 38" W 335 FEET, TO THE NORTH LINE OF PROPOSED WRA AND THE POB, THN S 89DEG 35' 22" E ALONG THE NORTH LINE 49.31 FEET, THN S 44DEG 35' 22" E 203.42. THN S00DEG 24' 38" W 176.16 FEET, THN N 89DEG 35' 22" W 515 FEET, THN N00DEG 24' 38" E 152.03 FEET, THN N 42 DEG 21' 20" E 225.83 FEET TO THE NORTH LINE OF SAID PROPOSED WRA, THN S 89DEG 35' 22" E ALONG THE NORTH LINE 170.9 FEET TO THE POB.

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.

3229882

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923168

To: Tax Collector of CITRUS COUNTY, Florida

I,

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

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date
3229882	2024/4906	06-01-2024

Legal Description

A PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 18S., RANGE 19E., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COM AT THE SE COR OF SAID SECTION 26, THN N 89DEG 34M 37S W ALONG THE SOUTH BOUNDARY OF SAID SECTION 26, 1338.96 FEET, THN CONTINUE ALONG THE SOUTH BOUNDARY OF SAID SECTION 26, N 89DEG 29M 11S W 1338.29 FEET, THN N 00DEG 18M 11S E 1325.66 FEET, THN N 00DEG 20M 45S E 1335.38 FEET TO AN ANGLE IRON AND THE POB, THN N 89DEG 57M 52S W 1349.12 FEET TO A CONCRETE MONUMENT, THN N 00DEG 24M 38S E 1359.21 FEET, THN S 88DEG 42M 40S E 1335.61 FEET TO A TENNESSEE VALLEY AUTHORITY CONCRETE MONUMENT, THN S 00DEG 10M 38S E 1329.98 FEET TO THE POB EXCEPT THEREFROM ROAD 486 ROW. LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND: COM AT THE SE COR OF SAID SECTION 26, THN N 89DEG 34M 37S W ALONG THE SOUTH BOUNDARY OF SECTION 26, 1338.96 FEET, THN CONTINUING ALONG THE SOUTH BOUNDARY OF SAID SECTION 26 N 89DEG 29M 11S W 1338.29 FEET, THN N 00DEG 18M 11S E 1325.66 FEET, THN N 00DEG 20M 45S E 1335.38 TO AN ANGLE IRON AND THE POB, THN N 89DEG 57M 52S W 1349.12 FEET, THEN N 00DEG 24M 38S E 323.28 FEET, THN S 89DEG 57M 22S E 1345.8 FEET, THN S 00DEG 10M 38S E 323.38 FEET TO THE POB. TOGETHER WITH AN EASEMENT FOR ROAD ACCESS ACROSS THE WEST 25 FEET AND THE SOUTH 25 FEET OF LAND IN OR BK 590 PG 2074. LESS AND EXCEPT CR 486 PARCEL 134 FURTHER DESCRIBED AS FOLLOWS: A PARCEL OF LAND FOR ROW ACQUISITION PURPOSES IN SECTION 26, TOWNSHIP 18S., RANGE 19E., SAID PARCEL BEING A PORTION OF PROPERTY CONVEYED TO CHARLES HWANG IN OR BK 1245 PG 776, SAID PARCEL IS BOUNDED ON THE NORTH BY EXISTING SOUTH ROW OF CR 486, BOUNDED ON THE EAST BY PROPERTY IN OR BK 1239 1921, BOUNDED ON THE SOUTH BY A LINE PARALLEL WITH AND 35 FEET SOUTH OF EXISTING SOUTH ROW OF CR 486, AND BOUNDED ON THE WEST BY PROPERTY DESCRIBED IN OR BK 596 PG 715 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A STRIP OF LAND 35 FEET WIDE ABUTTING AND LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: COM AT THE SE COR OF SAID SECTION 26, THN N 89DEG 34M 37S W ALONG THE SOUTH BOUNDARY OF SAID SECTION 26 1338.96 FEET, THN CONTINUE ALONG THE SOUTH BOUNDARY OF SECTION 26 N 89DEG 29M 11S W 1338.29 FEET, THN N 00DEG 18M 11S E 1325.66 FEET, THN N 00DEG 20M 45S E 1335.38 FEET TO AN ANGLE IRON, THN N 89DEG 57M 52S W 1349.12 FEET TO A CONCRETE MONUMENT, THN N 00DEG 24M 38S E 1259.21 FEET TO THE EXISTING SOUTH ROW OF CR 486 AND THE POB, THN S 88DEG 54M 22S E ALONG SAID EXISTING SOUTH ROW 1100.21 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY WITH A RADIUS OF 5883.72 FEET THN RUN ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID EXISTING SOUTH ROW THROUGH A CENTRAL ANGLE OF 00DEG 38M 51S HAVING A CORD DISTANCE OF 66.5 FEET AND CHORD BEARING OF S 89DEG 13M 48S E AND ARC DISTANCE OF 66.5 FEET TO THE POINT OF TANGENCY ON SAID EXISTING SOUTH ROW, THEN S 89DEG 33M 13S E ALONG SAID EXISTING SOUTH ROW 169.8 FEET TO A POINT ON SAID EXISTING SOUTH ROW, THE POINT OF TERMINATION, AND SAID POINT BEING

100 FEET ON A BEARING OF S 00DEG 10M 38S E FROM THE POSITION OF THE TENNESSEE VALLEY AUTHORITY CONCRETE MONUMENT IN OR BK 1245 PG 776. LESS AND EXCEPT: A BILLBOARD EASEMENT OVER THE SOUTH 12.63 FEET OF THE NORTH 35 FEET OF THE EAST 14 FEET OF THE WEST 107.64 FEET OF PROPERTY IN OR BK 1245 PG 775. LESS AND EXCEPT CR 486 PARCEL 205 FURTHER DESCRIBED AS FOLLOWS: A PARCEL OF LAND IN THE SE 1/4 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 18S., RANGE 19E., BEING MORE PARTICULALY DESCRIBED AS FOLLOWS: COM AT THE SE COR OF SAID SECTION 26, THN N 89DEG 34M 27S W ALONG THE SOUTH BOUNDARY OF SECTION 26, 1338.96 FEET, THN CONTINUE ALONG THE SOUTH BOUNDARY OF SECTION 26 N 89DEG 29M 11S W 1338.29 FEET, THN N 00DEG 18M 11S E 1325.66 FEET, THN N 00DEG 20M 45S E 1335.38 FEET TO AN ANGLE IRON, THN N 89DEG 57M 52S W 1349.12 FEET TO A CONCRETE MONUMENT, THN N 00DEG 24M 38S E 1259.21 FEET TO THE EXISTING SOUTH ROW OF CR 486, THN S 89DEG 35M 22S E ALONG SAID EXISTING SOUTH ROW 602.73 FEET, THN DEPARTING THE SOUTH ROW, S 00DEG 24M 38S W 335 FEET, TO THE NORTH LINE OF PROPOSED WRA AND THE POB, THN S 89DEG 35M 22S E ALONG THE NORTH LINE 49.31 FEET, THN S 44DEG 35M 22S E 203.42. THN S 00DEG 24M 38S W 176.16 FEET, THN N 89DEG 35M 22S W 515 FEET, THN N 00DEG 24M 38S E 152.03 FEET, THN N 42 DEG 21M 20S E 225.83 FEET TO THE NORTH LINE OF SAID PROPOSED WRA, THN S 89DEG 35M 22S E ALONG THE NORTH LINE 170.9 FEET TO THE POB.

I agree to:

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

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

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

04-09-2026
Application Date

Applicant's signature

Altkey: 3229882

CITRUS SUNRISE PROPERTIES LLC

Parcel ID: 19E18S26 42000
3350 E NORVELL BRYANT HWY , HERNANDO, 34442

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	1000 - VACANT COMM
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	0486 - HWY 486 - TRUCKS AVE E TO HWY 41
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	003331 - UNREC TRACTS IN 26-18S-19E
Short Legal	A PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 26,TOWNSHIP 18S., RANGE 19E., BEING MORE PARTICULARLY DESCRIBEDAS FOLLOWS:
Est. Parcel Sqft	1,050,684
Est. Parcel Acres	24.12
Map SC-TW-RG	26-18S-19E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	CITRUS SUNRISE PROPERTIES LLC
Mailing Address	19 W FLAGLER ST STE 516 MIAMI FL 33130

All Owners

Name	Owner Type
CITRUS SUNRISE PROPERTIES LLC	BU - Business

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2026	$1,224,460	$0	$1,224,460	$1,048,780	$0	$1,048,780	$0

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	$1,224,460	$0	$1,224,460	$953,436	$0	$953,436	$0	$16,072.33	Link
2024	$1,224,460	$0	$1,224,460	$866,760	$0	$866,760	$0	$15,226.68	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	000X	WITHLACOOCHEE RIVER BASIN	$1,224,460	14.5489	$18,297.36

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
0061	E. HARTLEY CT & N. SKEETER TER	$76.10
0131	FIRE SERVICES ASSESSMENT	$26.33
0148	WASTEWATER UTILITY AVAIL ASMT	$380.38

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
05/01/2006	$100	2031/0167	01-CORRECTIVE/QC/TD/COT	V
05/01/2006	$100	2014/1753	02-MIN DOC STAMP ($100)	V
05/01/2006	$1,100,000	2014/1750	00-WARRANTY DEED	V
04/01/2004	$345,000	1710/2279	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.

Permits

Legacy System Permits (Infor)

Permit Date	Permit Number	Description	Amount	Occupancy Date
12/01/1996	199606699	--- BILLBOARD ---	$378	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	1086-COMM COUNTY ROAD 486	A-ACREAGE	24.12	1,360.0	869			$1,224,460	RVP

Total Misc Value