RECEIVED
By Tifani White at 3:52 pm, 8/27/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	KEYS FUNDING LLC - 5024 PO BOX 67513 NEWARK, NJ 07101-8009	Property Owner	PINNACLE PROPERTY SOLUTIONS LLC 7286 SUNSHINE GROVE RD BROOKSVILLE, FL 34613
Property description	LEWIS COMBS SUBDIVISION PB 2 PG 10, LOT 10, 11 & 12 BLK G. —AND— THAT PART NW 7TH TER RD, VACATE (Full legal attached.)	Application date	Apr 21, 2026
		Certificate #	2024 / 4080
		Date certificate issued	06/01/2024
		Account number	1073081

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)
# 2024/4080	06/01/2024	3,942.93	529.01	4,471.94
			→ Part 2: Total*	**4,471.94**

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)
# 2025/4434	06/01/2025	4,372.57	6.25	230.47	4,609.29
				Part 3: Total*	**4,609.29**

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

1.	Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	9,081.23
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	4,250.06
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)	825.38
7.	**Total Paid** (Lines 1-6)	14,581.67

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 27th 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)	14,710.67
17.	Redemption fee	6.25
18.	Total amount to redeem	14,716.92
	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)

LEWIS COMBS SUBDIVISION PB 2 PG 10, LOT 10, 11 & 12 BLK G. —AND— THAT PART NW 7TH TER RD, VACATED PER CR CITY COUNCIL RES NO. 20-R-08, OR BK 3088 PG 893, ADJACENT TO S BNDRY LOT 10, 11 & 12 BLK G LEWIS COMBS SUBDIVISION PB 2 PG 10.

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

TAX DEED APPLICATION COVER LETTER

Account #: 1073081

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 - 5024
PO BOX 67513
NEWARK, NJ 07101-8009

Owner on Current Tax Roll
PINNACLE PROPERTY SOLUTIONS LLC
7286 SUNSHINE GROVE RD
BROOKSVILLE, FL 34613

Additional Parties, Per Search

PWW, LLC 7222 PERIWINKLE COURT BROOKSVILLE, FL 34602	Mortgage Holder
ROY SELWAY, REGISTERED AGENT O/B/O PWW, LLC 7222 PERIWINKLE COURT BROOKSVILLE, FL 34602	Mortgage Holder's Agent/Rep
PINNACLE PROPERTY SOLUTIONS LLC 502 NW CRYSTAL ST CRYSTAL RIVER, FL 34428	Title Holder
PINNACLE PROPERTY SOLUTIONS, LLC PO BOX 1523 BROOKSVILLE, FL 34605	Title Holder
PINNACLE PROPERTY SOLUTIONS, LLC 16319 CORTEZ BLVD BROOKSVILLE, FL 34601	Title Holder

THOMAS J HEDICK, REGISTERED AGENT O/B/O
PINNACLE PROPERTY SOLUTIONS, LLC
16319 CORTEZ BLVD
BROOKSVILLE, FL 34601

Title Holder's Agent/ Rep

THOMAS J HEDICK, REGISTERED AGENT O/B/O
PINNACLE PROPERTY SOLUTIONS, LLC
PO BOX 1523
BROOKSVILLE, FL 34605

Title Holder's Agent/ Rep

Certified By:

Sabrina Maloy

Tax Collector or Authorized Designee

TDA #: 923300

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
1073081	17E18S210030 000G0 0100	502 NW CRYSTAL ST CRYSTAL RIVER 34428

Legal Description

LEWIS COMBS SUBDIVISION PB 2 PG 10, LOT 10, 11 & 12 BLK G. ---AND--- THAT PART NW 7TH TER RD, VACATED PER CR CITY COUNCIL RES NO. 20-R-08, OR BK 3088 PG 893, ADJACENT TO S BNDRY LOT 10, 11 & 12 BLK G LEWIS COMBS SUBDIVISION PB 2 PG 10.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 4080	$196,176	No	No	No

Owner of Record on Current Tax Roll

PINNACLE PROPERTY SOLUTIONS LLC

Billing Name & Address

7286 SUNSHINE GROVE RD
BROOKSVILLE FL 34613

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: 08/10/2026 **Search covers** **20 years** **through:** 08/04/2026

Christina Young
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
PINNACLE PROPERTY SOLUTIONS, LLC 7286 SUNSHINE GROVE RD BROOKSVILLE FL 34613	Warranty Deed Bk:3336 Pg:2220	Legal Description does not include the vacated portion as described in Resolution 3088- 893.
PINNACLE PROPERTY SOLUTIONS, LLC PO BOX 1523 BROOKSVILLE FL 34605	Sunbiz	
THOMAS J HEDICK, REGISTERED AGENT O/B/O PINNACLE PROPERTY SOLUTIONS, LLC 16319 CORTEZ BLVD BROOKSVILLE FL 34601	Sunbiz	

Related Documents (for Reference)

Quit Claim Deed
Bk:1838 Pg:1143

Proof of Death
Bk:2795 Pg:744

Resolution
Bk:3088 Pg:893

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
PWW, LLC 7222 PERIWINKLE COURT BROOKSVILLE FL 34602	Mortgage Bk:3336 Pg:2222	
ROY SELWAY, REGISTERED AGENT O/B/O PWW, LLC 7222 PERIWINKLE COURT BROOKSVILLE FL 34602	Sunbiz Mortgage	

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
#2022078237 BK: 3336 PG: 2220 11/23/2022 8:31 AM 1 Receipt: 2022066972
RECORDING $18.50 D DOCTAX PD $602.00

This Instrument Prepared by:
Kourtnie N. Tempesta
Albatross Title Services
200 Central Avenue
4th Floor
St. Petersburg, FL 33701

After Recording Return to:
Pinnacle Property Solutions, LLC
7286 Sunshine Grove Road
Brooksville, FL 34613
File No.: 2022-10-2079

Parcel Identification Number:
17E-18S-21-0030-000G0-0100

(Space Above This Line For Recording Data)

Warranty Deed

THIS WARRANTY DEED (this "**Deed**") is made as of this **15th day of November, 2022** between **Elisabeth A. Brand, a widow**, whose mailing address is **1510 Ariana Street, #320, Lakeland, 33803** ("**Grantor**") to, **Pinnacle Property Solutions, LLC, a Florida Limited Liability Company** whose mailing address is **7286 Sunshine Grove Road, Brooksville, FL 34613** ("**Grantee**").

W I T N E S S E T H:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situated in **Citrus** County, Florida and fully described as follows:

Property Address: **502 Northwest Crystal Street, Crystal River, FL 34428**

Lots 10, 11 and 12, Block G, Lewis Combs Subdivision, according to the Plat thereof, recorded in Plat Book 2, Page(s) 10, of the Public Records of Citrus County, Florida.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

Said property is NOT the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grant(s) or any member of the household of Grantor(s) reside thereon.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2022078237 BK: 3336 PG: 2221 11/23/2022 8:31 AM 2 Receipt: 2022066972
RECORDING $18.50 D DOCTAX PD $602.00

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:

Print Name: Sam Tortorelli

Print Name: BRIAN TORTORELLI

GRANTOR:

Elisabeth A. Brand

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 15th day of November, 2022, by Elisabeth A. Brand.

Signature of Notary Public
Print, Type/Stamp Name of Notary

Brian Tortorelli
Comm.: HH 156938
My Commission Expires:
Aug. 10, 2025

Personally Known:_____ OR Produced Identification: X
Type of Identification
Produced: DL

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

Detail by Entity Name

Florida Limited Liability Company
PINNACLE PROPERTY SOLUTIONS, LLC

Filing Information

Document Number	L14000181404
FEI/EIN Number	47-2403586
Date Filed	11/24/2014
Effective Date	11/23/2014
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/26/2025
Event Effective Date	NONE

Principal Address

16319 CORTEZ BLVD
BROOKSVILLE, FL 34601

Changed: 04/30/2023

Mailing Address

PO BOX 1523
BROOKSVILLE, FL 34605

Changed: 06/20/2024

Registered Agent Name & Address

HEDICK, THOMAS J
16319 CORTEZ BLVD
BROOKSVILLE, FL 34601

Address Changed: 04/30/2023

Authorized Person(s) Detail

Name & Address

Title MGR

READ, ROBERT W
PO BOX 1523
BROOKSVILLE, FL 34605

Title MGR

HEDICK, THOMAS J
PO BOX 1523
BROOKSVILLE, FL 34605

Annual Reports

Report Year	Filed Date
2022	04/28/2022
2023	04/30/2023
2024	06/20/2024

06/20/2024 -- ANNUAL REPORT	View image in PDF format
04/30/2023 -- ANNUAL REPORT	View image in PDF format
04/28/2022 -- ANNUAL REPORT	View image in PDF format
03/18/2021 -- ANNUAL REPORT	View image in PDF format
06/29/2020 -- ANNUAL REPORT	View image in PDF format
02/12/2019 -- ANNUAL REPORT	View image in PDF format
02/23/2018 -- ANNUAL REPORT	View image in PDF format
01/11/2017 -- ANNUAL REPORT	View image in PDF format
03/17/2016 -- ANNUAL REPORT	View image in PDF format
02/20/2015 -- ANNUAL REPORT	View image in PDF format
11/24/2014 -- Florida Limited Liability	View image in PDF format

This Instrument Prepared By:
SUSAN C WILKERSON, ESQ
P O BOX 773
ARIPEKA, FL 34679

Return to
ALBERT G BEARDWOOD
5199 HWY # 12 R R #7
ORILLIA, ONTARIO,
CANADA L3V 6H7

PARCEL ID #: 17 182 10030000G00100

CERTIFICATE
I HEREBY CERTIFY THAT I PREPARED THIS INSTRUMENT FROM INFORMATION GIVEN TO ME BY THE PARTIES HERETO I DO NOT GUARANTEE EITHER MARKETABILITY OF THE TITLE OR ACCURACY OF DESCRIPTION, AS I DID NOT SEARCH THE TITLE OF THE PROPERTY INVOLVED

2005028924 1 PG

QUITCLAIM DEED

THIS QUIT-CLAIM DEED, executed this 7th day of April, 2005, between **ALBERT G. BEARDWOOD, a married man**, hereinafter called the Grantor, and whose address is 5199 HWY. #12, R R. #7, ORILLIA, ONTARIO, CANADA L3V 6H7, to **ALBERT G. BEARDWOOD** and **ELISABETH A. BRAND**, husband and wife, as **Tenants by the Entireties**, whose address is 5199 HWY. # 12 R.R. #7, ORILLIA, ONTARIO, CANADA L3V 6H7, hereinafter called the Grantee.

WITNESS, that said Grantor, for and in consideration of the sum of **TEN and NO/100 ($10.00) DOLLARS**, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does remise, release to the said Grantee and Grantee's heirs, executors, administrators and assigns forever, all of the right, title and interest of Grantor in the following described land, situate, lying and being in Citrus County, Florida, to-wit:

Lot's 10, 11 and 12, Block G, Lewis Combs Subdivision, according to the map or plat thereof as recorded in Plat Book 2, page 10, public records of Citrus County, Florida .

SUBJECT TO covenants, restrictions and easements of record.

"Grantor" and "Grantee" are used for singular or plural as context requires.

Title to the subject property has not been searched or examined The legal description has been provided by the Grantor No warranties or covenants are being made by Grantors in the transfer herein.

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:

sign: Linda S Mathews

print LINDA S. MATHEWS

sign Susan C. Wilkerson

print: SUSAN C. WILKERSON

ALBERT G. BEARDWOOD, Grantor

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE $10 00
DOCUMENTARY TAX $0 70
2005028924 BK: 1838 PG: 1143
04/07/2005 11:15 AM 1 PG
KCCR,DC Receipt #017296

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 7th day of April, 2005, by **ALBERT G. BEARDWOOD,**
( ) who is personally known to me
(X) who has produced [redacted] s identification and who did take an oath.

Linda S. Mathews
Commission #DD159193
Expires: Nov 23, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

NOTARY PUBLIC

sign: Linda S Mathews

print: LINDA S. MATHEWS
State of Florida at Large
My Commission Expires

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020046354 BK: 3088 PG: 893 9/2/2020 3:29 PM 1 Receipt: 2020040181
RECORDING $103.50

RESOLUTION NO. 20-R-08

A RESOLUTION OF THE CITY OF CRYSTAL RIVER, FLORIDA, APPROVING THE VACATION OF NORTHWEST 7TH TERRACE; PROVIDING FOR RESERVATION OF STORMWATER AND UTILITY RIGHTS TO THE CITY; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Crystal River, Florida is responsible for approval of certain actions under the City's Land Development Code to include street vacations; and

WHEREAS, the City Council of the City of Crystal River, Florida has been presented with a request to vacate *Northwest 7th Terrace, Section 21 South, Range 17 East, Crystal River, Citrus County, Florida, see Exhibit "A"*; and

WHEREAS, the vacation of the noted streets does not impair or impact abutting property owners access rights; and

WHEREAS, the City reservation of stormwater and utility easements as stated below protects City interest yet allows for site re-development.

WHEREAS, the City Council of the City of Crystal River, Florida has determined that the vacation request is based on reasonable criteria and a careful consideration of the input offered by affected residents.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CRYSTAL RIVER, FLORIDA, AS FOLLOWS:

SECTION 1: RECITALS

The recitals are true and correct and incorporated herein.

SECTION 2: ADOPTION

The City Council of the City of Crystal River, Florida, hereby approves the requested vacation shown on Exhibit "A" and described as follows:

LEGAL DESCRIPTION

A parcel of land lying within Section 21, Township 18 South, Range 17 East, Citrus County, Florida, being more particularly described as follows:

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020046354 BK: 3088 PG: 894 9/2/2020 3:29 PM 2 Receipt: 2020040181
RECORDING $103.50

For a POINT OF REFERENCE commence at the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 21; thence S.00°29'04"E., along the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 21, a distance of 24.10 feet; thence S.89°29'05"W., a distance of 23.89 feet to the Northeast corner of Lot 1, WILLIAMS ADDITION TO CRYSTAL RIVER, as per the map or plat thereof recorded in Plat Book 1, Page 21 of the public records of Citrus County, Florida for a POINT OF BEGINNING; thence continue S.89°29'07"W., along the North line of Lot 1 and Lot 2 and it's extensions of said WILLIAMS ADDITION TO CRYSTAL RIVER, a distance of 485.83 feet to the Northeast corner of Lot 3 of said WILLIAMS ADDITION TO CRYSTAL RIVER; thence N.00°30'33"W., a distance of 29.33 feet to the South line of the Northwest 1/4 of the Northwest 1/4 of said Section 21; thence along said South line, N.89°29'27"E., a distance of 17.09 feet; thence N.00°27' 11"W., a distance of 32.90 feet to the West boundary of LEWIS COMBS SUBDIVISION, as per the map or plat thereof recorded in Plat Book 2, Page 10 of the public record of Citrus County, Florida; thence S.89°54'24"E., along the South boundary of Block G of said plat of LEWIS COMBS SUBDIVISION, a distance of 468.76 feet to the Westerly extension of of Hardman Street of said WILLIAMS ADDITION TO CRYSTAL RIVER; thence S.00°29'04"E., along said Westerly extension, a distance of 57.24 feet to the POINT OF BEGINNING.
Containing 0.654 acres, more or less.

SECTION 3: EASEMENT RESERVATION

As to vacated NW 7th Terrace, Exhibit "A", the City reserves a stormwater and utility waterline easement on that portion described in Exhibit "B" attached hereto. The City agrees that the abutting landowner/applicant may relocate said easement and waterline at time of development of abutting parcels provided the new, relocated easement and waterline are equal to or better than the existing system as to quantity and quality. The cost of any such relocation of the easement and waterline shall be borne solely by the property owner and not the City. Further, the City reserves an easement for the existing NW 6th Street per Exhgibit "C". Said easement is codified by a separate easement document recorded concurrently with this Resolution.

SECTION 4: CONFLICTS

Any prior Resolution or policies of the City of Crystal River inconsistent with the provisions of this Resolution are hereby repealed to the extent of such inconsistency.

SECTION 5: SEVERABILITY

If any provision of this Resolution or the application thereof is held to be invalid, such invalidity shall not affect the other provisions or applications, and to this end, any such provisions of this Resolution are hereby declared severable.

SECTION 6. EFFECTIVE DATE

This Ordinance shall become effective immediately upon adoption by the Crystal River

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020046354 BK: 3088 PG: 895 9/2/2020 3:29 PM 3 Receipt: 2020040181
RECORDING $103.50

City Council.

THIS RESOLUTION was introduced and placed on first reading on the 10th day of AUGUST, 2020, and upon motion duly made and seconded was passed on first reading.

ATTEST:

MIA FINK, CITY CLERK

CITY OF CRYSTAL RIVER

JOE MEEK, MAYOR

PASSED on First Reading AUGUST 10th, 2020

NOTICE Published on JULY 26th, 2020

Approved as to form for the
Reliance of the City of Crystal River
only:

Robert Batsel, City Attorney

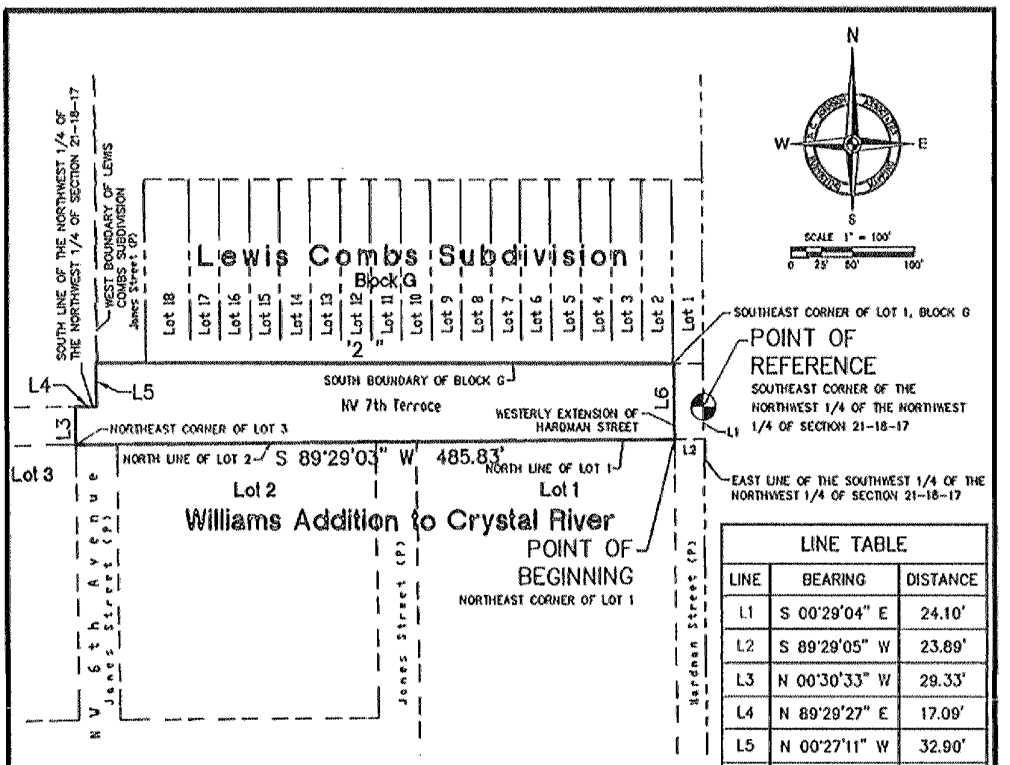
VOTE OF COUNCIL:

Brown	Y
Guy	Y
Holmes	Y
Fitzpatrick	Y
Meek	Y

CITY OF CRYSTAL RIVER
HOME OF THE MANATEE

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020046354 BK: 3088 PG: 896 9/2/2020 3:29 PM 4 Receipt: 2020040181
RECORDING $103.50

EXHIBIT "A"



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°29'04" E	24.10'
L2	S 89°29'05" W	23.89'
L3	N 00°30'33" W	29.33'
L4	N 89°29'27" E	17.09'
L5	N 00°27'11" W	32.90'
L6	S 00°29'04" E	57.24'

DESCRIPTION:

A parcel of land lying within Section 21, Township 18 South, Range 17 East, Citrus County, Florida, being more particularly described as follows:
For a POINT OF REFERENCE commence at the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 21; thence S.00°29'04"E., along the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 21, a distance of 24.10 feet; thence S.89°29'05"W., a distance of 23.89 feet to the Northeast corner of Lot 1, WILLIAMS ADDITION TO CRYSTAL RIVER, as per the map or plat thereof recorded in Plat Book 1, Page 21 of the public records of Citrus County, Florida for a POINT OF BEGINNING; thence continue S.89°29'07"W., along the North line of Lot 1 and Lot 2 and it's extensions of said WILLIAMS ADDITION TO CRYSTAL RIVER, a distance of 485.83 feet to the Northeast corner of Lot 3 of said WILLIAMS ADDITION TO CRYSTAL RIVER; thence N.00°30'33"W., a distance of 29.33 feet to the South line of the Northwest 1/4 of the Northwest 1/4 of said Section 21; thence along said South line, N.89°29'27"E., a distance of 17.09 feet; thence N.00°27'11"W., a distance of 32.90 feet to the West boundary of LEWIS COMBS SUBDIVISION, as per the map or plat thereof recorded in Plat Book 2, Page 10 of the public record of Citrus County, Florida; thence S.89°54'24"E., along the South boundary of Block G of said plat of LEWIS COMBS SUBDIVISION, a distance of 468.76 feet to the Westerly extension of of Hardman Street of said WILLIAMS ADDITION TO CRYSTAL RIVER; thence S.00°29'04"E., along said Westerly extension, a distance of 57.24 feet to the POINT OF BEGINNING.
Containing 0.654 acres, more or less.

DESCRIPTION AND SKETCH — NOT A BOUNDARY SURVEY

Corner Monuments were not set in conjunction with the preparation of this sketch.
Improvements, if any, have not been located in conjunction with the preparation of this sketch.
This sketch is for graphic illustration only, and does not represent a field survey.
Descriptions created per this sketch.

Van Ness
NW 7th Terrace
PREPARED FOR
McNeal Engineering, Inc.
JOB NO: 2019-049A01.BC00001 | DRAWN BY: ARC

We hereby certify that the sketch and description shown hereon are true and correct to the best of our knowledge and belief, and were prepared in accordance with the "Standards of Practice" as set forth by the Florida Board of Land Surveyors in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

STATE OF FLORIDA — PROFESSIONAL SURVEYOR AND MAPPER
Date: 9/25/19
Andrew R. Getz PLS/PSM License Number 6703
For D.C. Johnson & Associates, Inc.
Not valid without the signature and raised seal of a Florida Licensed Surveyor

D.C. JOHNSON ASSOCIATES
SURVEYING AND MAPPING
Florida Licensed Business No. LB 4514
11911 S. Curley St. San Antonio, FL 33576
(352) 588-2768 survey@dcjohnson.com
www.dcjohnson.com

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020046354 BK: 3088 PG: 897 9/2/2020 3:29 PM 5 Receipt: 2020040181
RECORDING $103.50

EXHIBIT "B"

DESCRIPTION:

A strip of land 15.00 feet in width lying within Section 21, Township 18 South, Range 17 East, Citrus County, Florida, said strip lying 7.50 feet on either side of the following described centerline:

For a POINT OF REFERENCE commence at the Northwest corner of said Section 21; thence S.00°37'59"E., along the West boundary of said Section 21, a distance of 1,053.63 feet to the Northerly right-of-way line of U.S. Highway No. 19 and a non-tangent point of curvature; thence Southeasterly 1,053.56 feet along said right-of-way and the arc of a curve to the left, said curve having a radius of 2,644.58 feet, a central angle of 22°49'33", and a chord bearing and distance of S.51°17'14"E., 1,046.61 feet; thence N.02°43'12"W., a distance of 180.66 feet; thence N.07°60'17"E., a distance of 105.06 feet to the South right-of-way line of NW 7th Terrace for a POINT OF BEGINNING; thence continue N.07°60'17"E., a distance of 28.29 to the North right-of-way line of NW 7th Terrace and the POINT OF TERMINATION, the sidelines of said strip to be prolonged or shortend to end at an intersection with the North right-of-way line of NW 7th Terrace and the South right-of-way line of NW 7th Terrace.

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	1053.56'	2644.58'	22°49'33"	S 51°17'14" E	1046.61'

DESCRIPTION ONLY
SEE SHEET 2 FOR SKETCH
NOT A BOUNDARY SURVEY

Certain documents were not set in conjunction with the preparation of this sketch.
Measurements, if any, have not been located in conjunction with the preparation of this sketch.
This sketch is for graphic illustration only, and does not represent a field survey.
Descriptions created per this sketch.

Van Ness Property
Easement Description

PREPARED FOR:
McNeal Engineering, Inc.

JOB NO. 2019-018A01.R000002 | SHEET 1 OF 2

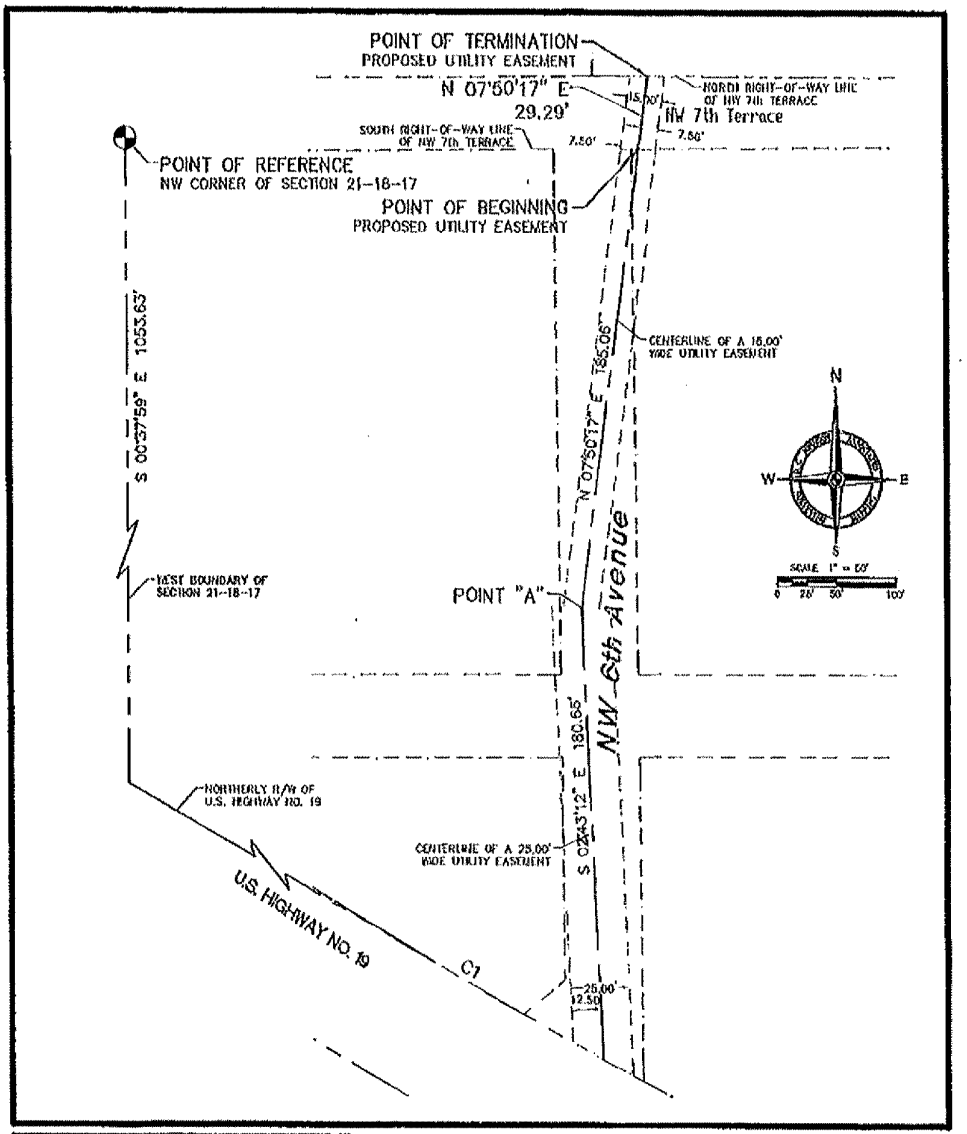
We hereby certify that the sketch and attached description are true and correct to the best of our knowledge and belief and was prepared in accordance with the "Standards of Practice" as set forth by the Florida Board of Land Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Digitally signed by Andrew Getz
Date: 2020.01.03 10:22:05

Andrew R. Getz
for D.G. Johnson & Associates, Inc.
Not valid without the signature and raised seal of a Florida Licensed Surveyor

D.G. JOHNSON ASSOCIATES
SURVEYING AND MAPPING
Florida Licensed Business No. LB 4514
11911 S. Curley St. San Antonio, FL 33576
(352) 588-2760 survey@dgjohnson.com
www.dgjohnson.com

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020046354 BK: 3088 PG: 898 9/2/2020 3:29 PM 6 Receipt: 2020040181
RECORDING $103.50



Source documents were not set in conjunction with the preparation of this sketch.
Easements, if any, have not been located in conjunction with the preparation of this sketch.
This sketch is for graphic illustration only, and does not represent a field survey.
Dimensions noted are this sketch.

Van Ness Property
Easement Description

prepared for
McNeal Engineering, Inc.

JOB NO: 2019-049A01.DC00002 | DRAWN BY: TRM

SKETCH ONLY
NOT A BOUNDARY SURVEY

SHEET 2 OF 2
SEE SHEET 1 FOR DESCRIPTION

JOHNSON ASSOCIATES
SURVEYING AND MAPPING
Florida Licensed Business No. LB 4514
11951 S. Dixie St. San Antonio, FL 33576
(352) 588-2768 surv@dejohnson.com
www.dejohnson.com

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020046354 BK: 3088 PG: 899 9/2/2020 3:29 PM 7 Receipt: 2020040181
RECORDING $103.50

EXHIBIT "C"

This Instrument Prepared By:

Clark A. Stillwell, Esquire
Law Office of Clark A. Stillwell
P.O. Box 250
Inverness, FL 34451-0250

PERPETUAL UTILITY EASEMENT

Witnesseth, that the City of Crystal River, Florida (City) in Resolution No. 16-R-01 vacated a portion of NW 6th Avenue Right-of-Way. That City received back a Perpetual Utility Easement recorded at O.R. Book 3061, Pages 2315, public records of Citrus County, Florida.

Witnesseth, that VanNess Family Trust as sought to vacate a portion of NW 7th Terrace, Section 21, Township 18 South, Range 17, East Crystal River, Florida as described in City Resolution No. 20-R-08, approved by Crystal River City Council on ~~July~~ AUGUST 10, 2020.

Witnesseth, that in this resolution's legal description, a portion of the existing NW 6th Avenue improved Right-of-Way therein and the City desires a like Perpetual Utility Easement on like terms and conditions as the easement noted above.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the undersigned **AS TRUSTEES OF THE VAN NESS FAMILY TRUST, THOMAS M. VAN NESS JR. AND DENISE VAN NESS, Co-Trustee's,** whose address is 1205 N. Meeting Tree Blvd., Crystal River, Florida 34429, Grantor, in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt of which is hereby acknowledge, grant and convey to the **CITY OF CRYSTAL RIVER,** a Florida municipal corporation, Grantee, whose address is 123 NW Hwy 19, Crystal River, FL 34428, the right, privilege and easement to construct, reconstruct, operate and maintain any and all underground public waterlines, including necessary attachments, fixtures, equipment and accessories, hereinafter collectively referred to as "facilities" desirable in connection therewith; over (below or beneath) the following described land located in Citrus County, Florida, to-wit:

(See Exhibit "A" attached hereto and made a part hereof.)

Grantee shall have the right to inspect, alter, improve, repair or rebuild said waterlines facilities, together with all rights and privileges reasonably necessary or convenient to the enjoyment or use thereof for the purposes above-described. Grantor further grants the reasonable right to Grantee to enter upon adjoining lands of the Grantor for the purpose of exercising the rights herein granted. Provided however, that the easement rights contained herein may be terminated and released by the Grantee upon the relocation of the public utilities and related facilities (subject to Grantee's review and approval said approval not to be unreasonably withheld), all at the Grantor's sole expense. Any relocation and/or construction shall be agreed to by both Grantor and Grantee. Upon relocation, Grantee shall be responsible for maintaining all public utilities and facilities serving the public. Compliance with this requirement may be evidenced by a release of all or any portion this easement and revised easement recorded in the public records of Citrus County, Florida.

00822362

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
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RECORDING $103.50

The current public access of the vacated NW 6th Avenue Right-of-Way shall remain until owner's site permitting. At time of interim permitting for site clearing, Grantor shall be allowed to temporarily close NW 6th Avenue until site clearing is complete per plans; Grantor shall then reopen public access to the existing NW 6th Avenue Right-of-Way. The Grantor agrees that at time of Master Site Plan approval the development shall provide an internal, private connection road system from US 19 to the existing tie in of NW 6th Avenue, which shall provide public access from US 19 to the North side of the property where the vacated NW 6th Avenue currently ends.

Upon the future relocation of the existing water main, Grantor and Grantee agree in advance that any relocated or revised water easement width shall be based upon the following table:

DEPTH OF RELOCATED WATER MAIN	RELOCATED EASEMENT WIDTH
3 feet to 6 feet deep	15.0' wide easement
6 feet to 9 feet deep	20.0' wide easement
9 feet or more deep	25.0' wide easement

Grantor shall not construct or erect any structure over, below or beneath the land described in Exhibit "A", nor shall they disturb or interfere with the facilities in any way. Any damages caused by the violation of this paragraph by Grantor, shall be the sole responsibility of Grantor.

All covenants, terms, conditions and provisions hereof shall inure to the benefit of and become binding upon the parties hereto and their respective successors and assigns.

1. ENTIRE EASEMENT. This Easement constitutes the complete Easement between the Parties and may not be modified except in writing signed by all Parties hereto. Any current or prior understandings, statements, representations, and agreements, oral or written, if not specifically expressed in this Easement, are void, have no effect and should not be relied upon. The Parties expressly acknowledge that they have not relied upon such items and expressly waive any claims arising out of any prior or oral understandings, statements, representations or agreements which are not set forth in this Easement. No supplement, modification or amendment of this Easement shall be binding unless executed in writing by the Parties. No waiver of any of the provisions of this Easement shall be deemed, or shall constitute, a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver.

2. HEADINGS. The headings to the Sections hereof have been inserted for convenience of reference only and shall in no way modify or restrict any provisions hereof or be used to construe any such provisions.

3. MODIFICATIONS. The terms of this Easement may not be amended, waived, or terminated orally, but only by an instrument in writing signed by both Grantor and Grantee.

4. ATTORNEY'S FEES. The parties agree that if either Party brings an action against the other Party to enforce the terms hereof or to declare rights hereunder, each Party shall pay their own attorney's fees and costs incurred therein.

5. SUCCESSORS. This Easement shall inure to the benefit of and bind the Parties hereto and their respective authorized and permitted successors/heirs and assigns.

6. GOVERNING LAW/VENUE AND JURISDICTION. This Easement shall be governed by and interpreted under the laws of the state of Florida. Venue and jurisdiction for any actions brought to enforce the terms and conditions of this Easement shall be exclusively brought in any court of competent jurisdiction located in Citrus County, Florida.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020046354 BK: 3088 PG: 901 9/2/2020 3:29 PM 9 Receipt: 2020040181
RECORDING $103.50

7. NO PRESUMPTION AGAINST DRAFTER. Both Parties have freely negotiated this Easement. In any controversy, dispute, or contest over the meaning, interpretation, validity, or enforceability of this Easement or any of its terms or conditions, there shall be no inference, presumption, or conclusion drawn whatsoever against either Party by virtue of that Party having drafted this Easement or any portion thereof.

8. ACTUAL AUTHORITY. Each Party warrants and represents that it has the authority and right to enter into this Easement, and each person executing this Easement warrants and represents that he/she is fully authorized to do so.

9. LEGAL COUNSEL. By signing this Easement, the parties mutually acknowledge they have read this Easement and understand the terms contained herein or have sought the advice of their respective legal counsel.

10. FORCE MAJEURE. Whenever a period of time is provided for in this Easement for either Party to do or perform any act or thing, said Party shall not be responsible for any delay due to acts of God or other causes beyond the reasonable control of said Party, and in such event the time period shall be extended for the amount of time said Party is so delayed.

11. NO THIRD PARTY BENEFICIARIES. Nothing in this Easement is intended, nor shall anything herein be construed, to confer any rights, legal or equitable, in any person or entity other than the Parties hereto and their respective successors and permitted assigns.

12. SEVERABILITY. If any one of the foregoing provisions, or the applicability of any such provision to a specific situation, shall be held invalid or unenforceable, such provision shall be modified to the minimum extent necessary to make it or its application valid or enforceable, and the validity and enforceability of all other of the foregoing provisions and all applications of any such provision shall not be affected thereby.

Signed, sealed and delivered
in the presence of:

Witness Signature
Printed Name BETTY ANNE GRILLS

Witness Signature
Printed Name Lynn M. Stoppelli

Witness Signature
Printed Name DOREEN MORGAN

Witness Signature
Printed Name Lynn M. Stoppelli

TRUSTEES VANNESS FAMILY TRUST

By: Denise Van Ness, as Co-Trustee of the VanNess Family Trust

By: Thomas M. Van Ness Jr, as Co-Trustee of the VanNess Family Trust

STATE OF FLORIDA
00822362

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020046354 BK: 3088 PG: 902 9/2/2020 3:29 PM 10 Receipt: 2020040181
RECORDING $103.50

COUNTY OF CITRUS

I HEREBY CERTIFY that on this 18 day of August, 2020, before me, an officer duly authorized in the State of the aforesaid and in the county aforesaid to take acknowledgments, personally appeared Denise VanNess, as Co-Trustee of the VanNess Family Trust, who ✓ is personally known to me or _____ has produced _____ as identification and who take an oath and who executed the foregoing instrument and they acknowledged before me that they executed the same freely and voluntarily.

Notary Public
My Commission Expires

LYNN M. STOPPELLI
Commission # GG 324559
Expires August 16, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this 18th day of August, 2020, before me, an officer duly authorized in the State of the aforesaid and in the county aforesaid to take acknowledgments, personally appeared Thomas M. VanNess Jr., as Co-Trustee of the VanNess Family Trust, who ✓ is personally known to me or _____ has produced _____ as identification and who take an oath and who executed the foregoing instrument and they acknowledged before me that they executed the same freely and voluntarily.

LYNN M. STOPPELLI
Commission # GG 324559
Expires August 16, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public
My Commission Expires:

IN WITNESS WHEREOF, the parties have hereto set their hands and seals the day and year first above written.

CITY OF CRYSTAL RIVER, FLORIDA

Attest: _____ By: _____
Mia Fink, City Clerk Joe Meek, Mayor

STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this 10th day of AUGUST, 2020, before me, an officer duly authorized in the State of the aforesaid and in the county aforesaid to take acknowledgments, personally appeared JOE MEEK, who ✓ is personally known to me or _____ has produced _____ as identification and who take an

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020046354 BK: 3088 PG: 903 9/2/2020 3:29 PM 11 Receipt: 2020040181
RECORDING $103.50

oath and who executed the foregoing instrument and they acknowledged before me that they executed the same freely and voluntarily.

Notary Public
My Commission Expires:

Mia Fink
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG224878
Expires 9/29/2022

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020046354 BK: 3088 PG: 904 9/2/2020 3:29 PM 12 Receipt: 2020040181
RECORDING $103.50

Exhibit "A" to Perpetual Utility Easement

The West 92.0 Feet of the South ½ of that portion of the existing NW 7th Terrace Road Right of Way vacated in City of Crystal River Resolution No. 20-R-08 located within the SW ¼ of the NW ¼ of Section 21, Township 18 South, Range 17 East, Citrus County, Florida.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2022078238 BK: 3336 PG: 2222 11/23/2022 8:31 AM 1 Receipt: 2022066972
RECORDING $27.00 M DOCTAX PD $577.50 INT TAX PD $330.00

Return to:
Roy Selway
7222 Periwinkle Court
Brooksville, Florida 34602

This Instrument Prepared By:
Roy Selway
7222 Periwinkle Court
Brooksville, Florida 34602

MORTGAGE

Executed the 15th day of November **2022** by:

Pinnacle Property Solutions, LLC, a Florida limited liability company

hereinafter called the mortgagor, to

PWW, LLC, a Florida limited liability company,

hereinafter called the mortgagee:
(Wherever used herein the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation; and the term "note" includes all the notes herein described if more than one).

WITNESSETH, that for good and valuable consideration, and in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the mortgagor hereby grants, bargains, sells, aliens, remises, conveys, and confirms unto the mortgagee all the certain land of which the mortgagor is now seized and in possession situate in Citrus County, Florida, viz:

Legal Description: Lots 10, 11 and 12, Block G, Lewis Combs Subdivision, according to the Plat thereof, recorded in Plat Book 2, Page(s) 10, of the Public Records of Citrus County, Florida.

AKA: 502 NW Crystal St Crystal River, Florida 34428

Assignment of Rents. Borrower does hereby assign and set over unto the Mortgagee all rents, royalties, issues, profits, revenue, income, maintenance, and management contracts generated through the use by Mortgagee or others of all or any part of the property, including any such rents, issues, profits, income, and accounts receivable of any business activity conducted by Mortgagee on or through the use of the property as well as the proceeds of all the foregoing. The foregoing assignment shall be fully operative without any further action on the part of either party and specifically Mortgagee shall be entitled, at its option, upon the occurrence of a default hereunder, to all rents, royalties, issues, profits, revenue, income, and other benefits from the property whether Mortgagee takes possession of the property. Upon any such default hereunder, the permission hereby given to Mortgagor to collect such rents, royalties, issues, profits, revenue, income, and other benefits from the property shall terminate and such permission shall not be reinstated upon a cure of the default without Mortgagee's specific consent. Neither the exercise of any rights under this paragraph by Mortgagee nor the application of any such rents, royalties, issues, profits, revenue, income or other benefits to the indebtedness and other sums secured hereby, shall cure, or waive any default or notice of default hereunder or invalidate any act done pursuant hereto or to any such notice, but shall be cumulative of all other rights and remedies.

THIS IS A PURCHASE MONEY FIRST MORTGAGE

THE ABOVE PROPERTY IS NOT AND WILL NOT BE THE HOMESTEAD PROPERTY OF THE MORTGAGOR.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2022078238 BK: 3336 PG: 2223 11/23/2022 8:31 AM 2 Receipt: 2022066972
RECORDING $27.00 M DOCTAX PD $577.50 INT TAX PD $330.00

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues, and profits thereof, unto the mortgagee in fee simple.

AND the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor 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 and clear of all encumbrances.

PROVIDED ALWAYS that if said mortgagor shall pay unto said mortgagee the certain promissory note hereinafter substantially copied or identified to wit:

DATE: November 15th, 2022

NOTE

Brooksville, FL

AMOUNT: **$165,000.00**

FOR VALUE RECEIVED the undersigned promises to pay to the order of:

PWW, LLC, a Florida limited liability company

the principal sum of **$165,000.00 (One Hundred Sixty-Five Thousand, and 00/100) DOLLARS**

together with interest thereon at the rate of 11% (eleven percent) per annum from DATE OF EXECUTION HEREOF until maturity, both principal and interest being payable in Lawful Money of the United States, such principal sum and interest payable in installments as follows:

Payable in One (1) installment upon the sale of the property based on the following:

Base Interest Rate – is 11% per annum which is prorated by the number of days the money is out.

At the time of payoff fees that shall be due as follows:

- $500.00 Loan Doc
- 1% origination fee ($1,650.00)

THIS NOTE/MORTGAGE IS NOT ASSUMABLE WITHOUT THE CONSENT OF THE MORTGAGEE.

There shall be no pre-payment penalty.

STATE OF FLORIDA DOCUMENTARY STAMPS HAVE BEEN AFFIXED TO THE MORTGAGE SECURING THIS NOTE.

Such installment payments shall be applied first to the interest accruing under the terms of this note and then to a reduction of the principal indebtedness. The makers and endorsers of this note further agree to waive demand, notice of non-payment and protest, and in the event, suit shall be brought for the collection hereof, or the same must be collected upon demand of an attorney, to pay reasonable attorney's fees for making such collection. All payments hereunder shall bear interest at the rate of 11% (eleven percent) per annum from maturity until paid. This note is secured by a mortgage of even date herewith and is to be construed and enforced according to the laws of the State of Florida; upon default in the payment of principal and/or interest when due, the whole sum of principal and interest remaining unpaid shall at the option of the holders, become immediately due and payable. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of subsequent default.

Payable at: **PWW, LLC, 7222 Periwinkle Court. Brooksville, Florida 34602**
or such other place as shall be designated by the holder of this note in writing.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2022078238 BK: 3336 PG: 2224 11/23/2022 8:31 AM 3 Receipt: 2022066972
RECORDING $27.00 M DOCTAX PD $577.50 INT TAX PD $330.00

and shall perform, comply with, and abide by each and every of the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, determine and be null and void.

AND the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than **$165,000.00** in a company or companies acceptable to the mortgagee policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

IF any sum of money herein referred to be not promptly paid within THIRTY days next after the same becomes due, or if each and the agreements, stipulations, conditions, and covenants of said note and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any or the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

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

Pinnacle Property Solutions, LLC, a Florida limited liability company

Robert W. Read, Manager
7286 Sunshine Grove Road, Brooksville, FL 34613

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 15 day of **November 2022, by Robert W. Read as Manager of Pinnacle Property Solutions, LLC, a Florida limited liability company** who is personally known to me or has produced _____ as identification and did (did not) take an oath.

Notary Public

Melody L Rehor
Printed Notary Name

SEAL

Melody L Rehor
Comm.:HH 258288
Expires: May 28, 2026
Notary Public - State of Florida

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

Detail by Entity Name

Florida Limited Liability Company
PWW, LLC

Filing Information

Document Number	L17000149862
FEI/EIN Number	82-2131966
Date Filed	07/12/2017
Effective Date	07/05/2017
State	FL
Status	ACTIVE

Principal Address

7222 PERIWINKLE COURT
BROOKSVILLE, FL 34602

Mailing Address

7222 PERIWINKLE COURT
BROOKSVILLE, FL 34602

Registered Agent Name & Address

SELWAY, ROY
7222 PERIWINKLE COURT
BROOKSVILLE, FL 34602

Authorized Person(s) Detail

Name & Address

Title MGR

SELWAY, ROY
7222 PERIWINKLE COURT
BROOKSVILLE, FL 34602

Title MGR

Selway, Maria Evita
7222 PERIWINKLE COURT
BROOKSVILLE, FL 34602

Annual Reports

Report Year	Filed Date
2023	01/23/2023
2024	01/30/2024
2025	01/10/2025

01/10/2025 -- ANNUAL REPORT	View image in PDF format
01/30/2024 -- ANNUAL REPORT	View image in PDF format
10/16/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
01/23/2023 -- ANNUAL REPORT	View image in PDF format
02/01/2022 -- ANNUAL REPORT	View image in PDF format
02/01/2021 -- ANNUAL REPORT	View image in PDF format
02/04/2020 -- ANNUAL REPORT	View image in PDF format
01/09/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
07/12/2017 -- Florida Limited Liability	View image in PDF format

Altkey: 1073081 **Parcel ID: 17E18S210030 000G0 0100**

PINNACLE PROPERTY SOLUTIONS LLC **502 NW CRYSTAL ST , CRYSTAL RIVER, 34428**

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	3360 - CRYSTAL RIVER (CITY OF) NON-WATERFRONT
Tax District	000R - CITY OF CRYSTAL RIVER
Subdivision	000439 - COMBS SUB PG 2 PG 10
Short Legal	LEWIS COMBS SUBDIVISION PB 2 PG 10, LOT 10, 11 & 12 BLK G.—AND—THAT PORT NW 7TH TER RD, VACATED PER CR CITY COUNCIL RES NO.
Est. Parcel Sqft	11,280
Est. Parcel Acres	.26
Map SC-TW-RG	21-18S-17E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	PINNACLE PROPERTY SOLUTIONS LLC
Mailing Address	7286 SUNSHINE GROVE RD BROOKSVILLE FL 34613

All Owners

Name	Owner Type
PINNACLE PROPERTY SOLUTIONS LLC	BU - Business

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	$13,470	$182,706	$196,176	$196,176	$0	$196,176	$0	$4,088.65	Link
2024	$10,200	$188,006	$198,206	$186,501	$0	$186,501	$0	$3,949.71	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	000R	CITY OF CRYSTAL RIVER	$196,176	20.8418	$4,088.66

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
CRDV	CRYSTAL RIVER RE-DEVELOPMENT	$.00

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
11/15/2022	$86,000	3336/2220	00-WARRANTY DEED	I
04/01/2005	$100	1838/1143	03-SAME FAMILY/DEED FOL	I
01/01/2000	$22,500	1354/0118	01-CORRECTIVE/QC/TD/COT	I
01/01/1987	$15,000	0726/0831	17-17	I
04/01/1986	$10,000	0698/0697	01-CORRECTIVE/QC/TD/COT	I
05/01/1984	$30,000	0643/0759	00-WARRANTY DEED	I

12/01/1983	$100 0640/0709	01-CORRECTIVE/QC/TD/COT	I
12/01/1983	$22,000 0631/0998	17-17	I

DISCLAIMER

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Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
12/10/2025	PE25-0095	CHANGE OUT METER AND PANEL SAME FOR SAME	$2,000	
10/27/2025	PB25-0560	HURRICANE DAMAGE	$37,500	
03/04/2025	PR25-0019	REMOVE THE EXISTING ROOF SYSTEM AND INSTALL 32SQ OF IKO SHINGLES PITCH IS 4/12	$15,875	
11/01/1991	6994	FIREPLACE INSTALLATION	$2,200	
11/01/1982	3115	STUCCO EXTERIOR	$500	11/01/1982

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0108-RESIDENTIAL NON-WATERFRONT	F-FRONT FOOT	25.00	25.0	139			$4,490	R2
2	0108-RESIDENTIAL NON-WATERFRONT	F-FRONT FOOT	25.00	25.0	139			$4,490	R2
3	0108-RESIDENTIAL NON-WATERFRONT	F-FRONT FOOT	25.00	25.0	139			$4,490	R2

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1955
Total FLA	2,400
Total Under Roof	2,400
Exterior Wall	34 - WOOD FRAME STUCCO
Foundation	1 - WD CONCR PIERS
HVAC	001 - NONE
Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	01 - GABLE
Roof Cover	02 - METAL
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	5/1/
Addl Fixtures	
FPL: Stacks/Openings	1 / 1
RCN	235,802
RCNLD	174,306

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1955	2,400

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	CONCRETE PAVERS SAND/MORTAR BASE-[1-SF]	1960	7	15	1	105	500
1	2	CONCRETE PATIO NO FOOTER-[1-SF]	1955	15	29	1	435	1,470
1	3	UTILY BLDG FIN WD/ALM W SLAB-[1-SF]	1970	14	14	1	196	1,370

1	4	CONCRETE PATIO NO FOOTER-[1-SF]	1955	9	28	1	252	850
1	5	OPEN PORCH FIN WOOD/ALUM WITH CONC SLAB-[1-SF]	1991			1	280	2,200
1	6	ENCLOSED PORCH WOOD SIDING-[1-SF]	1997	6	7	1	42	640
1	7	DECKING WOOD-[1-SF]	1997	6	8	1	48	180
1	8	DECKING WOOD-[1-SF]	2008	10	15	1	150	610
1	9	CONCRETE PATIO NO FOOTER-[1-SF]	2008	10	12	1	120	580

Total Misc Value
8,400

Legal Description

Legal Description

LEWIS COMBS SUBDIVISION PB 2 PG 10, LOT 10, 11 & 12 BLK G.
---AND---
THAT PORT NW 7TH TER RD, VACATED PER CR CITY COUNCIL RES NO.
20-R-08, OR BK 3088 PG 893, ADJACENT TO S BNDRY LOT 10, 11 &
12 BLK G LEWIS COMBS SUBDIVISION PB 2 PG 10.

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.

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923300

To: Tax Collector of CITRUS COUNTY, Florida

I,

KEYS FUNDING LLC - 5024
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
1073081	2024/4080	06-01-2024
Legal Description		
LEWIS COMBS SUBDIVISION PB 2 PG 10, LOT 10, 11 & 12 BLK G. ---AND--- THAT PART NW 7TH TER RD, VACATED PER CR CITY COUNCIL RES NO. 20-R-08, OR BK 3088 PG 893, ADJACENT TO S BNDRY LOT 10, 11 & 12 BLK G LEWIS COMBS SUBDIVISION PB 2 PG 10.		

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 - 5024
PO BOX 67513
NEWARK, NJ 07101-8009

04-21-2026
Application Date

Applicant's signature

Altkey: 1073081 **Parcel ID: 17E18S210030 000G0 0100**
PINNACLE PROPERTY SOLUTIONS LLC **502 NW CRYSTAL ST , CRYSTAL RIVER, 34428**

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	3360 - CRYSTAL RIVER (CITY OF) NON-WATERFRONT
Tax District	000R - CITY OF CRYSTAL RIVER
Subdivision	000439 - COMBS SUB PG 2 PG 10
Short Legal	LEWIS COMBS SUBDIVISION PB 2 PG 10, LOT 10, 11 & 12 BLK G.---AND---THAT PART NW 7TH TER RD, VACATED PER CR CITY COUNCIL RES NO.
Est. Parcel Sqft	13,731
Est. Parcel Acres	.32
Map SC-TW-RG	21-18S-17E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	PINNACLE PROPERTY SOLUTIONS LLC
Mailing Address	7286 SUNSHINE GROVE RD BROOKSVILLE FL 34613

All Owners

Name	Owner Type
PINNACLE PROPERTY SOLUTIONS 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	$22,550	$176,553	$199,103	$199,103	$0	$199,103	$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	$13,470	$182,706	$196,176	$196,176	$0	$196,176	$0	$4,088.65	Link
2024	$10,200	$188,006	$198,206	$186,501	$0	$186,501	$0	$3,949.71	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	000R	CITY OF CRYSTAL RIVER	$199,103	20.5609	$4,093.74

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
CRDV	CRYSTAL RIVER RE-DEVELOPMENT	$.00

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
11/15/2022	$86,000	3336/2220	00-WARRANTY DEED	I
04/01/2005	$100	1838/1143	03-SAME FAMILY/DEED FOL	I
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04/01/1986	$10,000	0698/0697	01-CORRECTIVE/QC/TD/COT	I
05/01/1984	$30,000	0643/0759	00-WARRANTY DEED	I
12/01/1983	$100	0640/0709	01-CORRECTIVE/QC/TD/COT	I
12/01/1983	$22,000	0631/0998	17-17	I

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Legacy System Permits (Infor)

Permit Date	Permit Number	Description	Amount	Occupancy Date
12/10/2025	PE25-0095	CHANGE OUT METER AND PANEL SAME FOR SAME	$2,000	
10/27/2025	PB25-0560	HURRICANE DAMAGE	$37,500	
03/04/2025	PR25-0019	REMOVE THE EXISTING ROOF SYSTEM AND INSTALL 32SQ OF IKO SHINGLES PITCH IS 4/12	$15,875	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0108-RESIDENTIAL NON-WATERFRONT	U-UNIT	1.00	25.0	150			$7,500	R2
2	0108-RESIDENTIAL NON-WATERFRONT	U-UNIT	1.00	25.0	150			$7,500	R2
3	0108-RESIDENTIAL NON-WATERFRONT	U-UNIT	1.00	25.0	150			$7,500	R2
4	9400-RIGHT OF WAY	U-UNIT	1.00					$50	

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY

Year Built	1955
Total FLA	2,400
Total Under Roof	2,400
Exterior Wall	34 - WOOD FRAME STUCCO
Foundation	1 - WD CONCR PIERS
HVAC	001 - NONE
Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	01 - GABLE
Roof Cover	02 - METAL
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	5/1/
Addl Fixtures	
FPL: Stacks/Openings	1 / 1
RCN	232,464
RCNLD	168,773

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1955	2,400

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	CONCRETE PAVERS SAND/MORTAR BASE-[1-SF]	1960	7	15	1	105	530
1	2	CONCRETE PATIO NO FOOTER-[1-SF]	1955	15	29	1	435	1,550
1	3	UTILY BLDG FIN WD/ALM W SLAB-[1-SF]	1970	14	14	1	196	1,370
1	4	CONCRETE PATIO NO FOOTER-[1-SF]	1955	9	28	1	252	900
1	5	OPEN PORCH FIN WOOD/ALUM WITH CONC SLAB-[1-SF]	1991			1	280	2,200
1	6	ENCLOSED PORCH WOOD SIDING-[1-SF]	1997	6	7	1	42	640
1	9	CONCRETE PATIO NO FOOTER-[1-SF]	2008	10	12	1	120	590

Total Misc Value
7,780