RECEIVED
By Tifani White at 9:15 am, 9/1/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	JPL INVESTMENTS CORP OCEAN BANK AS CUSTODIAN FOR JPL INVESTMENTS CORP 8724 SW 72 ST NO. 382 MIAMI, FL 33173	Property Owner	SPRADLIN PATRICIA GAYLE 2917 GRAND TRAVERSE CIR GRAND ISLAND, FL 32735-9762
Property description	S1/2 OF SE1/4 OF GOVT LOT 3 IN SEC 14-19-16 TITLE IN OR BK 1070 PG 2111 & QCD PER ORDER FROM CASE #2 (Full legal attached.)	Application date	Apr 28, 2026
		Certificate #	2024 / 3599
		Date certificate issued	06/01/2024
		Account number	1010128

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)
# 2024/3599	06/01/2024	357.54	49.68	407.22
			→ Part 2: Total*	**407.22**

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)
# 2025/3926	06/01/2025	354.52	6.25	31.69	392.46
				Part 3: Total*	**392.46**

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)	799.68
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	358.07
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)	118.71
7.	**Total Paid** (Lines 1-6)	1,701.46

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 1st of September, 2026

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

Part 5: Clerk of Court Certified Amounts (Lines 8-15)		
8.	Processing tax deed fee	129.00
9.	Certified or registered mail charge	0.00
10.	Advertising charge (see s.197.542, F.S.)	0.00
11.	Recording fee for certificate of notice	0.00
12.	Sheriff's fees	0.00
13.	Interest (see Clerk of Court Instructions, page 2)	0.00
14.	**Total Paid** (Lines 8-13)	129.00
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16.	Statutory opening bid (total of Lines 7, 14, and 15, if applicable)	1,830.46
17.	Redemption fee	6.25
18.	Total amount to redeem	1,836.71
	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)

S1/2 OF SE1/4 OF GOVT LOT 3 IN SEC 14-19-16 TITLE IN OR BK 1070 PG 2111 & QCD PER ORDER FROM CASE #2006-CA-002962 IN OR BK 2232 PG 831

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

TAX DEED APPLICATION COVER LETTER

Account #: 1010128

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
JPL INVESTMENTS CORP
OCEAN BANK AS CUSTODIAN FOR JPL INVESTMENTS CORP
8724 SW 72 ST NO. 382
MIAMI, FL 33173

Owner on Current Tax Roll
SPRADLIN PATRICIA GAYLE
2917 GRAND TRAVERSE CIR
GRAND ISLAND, FL 32735-9762

Additional Parties, Per Search

PATRICIA GAYLE SPRADLIN — Title Holder
331 CABARET CT SW
MARIETTA, GA 30064

PATRICIA GAYLE SPRADLIN — Title Holder
C/O DEREK A SCHROTH, PA
BOWEN RADSON SCHROTH PA
600 JENNINGS AVE
EUSTIS, FL 32726

PATRICIA GAYLE SPRADLIN A/K/A PATRICIA SPRADLIN — Title Holder
(NO ADDRESS ON DOCUMENT)

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 #: 923357

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
1010128	16E19S14 42200	2450 S JOHN BROWN DR CRYSTAL RIVER 34429

Legal Description

S1/2 OF SE1/4 OF GOVT LOT 3 IN SEC 14-19-16 TITLE IN OR BK 1070 PG 2111 & QCD PER ORDER FROM CASE #2006-CA-002962 IN OR BK 2232 PG 831

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 3599	$19,130	No	No	No

Owner of Record on Current Tax Roll

PATRICIA GAYLE SPRADLIN

Billing Name & Address

2917 GRAND TRAVERSE CIR
GRAND ISLAND FL 32735-9762

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: 08/14/2026 **Search covers** **20 years** **through:** 08/12/2026

Christina Young
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
PATRICIA GAYLE SPRADLIN 331 CABARET CT SW MARIETTA GA 30064	Warranty Deed Bk:1070 Pg:2111	
PATRICIA GAYLE SPRADLIN C/O DEREK A SCHROTH, PA BOWEN RADSON SCHROTH PA 600 JENNINGS AVE EUSTIS FL 32726	Quit Claim Deed Bk:2232 Pg:831	
PATRICIA GAYLE SPRADLIN	Warranty Deed Bk:2584 Pg:1216	No address found on document.
	Warranty Deed Bk:2584 Pg:1217	
	Warranty Deed Bk:2584 Pg:1218	
	Warranty Deed Bk:2584 Pg:1219	
	Warranty Deed Bk:2584 Pg:1220	
	Warranty Deed Bk:2584 Pg:1221	

Related Documents (for Reference)

Judgment
Bk:2171 Pg:174

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type
Property Appraiser

RECORD AND RETURN TO:
FOHL & SHORT, P.A.
ATTN: LINDA D. BAL
280 W. CANTON AVE., STE 210
WINTER PARK, FL 32790

Doc Stamp-Deed: $ .70
Intangible Tax: $ -0-

BK 1070 PG 2111

Betty Strifler,
Clerk of Circuit Court
Citrus County, FL

By: CAB D.C.

1050
.70
5.00 Indexed
2.00

WARRANTY DEED

THIS WARRANTY DEED made the 3RD day of MARCH A.D. 1995 by

WILLIAM C. GARRETT
A/K/A W.C. GARRETT, AN UNREMARRIED WIDOWER

hereinafter called the grantor, to **JEANETTE C. WILSON** and **GWENDOLYN L. CRAIN** and **DONALD E. GARRETT** and **BARBARA A. NELSON** and **CLURIA LAMAR GARRETT** and **PATRICIA GAYLE SPRADLIN** and **JAMES M. GARRETT** hereinafter called the grantees: 331 Cabaret Ct. SW, Marietta, Ga. 30064

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

S1/2 of SE1/4 of Government Lot 3 in Section 14, Township 19 South, Range 16 East, being otherwise described as: Beginning 1980 feet South of the NE Corner of Government Lot 3 of said Section, Township and Range, thence running South 660 feet to the SE Corner of said Government Lot 3, thence run Northwesterly 688.54 feet to the SW corner of said Government Lot 3, thence run North 513.92 feet to the North boundry of the S1/2 of SE1/4 of said Government Lot 3, thence run East 670.81 feet to Point of Beginning, EXCEPTING AND RESERVING the North 50 feet of S1/2 of SE1/4 of Government Lot 3 in Section 14, Township 19 South, Range 16 East.

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 convenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby warrants the title to said land and will defend

the same against the lawful claims of all persons whomsoever; and that the land is free of all encumberances, except taxes accruing subsequent to December 31, 1995.

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

SIGNED, SEALED, AND DELIVERED

in our presence:

WITNESS LINDA D. BAL

WITNESS JOANNE K. LEVINE

WILLIAM C. GARRETT
A/K/A W.C. GARRETT
P.O. Box 15
Sycamore, Ga. 31790

STATE OF FLORIDA

COUNTY OF ORANGE

I hereby certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

WILLIAM C. GARRETT A/K/A W.C. GARRETT, A UNREMARRIED WIDOWER

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

WITNESS me hand and official seal in the County and State last aforesaid this 3rd day of March A.D. 1995.

NOTARY PUBLIC
My commission expires _____

OFFICIAL NOTARY SEAL
LINDA D BAL
COMMISSION NUMBER
CC382688
MY COMMISSION EXP.
JULY 2,1998
NOTARY PUBLIC STATE OF FLORIDA

PREPARED BY:
LINDA D. BAL
280 W. CANTON AVE., STE 410
WINTER PARK, FL 32790

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK
95 MAR 3 PM 1 38
VERIFIED BY:
D.C.

84868

2008036553 6 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $62.50
DOCUMENTARY TAX: $0.70
2008036553 BK:2232 PG:831
07/28/2008 01:14 PM 6 PGS
AHOLMES,DC Receipt #020363

Prepared by and return to:
Derek A. Schroth, Esq.
Bowen Radson Schroth, P.A.
600 Jennings Avenue
Eustis, Florida 32726

Quit Claim Deed

This Quit-Claim Deed, executed this 30th day of June, 2008, by Jeanette C. Wilson, Gwendolyn L. Crain, Donald E. Garrett, Barbara Nelson, and Cluria Lamar Garrett, Patricia Gayle Spradlin, and James M. Garrett ("Grantor"), whose address is c/o Derek A. Schroth, P.A., Bowen Radson Schroth, P.A., 600 Jennings Avenue, Eustis, Florida 32726, to Jeanette C. Wilson, Gwendolyn L. Crain, Donald E. Garrett, Barbara Nelson, and Cluria Lamar Garrett, Patricia Gayle Spradlin, and James M. Garrett ("Grantee"), whose address is same as above .

For and in consideration of the sum of $10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged by Grantor, Grantor does hereby remise, release and quit-claim unto Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Citrus, State of Florida, further described as follows:

> South 1/2 of the Southeast 1/4 of Government Lot 3 in Section 14, Township 19 South, Range 16 East.

To have and to hold the same together with all and singular the appurtenances thereunto belonging on in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee forever. *Singular and plural are interchangeable as context requires.

Bowen Radson Schroth, P.A. prepared this deed at the instruction of Circuit Court Judge Patricia Thomas by her Court order entered October 26, 2008, in case number 2006-CA-002962. Further, the legal description utilized herein was furnished by Circuit Court Judge Patricia Thomas and the accuracy of the legal description has not been verified. The party preparing this instrument assumes no liability for the state of title or the accuracy of the legal description as establshed by Circuit Court Judge Patricia Thomas.

Subject to real property taxes, easements and restrictions of record, if any; however, this reference shall not serve to reimpose same.

In Witness Whereof, Grantor has signed and sealed this Quit-Claim Deed the day and year first above written.

Signed, sealed and delivered
in the presence of:

Lynn Gordy
(First Witness)

Lynn Gordy
(Printed/typed name)

(Second Witness)

Jean Partridge
(Printed/typed name)

Jeanette C. Wilson
JEANETTE C. WILSON

State of Georgia
County of Muscogee

The foregoing instrument was acknowledged before me this 25 day of June, 2008, by Jeanette C. Wilson, ✓ who is personally known to me or ___ who produced _____ as identification and who did not take an oath.

Notary Public

Terri Conner
Printed Name of Notary
My Commission Expires:
7/1/10

Signed, sealed and delivered
in the presence of:

Lynn Gardy
(First Witness)

Lynn Gardy
(Printed/typed name)

Jean Partridge
(Second Witness)

Jean Partridge
(Printed/typed name)

Gwendolyn L. Crain
GWENDOLYN L. CRAIN

State of Georgia
County of Muscogee

The foregoing instrument was acknowledged before me this 25 day of June, 2008, by Gwendolyn L. Crain, ✓ who is personally known to me or ___ who produced _____ as identification and who did not take an oath.

Notary Public, Grady County, Georgia
My Commission Expires March 4, 2011

Terri T. Conner (for Gwen Crain)
Notary Public
Terri T. Conner
Printed Name of Notary
My Commission Expires:
7/1/10

Signed, sealed and delivered
in the presence of:

Wm. H. Scott
(First Witness)

Wm. H. Scott
(Printed/typed name)

Charles B. Butler
(Second Witness)

Charles B. Butler
(Printed/typed name)

Donald E. Garrett
DONALD E. GARRETT

State of GEORGIA
County of ~~Lake~~ Grady

The foregoing instrument was acknowledged before me this 21 day of July, 2008, by Donald E. Garrett, ✓ who is personally known to me or ___ who produced _____ as identification and who did not take an oath.

JoAnn M. Butler
Notary Public
JOANN M. BUTLER
Printed Name of Notary
My Commission Expires:
Notary Public, Grady County, Georgia
My Commission Expires March 4, 2011

Signed, sealed and delivered
in the presence of:

Lynn Gardy
(First Witness)
Lynn Gardy
(Printed/typed name)

Jean Partridge
(Second Witness)
Jean Partridge
(Printed/typed name)

Barbara Nelson Moody
BARBARA NELSON Moody

State of Georgia
County of Muscogee

The foregoing instrument was acknowledged before me this 25 day of June, 2008, by Barbara Nelson, ✓ who is personally known to me or ___ who produced _____ as identification and who did not take an oath.

Terri T Conner
Notary Public
Terri T Conner
Printed Name of Notary
My Commission Expires:
7/1/10

for Barbara Nelson Moody

Signed, sealed and delivered
in the presence of:

(First Witness)

Jennifer Schweitzer
(Printed/typed name)

(Second Witness)

Rae Fisher.
(Printed/typed name)

CLURIA LAMAR GARRETT

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 26 day of June 2008, by Cluria Lamar Garrett, ___ who is personally known to me or ___ who produced GA DL as identification and who did not take an oath.

Notary Public
Shelley L Barfield
Printed Name of Notary
My Commission Expires:

Notary Public, Henry County, Georgia
My Commission Expires March 7, 2011

Signed, sealed and delivered
in the presence of:

(First Witness)

Kristen Sheppard
(Printed/typed name)

(Second Witness)

Jermaine Yancey
(Printed/typed name)

PATRICIA GAYLE SPRADLIN

State of Georgia
County of Turner

The foregoing instrument was acknowledged before me this 30 day of June, 2008, by Patricia Gayle Spradlin, ✓ who is personally known to me or ___ who produced _____ as identification and who did not take an oath.

Deidre L. Allen
Notary Public
Deidre L. Allen
Printed Name of Notary
My Commission Expires:

Notary
State of Georgia
County of Turner
My Commission Expires
November 11, 2011

DEIDRE LASHAY ALLEN NOTARY EXPIRES GEORGIA NOV. 1, 2011 PUBLIC TURNER COUNTY

Signed, sealed and delivered in the presence of:

Kristen Sheppard
(First Witness)
Kristen Sheppard
(Printed/typed name)

Jermaine Yancey
(Second Witness)
Jermaine Yancey
(Printed/typed name)

State of Georgia
County of Turner

The foregoing instrument was acknowledged before me this 30 day of June, 2008, by James M. Garrett, ✓ who is personally known to me or ___ who produced _____ as identification and who did not take an oath.

Deidre L. Allen
Notary Public
Deidre L. Allen
Printed Name of Notary
My Commission Expires:

Notary
State of Georgia
County of Turner
My Commission Expires
November 11, 2011

DEIDRE LASHAY ALLEN NOTARY EXPIRES GEORGIA NOV. 1, 2011 PUBLIC TURNER COUNTY

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $10.00
DOCUMENTARY TAX: $0.70
2013048415 BK:2584 PG:1216
10/11/2013 04:04 PM 1 PG
BTENNEY,DC Receipt #043031

2013048415 1 PG

Return To:
Don F. DeFoor, P.C.
3144 Golf Ridge Boulevard, Suite 201
Douglasville, Ga. 30135

Documents Preparation Only
No Title Search

THIS WARRANTY DEED made this 15 day of Aug 2013 by

JEANETTE C. WILSON

Hereinafter called the grantor, to **PATRICIA GAYLE SPRADLIN,** hereinafter called grantee:

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

S1/2 of SE1/4 of Government Lot 3 in Section 14, Township 19 South, Range 16 East.

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 sais grantees that the grantor is lawfully seized if said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby warranty the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

SIGNED, SEALED AND DELIVERED
in our presence:

Witness

Witness

Jeanette C. Wilson
JEANETTE C. WILSON

STATE OF Alabama

COUNTY OF Russell

I certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County Aforesaid to take acknowledgments, personally appeared JEANETTE C. WILSON to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

Witness my hand and official seal in the County and State last aforesaid this 15 day of August 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES OCT. 14, 2013

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $10.00
DOCUMENTARY TAX: $0.70
2013048416 BK:2584 PG:1217
10/11/2013 04:04 PM 1 PG
BTENNEY,DC Receipt #043031

2013048416 1 PG

Return To:
Don F. DeFoor, P.C.
3144 Golf Ridge Boulevard, Suite 201
Douglasville, Ga. 30135

Documents Preparation Only
No Title Search

THIS WARRANTY DEED made this 8 day of 16 2013 by

GWENDOLYN L. CRAIN

Hereinafter called the grantor, to **PATRICIA GAYLE SPRADLIN,** hereinafter called grantee:

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

S1/2 of SE1/4 of Government Lot 3 in Section 14, Township 19 South, Range 16 East.

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 sais grantees that the grantor is lawfully seized if said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby warranty the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

SIGNED, SEALED AND DELIVERED
in our presence:

Witness

Witness

Gwendolyn L. Crain
GWENDOLYN L. CRAIN

STATE OF GA

COUNTY OF Muscogee

I certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County Aforesaid to take acknowledgments, personally appeared GWENDOLYN L. CRAIN to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

Witness my hand and official seal in the County and State last aforesaid this 14 day of 8, 2013.

NOTARY PUBLIC

REGINA F. GEHMAN
NOTARY PUBLIC
MUSCOGEE COUNTY, GA
COMMISSION EXPIRES
JUNE 14, 2014

2013048417 1 PG

Return To:
Don F. DeFoor, P.C.
3144 Golf Ridge Boulevard, Suite 201
Douglasville, Ga. 30135

Documents Preparation Only
No Title Search

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $10.00
DOCUMENTARY TAX: $0.70
2013048417 BK:2584 PG:1218
10/11/2013 04:04 PM 1 PG
BTENNEY,DC Receipt #043031

THIS WARRANTY DEED made this 15 day of Aug 2013 by

DONALD E. GARRETT

Hereinafter called the grantor, to **PATRICIA GAYLE SPRADLIN,** hereinafter called grantee:

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

S1/2 of SE1/4 of Government Lot 3 in Section 14, Township 19 South, Range 16 East.

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 sais grantees that the grantor is lawfully seized if said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby warranty the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

SIGNED, SEALED AND DELIVERED
in our presence:

Witness

Witness

Donald E. Garrett
DONALD E. GARRETT

STATE OF Alabama

COUNTY OF Horton

I certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County Aforesaid to take acknowledgments, personally appeared DONALD E. GARRETT to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

Witness my hand and official seal in the County and State last aforesaid this 15 day of August, 2013.

NOTARY PUBLIC

DENA S. KOBE
MY COMMISSION EXPIRES
NOTARY
PUBLIC
August 27, 2013
STATE OF ALABAMA

3144 Golf Ridge Boulevard, Suite 201
Douglasville, Ga. 30135

Documents Preparation Only
No Title Search

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $10.00
DOCUMENTARY TAX: $0.70
2013048418 BK:2584 PG:1219
10/11/2013 04:04 PM 1 PG
BTENNEY,DC Receipt #043031

2013048418 1 PG

THIS WARRANTY DEED made this 24 day of Aug 2013 by

CLURIA LAMAR GARRETT

Hereinafter called the grantor, to **PATRICIA GAYLE SPRADLIN,** hereinafter called grantee:

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

S1/2 of SE1/4 of Government Lot 3 in Section 14, Township 19 South, Range 16 East.

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 sais grantees that the grantor is lawfully seized if said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby warranty the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

SIGNED, SEALED AND DELIVERED
in our presence:

Witness

Witness

CLURIA LAMAR GARRETT

K T WALLACE NOTARY PUBLIC COMMISSION EXPIRES DECEMBER 3, 2015 HENRY COUNTY, GA

STATE OF Georgia

COUNTY OF Henry

I certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County Aforesaid to take acknowledgments, personally appeared CLURIA LAMAR GARRETT to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

Witness my hand and official seal in the County and State last aforesaid this 24th day of August, 2013.

2013048419 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $10.00
DOCUMENTARY TAX: $0.70
2013048419 BK:2584 PG:1220
10/11/2013 04:04 PM 1 PG
BTENNEY,DC Receipt #043031

Return To:
Don F. DeFoor, P.C.
3144 Golf Ridge Boulevard, Suite 201
Douglasville, Ga. 30135

Documents Preparation Only
No Title Search

THIS WARRANTY DEED made this 1st day of Aug 2013 by

JAMES M. GARRETT

Hereinafter called the grantor, to **PATRICIA GAYLE SPRADLIN,** hereinafter called grantee:

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

S1/2 of SE1/4 of Government Lot 3 in Section 14, Township 19 South, Range 16 East.

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 sais grantees that the grantor is lawfully seized if said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby warranty the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

SIGNED, SEALED AND DELIVERED
in our presence:

Rebecca L Spi
Witness

Kimberly Nixon
Witness

JAMES M. GARRETT

STATE OF GEORGIA

COUNTY OF TURNER

I certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County Aforesaid to take acknowledgments, personally appeared JAMES M. GARRETT to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

Witness my hand and official seal in the County and State last aforesaid this 1st day of Aug, 2013.

Shelia Douglas
NOTARY PUBLIC

SHELIA DOUGLAS
Notary Public
Turner County
State of Georgia
My Commission Expires Aug 9, 2016

Return To:
Don F. DeFoor, P.C.
3144 Golf Ridge Boulevard, Suite 201
Douglasville, Ga. 30135

Documents Preparation Only
No Title Search

2013048420 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $10.00
DOCUMENTARY TAX: $0.70
2013048420 BK:2584 PG:1221
10/11/2013 04:04 PM 1 PG
BTENNEY,DC Receipt #043031

THIS WARRANTY DEED made this 19 day of Sept 2013 by

BARBARA A. NELSON N/K/A BARBARA NELSON MOODY

Hereinafter called the grantor, to **PATRICIA GAYLE SPRADLIN,** hereinafter called grantee:

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

S1/2 of SE1/4 of Government Lot 3 in Section 14, Township 19 South, Range 16 East

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 sais grantees that the grantor is lawfully seized if said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby warranty the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

SIGNED, SEALED AND DELIVERED
in our presence:

Witness

Witness

Barbara A. Nelson
BARBARA A. NELSON

Barbara Nelson Moody
N/K/A BARBARA NELSON MOODY

STATE OF Ga

COUNTY OF Douglas

I certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County Aforesaid to take acknowledgments, personally appeared BARBARA A. NELSON N/K/A BARBARA NELSON MOODY to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

Witness my hand and official seal in the County and State last aforesaid this 19 day of Sept, 2013.

NOTARY PUBLIC

SUSAN BRADEN NOTARY PUBLIC DOUGLAS COUNTY GEORGIA EXPIRES JAN. 31, 2016

IN THE CIRCUIT COURT FOR THE FIFTH JUDICIAL CIRCUIT
IN AND FOR CITRUS COUNTY, FLORIDA

2007062063 8 PGS

JEANETTE C. WILSON, GWENDOLYN L. CRAIN, DONALD E. GARRETT, BARBARA NELSON, CLURIA LAMAR GARRETT, PATRICIA GAYLE SPRADLIN, and JAMES M. GARRETT,

Plaintiffs,

vs.

JAMES ROBERT BROWN,

Defendant.

CASE NUMBER: 2006-CA-002962

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $0.00
2007062063 BK:2171 PG:174
10/31/2007 08:51 AM 8 PGS
AHOLMES,DC Receipt #035214

FILED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK
2007 OCT 29 P 12:56

FINAL JUDGMENT

THIS CAUSE came before the Court upon the Plaintiffs' Complaint for Ejectment, the Defendant's Answer, Affirmative Defenses and Counterclaim, and the Plaintiffs' Reply to the Affirmative Defenses and Answer and Affirmative Defenses to the Counterclaims. This Court, having conducted a non-jury trial on August 20, 2007, having considered the Plaintiffs' Post-Trial Brief and the Defendant's Closing Memorandum with supporting attachments, having considered the record and being otherwise fully informed of the premises, makes the following specific findings of fact:

A. BACKGROUND

1. The Plaintiffs are in possession of property described in their deed as the South ½ of the Southeast ¼ of Government Lot 3, Section 14, Township 19 South, Range 16 East. The deed has a secondary clause, which is a metes and bounds description of the property, and states "being otherwise described as: [metes and bounds description]." The Plaintiffs' predecessors in interest are Ruth Miles, who conveyed the property to William C. Garrett in 1969, who conveyed

the property to the Plaintiffs in 1995. The Plaintiffs' Complaint sets forth a claim for Ejectment and alleges that the Defendant's predecessors-in-interest built their home on the Plaintiffs' property, which is the wrong lot. The Plaintiffs' also contend that, due to severe erosion and a change of course of the St. Martins River, the location of the Defendant's property is under water.

2. The Defendant is James Robert Brown, whose predecessors-in-interest were his parents, John and Helen Brown, who purchased the East ½ of Government Lot 7 in Section 14, Township 19 South, Range 16 East, via Tax Deed in 1937. John and Helen Brown built a home on what they believed to be the East ½ of Government Lot 7 in the early 1940s. The Browns conveyed the property to their three adult children as tenants-in-common in 1987, but two of the children conveyed their interest in the property to the third, James Robert Brown, in 2005. The Defendant alleges that his predecessors-in-interest built the home where maps from that era indicated Government Lot 7 was located, but the Property Appraiser's maps indicate that Government Lot 7 is located elsewhere.

3. The Defendant's Answer and Affirmative Defenses asserts the defense of statute of limitations, adverse possession, the doctrine of the original survey, and other statutory defenses, and sets forth a Counterclaim to Quiet Title and for Declaratory Relief.

B. THE TESTIMONY AT TRIAL AND IN THE RECORD

1. One of the Plaintiffs, Patricia Spradlin, testified at trial that Ruth Miles conveyed the property to W.C. Garrett in 1969 and that Ruth Miles was Garrett's aunt. Spradlin also testified that W.C. Garrett conveyed the property to his adult children, including Spradlin, in 1995. Spradlin testified that her father, W.C. Garrett, told the Plaintiffs (his children) that there was a verbal agreement arising out of a 1960's era ejectment action whereby John and Helen Brown would be permitted to live on the property rent-free until the Browns died, and then the property

where the Browns were living would be returned to Garrett. Spradlin also testified that Miles, Garrett, and the Plaintiffs had always paid their taxes on the Government Lot 3 property, which the Property Appraiser has listed as an unimproved or vacant lot. On cross-examination, Spradlin admitted that it was Miles who was allegedly part of the 1960s ejectment action and verbal agreement against the Browns, not W.C. Garrett.

2. The testimony of the Defendant, James Robert Brown, revealed that he had never heard of any verbal agreement regarding permission to stay on the property. Further, he states his mother, Helen Brown, believed she did not need permission to live on the property, in fact owned the property, and had always intended to pass the property on to her children.

3. In pre-trial depositions, all three Brown children testified that they knew, from childhood memories, that there had been a dispute over the property between Miles and their father, John Brown, but that it had been settled in the 1960s or 1970s. Essentially, the Browns believe that their father, mother, and now James Robert Brown, have lived on the property without dispute, cultivating crops, and paying taxes on what the Property Appraiser assessed as an improved lot from 1937 until now with only a 1997 letter from the Plaintiffs' attorney indicating there was a verbal agreement regarding the property.

4. Rosemary Baumann, a Cartographer at Citrus County's Property Appraiser's Office, also testified at deposition and trial. This Court's general impression based upon her testimony is that the Property Appraiser's office is confused as to where the East ½ of Government Lot 7 is located. According to Property Appraiser maps, the Property Appraiser believes the Brown's parcel (parcel number 31440, otherwise known as East ½ of Government Lot 7) is not located where the Brown's homestead was constructed, but was actually located elsewhere, just as the Plaintiffs believe. However, the parcel where the Property Appraiser and the Plaintiffs believe parcel number 31440 is located, is clearly vacant and unimproved. During a deposition,

Rosemary Baumann was asked to view an aerial photograph of the area, and based upon the Property Appraiser erroneous maps, estimated that the Brown's parcel must be located in what can only be described as the lower tip of an uninhabited island in the middle of St. Martins River. To add to the confusion, the Property Appraiser claims to have physically verified the properties every three years and has assessed the Brown's property as improved (even though the parcel the Appraiser believes is Government Lot 7 is vacant). Likewise, the Appraiser has assessed the Garrett's property as vacant (even though the Brown's homestead is constructed in that location).

C. ANALYSIS AND FINDINGS

1. Whether a verbal agreement ever existed involving a "rent-free-lease-as-long-as-John-or-Helen Brown-are-alive," does not matter. Verbal agreements regarding real property are barred by the statute of frauds. § 725.01, Fla. Stat. (2006); Rowland v. Ewell, 174 So.2d 78, 81 (Fla. 2d DCA 1965). Furthermore, even if John Brown constructed his homestead on the wrong lot in the early 1940s, based upon the fact that he recorded his deed, paid taxes, constructed a home, and cultivated the land for a period exceeding seven (7) years without dispute, John Brown clearly established the necessary elements for adverse possession of this property. See Section 95.16, Fla. Stat. (1939).

However, this Court finds that a decision based upon the statute of frauds, adverse possession, the doctrine of the original survey, or marketability of title, is not necessary. The problem appears to be with the Garrett family's deed, as described below.

2. A survey conducted in 1974 by Arthur D. Ray for W.C. Garrett, which was based upon the metes and bounds description contained in the Miles/Garrett family deed, appears to consider the area where the Brown's homestead is constructed as being within Government Lot Three.

3. A survey conducted in 1957 by Harris H. Green for John Brown considers the area

where the Brown's homestead is constructed as being "the East ½ of Government Lot 7."

4. Notwithstanding the confusion in the Property Appraiser's office, the central question in this case seems to be, where is "the East ½ of Government Lot 7" actually located? This Court finds that "the East ½ of Government Lot 7" is located where the Brown's family homestead is constructed.

There are several factors to support the Court's conclusion. First, the Ray survey performed for W.C. Garrett in 1974 is suspect. Land in Florida is described using the rectangular system of townships and ranges. Sanford v. Alford Bros. Co., 111 So. 278 (Fla. 1926). The township lines run north-south and the range lines run east-west. Olin L. Browder, et al., Basic Property Law 763 (West Publishing 5th ed. 1989). The township and range lines run at right angles to one another, forming rectangular boxes known as "townships." Id. at 765. The "townships" are divided into 36 rectangular "sections" approximately one square mile each. Id. In this case, Section 14 of Township 19 South, Range 16 East is further divided into rectangular boxes by Government Lot lines which run parallel to the sides of the Section. Thus, the south line of Government Lot 3, which is also the north line of Government Lot 7, should run due east-west.

The first part of the Garrett family deed uses the rectangular system, which describes the Garrett property as "S ½ of the SE ¼ of Government Lot 3 in Section 14, Township 19 South, Range 16 East." This description should result in a rectangular shaped parcel of about 7.5 acres in the lower right hand corner of Government Lot 3 (as if viewed when looking at a plot map). However, the deed contains a secondary clause, which is a metes and bounds description as follows:

> "being otherwise described as: Beginning 1980 feet South of the NE Corner of Government Lot 3 . . . thence running South 660 feet to the SE corner of said Government Lot 3, thence run[ning] northwesterly 688.54 feet to the SW Corner of said Government Lot 3 . . . ."

This Court finds that this metes and bounds description in the Garrett's deed cannot be correct, because it describes an irregular shaped box with a non-parallel south line. Simply put, the south line of Government Lot 3 must run due east-west. It cannot run "northwesterly."

5. Second, this Court finds that the Green survey conducted for John Brown in 1957 is more reliable because it is based upon the location and boundaries of the Government Lot lines within Section 14 that is consistent with the original government survey. Based upon Green's location of the Government Lot lines, the Browns have clearly constructed their homestead on the east half of Government Lot 7, being about 10.1 acres, which is consistent with the acreage specified in John Brown's original tax deed

6. Accordingly, this Court declares that the metes and bounds portion of the Garrett's deed is void because it is inconsistent and repugnant to the rectangular description contained within the same deed. Hardee v. Horton, 108 So. 189, 202 (Fla. 1925) ("Where the boundaries mentioned in a deed of conveyance are inconsistent with each other, those are to be retained which best subserve the prevailing design manifested on the face of the deed, and the least certainty must yield to the greater certainty in the description. And where land is clearly and explicitly described in a deed, and a subsequent clause is added as further description of it, but which is of doubtful import or repugnant to the first clause, such latter description will be rejected."). The Garrett's deed must be reformed, striking the metes and bounds description, solely relying on the rectangular description "S ½ of the SE ¼ of Government Lot 3 in section 14, Township 19 South, Range 16 East."

7. This Court suspects that if the Plaintiffs commission a survey based solely on the rectangular description, they will find that the Miles/Garrett family has always owned and paid taxes on the unimproved parcel of land north of the Brown's homestead and south of the mobile home park in Government Lot 3.

Based upon the foregoing, it is hereby:

ORDERED AND ADJUDGED:

1. The Plaintiffs' claim for Ejectment is **DENIED.** The metes and bounds portion of the Plaintiffs' deed is **STRICKEN** as **VOID** and shall be **REFORMED** to read "South ½ of the Southeast ¼ of Government Lot 3 in section 14, Township 19 South, Range 16 East." The Plaintiffs' attorney shall draft the corrective deed and record it in the public records of Citrus County.

2. The Defendant's Counterclaim to Quiet Title and for Declaratory Relief is **GRANTED.** The Defendant's title to the property described as "the East ½ of Government Lot 7" is quieted against the claims of Plaintiff Jeanette C. Wilson, Gwendolyn L. Crain, Donald E. Garrett, Barbara Nelson, Cluria Lamar Garrett, Patricia Gayle Spradlin, and James M. Garrett, and all other persons claiming under or against him or any subsequent purchaser, since the filing of the notice of lis pendens.

3. The Property Appraiser is **ORDERED** to correct maps and parcel descriptions as necessary, consistent with this opinion as described herein.

4. Jurisdiction is reserved as necessary to tax costs.

DONE AND ORDERED in Chambers in Inverness, Citrus County, Florida this 26 day of Oct, 2007.

PATRICIA V. THOMAS
CIRCUIT JUDGE

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been delivered by United States Mail, first class postage pre-paid, in hand delivery, or by courthouse mailbox to the following this 29th day of Oct., 2007.

[x] Derek A. Schroth, Esquire, Bowen Campione Radson & Schroth, P.A., 600 Jennings Avenue, Eustis, FL 32726.

[x] James A. Neal, Jr., Esquire, 213 Courthouse Square, Inverness, FL 34450.

[x] Citrus County Property Appraiser, via courthouse mail.

Kathy Rector

Kathy Rector, Judicial Assistant

Altkey: 1010128 **Parcel ID: 16E19S14 42200**

SPRADLIN PATRICIA GAYLE **2450 S JOHN BROWN DR , CRYSTAL RIVER, 34429**

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	2330 - OZELLO
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	003605 - UNREC TRACTS IN 14-19S-16E
Short Legal	S1/2 OF SE1/4 OF GOVT LOT 3 IN SEC 14-19-16 TITLE IN ORBK 1070 PG 2111 & QCD PER ORDER FROM CASE #2006-CA-002962IN OR BK 2232 PG 831
Est. Parcel Sqft	108,718
Est. Parcel Acres	2.50
Map SC-TW-RG	14-19S-16E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	SPRADLIN PATRICIA GAYLE
Mailing Address	2917 GRAND TRAVERSE CIR GRAND ISLAND FL 32735 9762

All Owners

Name	Owner Type
SPRADLIN PATRICIA GAYLE	IN - Individual

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2025	$19,130	$0	$19,130	$19,130	$0	$19,130	$0	$310.02	Link
2024	$19,130	$0	$19,130	$19,130	$0	$19,130	$0	$287.78	Link

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

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2025	0000	COASTAL RIVERS BASIN	$19,130	14.8298	$287.76

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
0131	FIRE SERVICES ASSESSMENT	$26.33

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
08/01/2013	$100	2584/1221	10-DEEDS CONVEYING PARTIAL INTEREST	V
08/01/2013	$100	2584/1220	10-DEEDS CONVEYING PARTIAL INTEREST	V
08/01/2013	$100	2584/1219	10-DEEDS CONVEYING PARTIAL INTEREST	V
08/01/2013	$100	2584/1218	10-DEEDS CONVEYING PARTIAL INTEREST	V
08/01/2013	$100	2584/1217	10-DEEDS CONVEYING PARTIAL INTEREST	V
08/01/2013	$100	2584/1216	10-DEEDS CONVEYING PARTIAL INTEREST	V

06/01/2008	$100 2232/0831	01-CORRECTIVE/QC/TD/COT	V
03/01/1995	$100 1070/2111	03-SAME FAMILY/DEED FOL	V

DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0003-RIVER FRT-RES VACANT	U-UNIT	1.00	670.0	445			$19,130	CLMH

Total Misc Value

Legal Description

Legal Description

S1/2 OF SE1/4 OF GOVT LOT 3 IN SEC 14-19-16 TITLE IN OR
BK 1070 PG 2111 & QCD PER ORDER FROM CASE #2006-CA-002962
IN OR BK 2232 PG 831

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: 923357

To: Tax Collector of CITRUS COUNTY, Florida

I,

JPL INVESTMENTS CORP
OCEAN BANK AS CUSTODIAN FOR JPL INVESTMENTS CORP
8724 SW 72 ST NO. 382
MIAMI, FL 33173,

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
1010128	2024/3599	06-01-2024
Legal Description		
S1/2 OF SE1/4 OF GOVT LOT 3 IN SEC 14-19-16 TITLE IN OR BK 1070 PG 2111 & QCD PER ORDER FROM CASE #2006-CA-002962 IN OR BK 2232 PG 831		

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
JPL INVESTMENTS CORP
OCEAN BANK AS CUSTODIAN FOR JPL INVESTMENTS CORP
8724 SW 72 ST NO. 382
MIAMI, FL 33173

Applicant's signature

04-28-2026
Application Date

Altkey: 1010128 **Parcel ID: 16E19S14 42200**
SPRADLIN PATRICIA GAYLE **2450 S JOHN BROWN DR , CRYSTAL RIVER, 34429**

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	2330 - OZELLO
Tax District	0000 - COASTAL RIVERS BASIN
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Est. Parcel Sqft	108,718
Est. Parcel Acres	2.50
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Mailing Address

Name	SPRADLIN PATRICIA GAYLE
Mailing Address	2917 GRAND TRAVERSE CIR GRAND ISLAND FL 32735 9762

All Owners

Name	Owner Type
SPRADLIN PATRICIA GAYLE	IN - Individual

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2026	$19,130	$0	$19,130	$19,130	$0	$19,130	$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
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Tax Estimate upon sale of the property (no assessment capping or exemptions)

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2026	0000	COASTAL RIVERS BASIN	$19,130	14.5559	$304.78

Buyer Beware!

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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.

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08/01/2013	$100	2584/1220	10-DEEDS CONVEYING PARTIAL INTEREST	V
08/01/2013	$100	2584/1219	10-DEEDS CONVEYING PARTIAL INTEREST	V
08/01/2013	$100	2584/1218	10-DEEDS CONVEYING PARTIAL INTEREST	V
08/01/2013	$100	2584/1217	10-DEEDS CONVEYING PARTIAL INTEREST	V
08/01/2013	$100	2584/1216	10-DEEDS CONVEYING PARTIAL INTEREST	V
06/01/2008	$100	2232/0831	01-CORRECTIVE/QC/TD/COT	V
03/01/1995	$100	1070/2111	03-SAME FAMILY/DEED FOL	V

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Total Misc Value