RECEIVED
By Tifani White at 4:15 pm, 9/2/26

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	MCCARTHY MICHAEL S 333 E HARTFORD ST BLDG 3 UNIT 2A HERNANDO FL 34442 LAND TRUST DTD 6 27 19 4695 TOWER RD LAND O LAKES, FL 34638
Property description	GREENBRIAR OF CITRUS HILLS CONSOLIDATED CONDOMINIUM IN OR BK 1358 PG 296 AMENDED IN OR BK 1684 PG 32 (Full legal attached.)	Application date	Apr 21, 2026
		Certificate #	2024 / 3876
		Date certificate issued	06/01/2024
		Account number	2421771

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)
# 2024/3876	06/01/2024	1,833.18	263.52	2,096.70
			→ Part 2: Total*	**2,096.70**

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)
# 2025/4216	06/01/2025	2,118.62	6.25	126.23	2,251.10
				Part 3: Total*	**2,251.10**

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

1.	Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	4,347.80
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	2,015.10
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)	509.09
7.	**Total Paid** (Lines 1-6)	7,296.99

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 2nd 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)	7,425.99
17.	Redemption fee	6.25
18.	Total amount to redeem	7,432.24
	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)

GREENBRIAR OF CITRUS HILLS CONSOLIDATED CONDOMINIUM IN OR BK 1358 PG 296 AMENDED IN OR BK 1684 PG 325 AMENDED IN OR BK 1687 PG 2352 BLDG 3 UNIT 2A

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

TAX DEED APPLICATION COVER LETTER

Account #: 2421771

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
MCCARTHY MICHAEL S
333 E HARTFORD ST BLDG 3 UNIT 2A HERNANDO FL 34442 LAND TRUST DTD 6 27 19
4695 TOWER RD
LAND O LAKES, FL 34638

Additional Parties, Per Search

LF COLLATERAL SPV I, LLC C/O VC SBL HOLDINGS, LLC 452 FIFTH AVENUE, 30TH FLOOR, NE SUITE NEW YORK, NY 10018	Mortgage Holder
GREENBRIAR OF CITRUS HILLS OWNERS ASSOCIATION INC QUALIFIED PROPERTY MANAGEMENT INC 5901 US HWY 19 SUITE 7Q NEW PORT RICHEY, FL 34652	Lien Holder
GREENBRIAR OF CITRUS HILLS OWNERS' ASSOCIATION, INC. 2541 N. RESTON TERRACE HERNANDO, FL 34442	Lien Holder
INTERNAL REVENUE SERVICE ADVISORY CONSOLIDATED RECEIPTS	Lien Holder

7940 KENTUCKY DR
STOP 2850F
FLORENCE, KY 41042

QUALIFIED PROPERTY MANAGEMENT INC, REGISTERED AGENT O/B/O GREENBRIAR OF CITRUS HILLS OWNERS' ASSOCIATION, INC.
5901 US HIGHWAY 19
SUITE 7Q
NEW PORT RICHEY, FL 34652 — Lien Holder's Agent/Rep

MICHAEL S. MCCARTHY, SUCCESSOR TRUSTEE OF THE 333 E. HARTFORD ST BLDG 3 UNIT 2A, HERNANDO, FLORIDA 34442 LAND TRUST DATED JUNE 27, 2019
4695 TOWER RD
LAND O LAKES, FL 34638 — Title Holder

MICHAEL S. MCCARTHY, SUCCESSOR TRUSTEE OF THE 333 E. HARTFORD ST BLDG 3 UNIT 2A, HERNANDO, FLORIDA 34442 LAND TRUST DATED JUNE 27, 2019
333 E HARTFORD ST
HERNANDO, FL 34442 — Title Holder

RUSSELL PEACH, TRUSTEE OF THE 333 E. HARTFORD ST, BLDG 3, UNIT 2A, HERNANDO FLORIDA 34442 LAND TRUST DATED JUNE 27, 2019,
4695 TOWER RD
LAND O' LAKES, FL 34638 — Title Holder

Certified By:

Sabrina Maloy

_____
Tax Collector or Authorized Designee

TDA #: 923286

TitleExpress®
A service of **Grant Street Group**
210 6th Ave, Suite 3650
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
2421771	19E18S180110 0027C 002A	333 E HARTFORD ST HERNANDO 34442

Legal Description

GREENBRIAR OF CITRUS HILLS CONSOLIDATED CONDOMINIUM IN OR BK 1358 PG 296 AMENDED IN OR BK 1684 PG 325 AMENDED IN OR BK 1687 PG 2352 BLDG 3 UNIT 2A

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 3876	$114,797	No	No	No

Owner of Record on Current Tax Roll

MICHAEL S MCCARTHY, 333 E HARTFORD ST BLDG 3 UNIT 2A HERNANDO FL 34442 LAND TRUST DTD 6 27 19
4695 TOWER RD
LAND O LAKES FL 34638

Billing Name & Address

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: 08/23/2026 **Search covers** **20 years** **through:** 08/17/2026

Karen LaBree
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
RUSSELL PEACH, TRUSTEE OF THE 333 E. HARTFORD ST, BLDG 3, UNIT 2A, HERNANDO FLORIDA 34442 LAND TRUST DATED JUNE 27, 2019, 4695 TOWER RD LAND O' LAKES FL 34638	Warranty Deed to Trustee Bk:3043 Pg:507	No sunbiz record found.
MICHAEL S. MCCARTHY, SUCCESSOR TRUSTEE OF THE 333 E. HARTFORD ST BLDG 3 UNIT 2A, HERNANDO, FLORIDA 34442 LAND TRUST DATED JUNE 27, 2019 4695 TOWER RD LAND O LAKES FL 34638	Certificate of Appointment of Successor Trustee Bk:3372 Pg:43	

Related Documents (for Reference)

Warranty Deed
Bk:657 Pg:1371

Warranty Deed
Bk:2055 Pg:2206

Trust Certification Affidavit
Bk:2668 Pg:688

Warranty Deed
Bk:2668 Pg:694

Quit Claim Deed
Bk:2723 Pg:92

Warranty Deed
Bk:2989 Pg:1600

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
LF COLLATERAL SPV I, LLC C/O VC SBL HOLDINGS, LLC 452 FIFTH AVENUE, 30TH FLOOR, NE SUITE NEW YORK NY 10018	Assignment of Mortgage Bk:3325 Pg:1449	No Sunbiz record found.

Related Documents (for Reference)

Mortgage
Bk:2813 Pg:689

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
INTERNAL REVENUE SERVICE ADVISORY CONSOLIDATED RECEIPTS 7940 KENTUCKY DR STOP 2850F FLORENCE KY 41042	Tax Lien Bk:2780 Pg:541	
GREENBRIAR OF CITRUS HILLS OWNERS' ASSOCIATION, INC. 2541 N. RESTON TERRACE HERNANDO FL 34442	Claim of Lien Bk:3687 Pg:488	
QUALIFIED PROPERTY MANAGEMENT INC, REGISTERED AGENT O/B/O GREENBRIAR OF CITRUS HILLS OWNERS' ASSOCIATION, INC. 5901 US HIGHWAY 19 SUITE 7Q NEW PORT RICHEY FL 34652	Sunbiz COA	

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
#2020011537 BK: 3043 PG: 507 3/2/2020 8:27 AM 1 Receipt: 2020010483
RECORDING $18.50 D DOCTAX PD $0.70

Prepared By:

Grantee is: Russell Peach
Address: 4695 Tower Rd, Land O' Lakes, FL, 34638

Warranty Deed to Trustee

The Grantor(s) **Eihab Tawfik, Manager/ managing member of the EHT Real Estate Holdings, LLC (a Florida Limited Liability Company)** of the County of Citrus and the State of Florida for and in consideration of $10.00, and other good and valuable considerations in hand paid, conveys, grants, bargains, sells, aliens, remises, releases, confirms and warrants under provisions of Section

Unto the **333 E. Hartford St., Bldg. 3 Unit 2A, Hernando Florida 34442 Land Trust dated June 27, 2019, Russell Peach, Trustee** under the provisions of a trust agreement dated the 27th of June, 2019 naming Russell Peach as Trustee and not personally, the following described real estate in the County of Citrus, State of Florida to wit: **That certain condominium parcel composed of Unit 2-A, Building 3, and an undivided share in the common elements appurtenant thereto, subject to and in accordance with the Covenants, Conditions, Restrictions, Terms and other provisions of the Declaration of Condominium of GREENBRIAR OF CITRUS HILLS CONSOLIDATED CONDOMINIUM with the schedules and/or exhibits annexed thereto, as recorded in the Official Records Book 1358, pages 296 through 331, inclusive, of the Public records of Citrus County, Florida; as amended by Amendment in Official Records Book 1684,Page 325; and re-recorded Amendment in Official Records Book 1687, Page 2352, of the Public Records if Citrus County, Florida. (8,9,10 bldgs)**

Parcel ID Number: **19E18S180110 0027C 002A**

More commonly known as 333 E. Hartford St, Bldg. 3 Unit 2A, Hernando Florida 34442

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

To have and to hold the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority granted to said Trustee, with respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future renters, to partition or to exchange said property or any part thereof for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In No Case shall any party dealing with the said trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the time of delivery thereof, the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020011537 BK: 3043 PG: 508 3/2/2020 8:27 AM 2 Receipt: 2020010483
RECORDING $18.50 D DOCTAX PD $0.70

instrument was executed in full accordance of the trust's conditions and limitations contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

The Interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 6-27-19

In Witness Whereof, the said grantor(s) has(have) hereunto set his(their) hands and seals this 27 day of, June, 2019 AD.

Signed Sealed and Delivered in our Presence

«SellerName1» EIHAB TAWFIK
MANAGER - EHT REAL ESTATE HOLDINGS LLC
3118 N. Sheffield Dr Beverly Hills FL 34465
«SellerName2»
State of Florida
County of Osceola

I Hereby Certify that on this day, before me, an officer duly authorized in the State aforesaid to take acknowledgments, personally appeared Dr. Eihab Tawfik to me known as the person(s) described in and who executed the foregoing instrument and Acknowledged before me that ____ executed the same.
Witness my hand and official seal in the county and State last aforesaid this 27 day of June, 2019 A.D.

MARIE PARRA PROANO
Notary Public - State of Florida
Commission # GG 338500
My Comm. Expires May 27, 2023
Bonded through National Notary Assn.

Notary Public
My commission expires May 27, 2019
Send Taxes & Info: Russell Peach
4695 Tower Rd, Land O' Lakes, FL, 34638

This document prepared by Russell Peach

Witness: LISA McCARTHY

Witness: RORY McCARTHY

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2023022761 BK: 3372 PG: 43 4/20/2023 10:33 AM 1 Receipt: 2023020453
RECORDING $10.00

Prepared by:
Lisa N Gibbs-McCarthy
4695 Tower rd
Land o lakes, FL 34638
813-480-6609

CERTIFICATE OF APPOINTMENT OF SUCCESSOR TRUSTEE

We, the undersigned, being all of the beneficiaries under that certain Agreement and Declaration of Trust named **333 E. Hartford st. Bldg 3 Unit 2A, Hernando, Florida 34442 Land Trust dated June 27th, 2019** _ , by and between the undersigned and _**Russell Peach** , as the original Trustee, do hereby certify that we have this day duly elected __**Michael S McCarthy**_who's address is **4695 Tower rd land o Lakes, Fl 34638** , to succeed to the office of Trustee under said Agreement and Declaration of Trust, and to the title of all the properties of the Trust, with all the powers and subject to all the restrictions upon the original Trustee, with the same powers, rights and interests regarding the Trust property and subject to the same restrictions and duties as the original Trustee, except as the same shall have been heretofore modified by amendment.

The following described real estate in the county of Citrus, state of Florida to wit: **That certain condominium parcel composed of Unit2-A, Building 3, and an undivided share in the common elements appurtenant thereto, subject to and in accordance with the Covenants, conditions, restrictions, terms and other provisions of the Declaration of condominium of GREENBRIAR OF CITRUS HILLS CONSOLIDATED CONDOMINIUM with the schedules and/or exhibits annexed thereto, as recorded in the official RECORDS BOOK 1358, pages 296 through 331, inclusive, of the Public records of Citrus County, Florida: as amended by Amendment in Official records Book 1684, Page 325: and re-recorded Amendment in Official Records Book 1687, Page 2352, of the Public records of Citrus County, Florida (8,9,10 bldgs)**

Parcel# **19E18S180110 0027C 002A**
Property: **333 E Hartford St Bldg 3 Unit 2A Hernando, fl 34442**

IN WITNESS WHEREOF we have hereunto set our hands and seals this 18th_ day of __April__ 20 23_ .

Signed, sealed and delivered in the presence of:

"BENEFICIARIES"

Lisa Nicole Gibbs McCarthy (lisa mccarthy) [redacted]

Witness Valerie Lizeth Depo-Alvarez [redacted]

Witness Chelsea Howe [redacted]

STATE OF _Florida_
COUNTY OF _Hillsborough

The foregoing instrument was acknowledged before me this day 18th of April 2023 .

AMBER McCLEARY
Notary Public
State of Florida
Comm# HH204697
Expires 12/6/2025

Notary Public

(SEAL)

State of _____
My Commission Expires:

WARRANTY DEED

WARRANTY DEED made this 17th day of November, 1984, by and between GREENBRIAR OF CITRUS HILLS, INC., a Florida corporation, as "Grantor", of the County of Citrus and State of Florida and LEONARD P. CIRIELLO and ANN T. CIRIELLO, his wife, Grantee(s), whose post office address is 49 Thomas Drive, Chelmsford, MA 01824.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS($10.00), and for other good and valuable consideration, to it in hand paid by Grantee(s), the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s), their heirs, and assigns forever, the following described real property, located and situate in the County of Citrus and State of Florida, to-wit:

Unit No. 2-A, of GREENBRIAR OF CITRUS HILLS CONDOMINIUM NO. THREE, according to the Declaration of Condominium thereof, recorded under Official Record Book 648, at Pages 1101-1181, of the Public Records of Citrus County, Florida, together with all appurtenances thereto, including an undivided interest in the common elements and the limited common elements of said Condominium as set forth in the above-described Declaration.

THIS conveyance is subject to the following:

1. Taxes and assessments for the year 1984 and subsequent years.

2. Conditions, restrictions, limitations and easements of record.

3. Laws, zoning laws, regulations or ordinances affecting the subject real property.

4. The Declaration of Condominium and exhibits attached thereto, including Articles of Incorporation and By-Laws of GREENBRIAR OF CITRUS HILLS OWNERS' ASSOCIATION, INC., and GREENBRIAR OF CITRUS HILLS MASTER HOMEOWNERS' ASSOCIATION, INC. annexed to the Declaration of Condominium.

The benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators and successors of

Judy Hudson 12/13/84

the Grantee(s) and the Grantor hereby covenants with the Grantee(s) that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered
in the presence of:

Susan L. Howell

Jean M. Gustafson

GREENBRIAR OF CITRUS HILLS, INC.

By: Samuel A. Tamposi
Samuel A. Tamposi, VP

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF CITRUS

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared, SAMUEL A. TAMPOSI, to me well known and known to me to be the individual described in and who executed the foregoing instrument as Vice-President of GREENBRIAR OF CITRUS HILLS, INC., a Florida corporation, and he acknowledged to and before me that he executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of the corporation and that it was affixed to said instrument by due and regular corporation authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this the 17th day of December, 1984.

Jean M. Gustafson
Notary Public

My Commission Expires: 4/3/88

Judy Hudson 12/13/84

VERIFIED BY:

D.C.

FILED & RECORDED
CITRUS COUNTY, FLORIDA
WALT CONNORS, CLERK

'84 DEC 12 AM 8 37

397535

BOOK 657 PAGE 1372

12.70

This Instrument Prepared by: Glen C. Abbott, Esq.
Address: P.O. Box 2019, Crystal River, FL 34423
Parcel I.D. No.: 19E 18S 180110 0027C 002A

2006068151 1 PG

WARRANTY DEED

THIS INDENTURE, made this 2nd day of October, 2006 between **LEONARD P. CIRIELLO and ANN T. CIRIELLO, his wife, GRANTORS**, and **LEONARD P. CIRIELLO and ANN T. CIRIELLO, Trustees, and their successors in Trust under the LEONARD P. CIRIELLO AND ANN T. CIRIELLO LIVING TRUST dated** October 2, **2006, and any amendments thereto,** whose mailing address is 581 E. Keller Ct., Hernando, FL 34442, **GRANTEES.**

WITNESSETH, That the said GRANTORS, for and in consideration of **TEN DOLLARS** to them in hand paid by the GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said GRANTEES, their heirs and assigns forever, all of their interest in the following described land, situate, and being in the County of Citrus, State of Florida, to-wit:

Unit No. 2-A of GREENBRIAR OF CITRUS HILLS CONDOMINIUM NO. THREE, according to the Declaration of Condominium thereof, recorded under Official Record Book 648, Pages 1101-1181, of the Public Records of Citrus County, Florida, together with all appurtenances thereto, including an undivided interest in the common elements and the limited common elements of said condominium as set forth in the above-described Declaration.

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED TO SCRIVENER BY GRANTORS. SCRIVENER DOES NOT GUARANTEE TITLE OR DESCRIPTION.

And the said GRANTORS do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said GRANTORS have hereunto set their hands and seals the day and year first above written.

Executed in our presence as:

Witness Signature
GLEN C. ABBOTT
Printed Name of Witness

Witness Signature
NANCY J. CLEMONS
Printed Name of Witness

Leonard P. Ciriello
LEONARD P. CIRIELLO

Ann T. Ciriello
ANN T. CIRIELLO
581 E. Keller Ct..
Hernando, FL 34442

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $12.00
DOCUMENTARY TAX: $0.70
2006068151 BK:2055 PG:2206
10/04/2006 11:17 AM 1 PG
JPARRISH,DC Receipt #040687

STATE OF FLORIDA:
COUNTY OF CITRUS:

The foregoing instrument was acknowledged before me this 2nd day of October 2006 by **LEONARD P. CIRIELLO** and **ANN T. CIRIELLO** who produced Florida Driver's Licenses as identification and did not take an oath.

Notary Public

My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
Carol V. Riggs
Commission # DD365655
Expires: DEC. 05, 2008
Bonded Thru Atlantic Bonding Co., Inc.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2015003867 BK: 2668 PG: 688 1/28/2015 3:45 PM 1 Receipt: 2015003448
RECORDING $52.50 INDEX $2.00

Prepared By: Sue Ellen Pastorius or Missy Hernandez
Record and Return to:
Manatee Title LLC
2408 N Essex AVE
Hernando FL 34442

Trust Certification Affidavit Pursuant to F.S. 736.1017

Before me, the undersigned authority, after having been duly sworn, personally appeared **Leonard P. Ciriello and Ann T. Ciriello,** hereinafter referred to as the Affiant herein, who deposes and states as follows:

1. That Affiant is the current trustee of the **Leonard P. and Ann T. Ciriello Living Trust dated October 2, 2006** hereinafter referred to as the "Trust". The Trust has never been amended or changed. Further that the trust exists, and the settler (creator) of the trust was **Leonard P. Ciriello and Ann T. Ciriello.**

2. That Affiant resides at **581 East Keller Court Hernando, Florida 34442**, and that the subject property is not affiant's, nor any member of affiant's immediate family's homestead, nor contiguous thereto. Further that if subject property is affiant's homestead his/her spouse will join in the conveyance this affidavit accompanies.

3. Affiant certifies that this certification of trust pertains to the trust property located at:

That certain Condominium Parcel composed of Unit 2-A, Building 3, and an undivided share in the common elements appurtenant thereto, subject to and in accordance with the Covenants, Conditions, Restrictions, Terms and other Provisions of the Declaration of Condominium of GREENBRIAR OF CITRUS HILLS CONSOLIDATED CONDOMINIUM with the Schedules and/or Exhibits annexed thereto, as recorded in Official Records Book 1358, Pages 296 through 331, inclusive, of the Public Records of Citrus County, Florida ; as amended by Amendment in Official Records. Book 1684, Page 325; and re-recorded Amendment in Official Records Book 1687, Page 2352, of the Public Records of Citrus County, Florida. (8, 9, 10 bldgs)

4. That Affiant is the current acting trustee and does not resides at the above address.

5. Affiant as Trustee has full powers under the aforesaid trust via a general power of sale to sell, convey and to mortgage or encumber real and personal property of the trust, without obtaining consent of any other party (ies).

6. The Trust is: ( ) Irrevocable, (X) Revocable. The following individual(s) has/have power to revoke the trust: **Leonard P. Ciriello and Ann T. Ciriello.**

7. List all co-trustees below and authority to sign or otherwise authenticate and whether all or less than all are required in order to exercise powers of the trustee: NONE

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2015003867 BK: 2668 PG: 689 1/28/2015 3:45 PM 2 Receipt: 2015003448
RECORDING $52.50 INDEX $2.00

8. Title to the property is currently shown in the last deed of record as **Leonard P. and Ann T. Ciriello Living Trust dated October 2, 2006**

9. The Trust has not been revoked, modified or amended in any manner that would cause any representation or certification contained herein to be untrue or incorrect in any manner.

If trustee has changed or died include copies of paragraphs showing successor trustee(s) as exhibits]

That this Affidavit is made for the purpose of inducing Stewart Title Guaranty Company to insure title to the Property.

Affiant further states that Affiant is familiar with the nature of an oath, and with the penalties as provided by the laws of the State aforesaid for falsely swearing to statements made in an instrument of this nature.

Affiant: Leonard P Ciriello

Print Name: Leonard P. Ciriello

Affiant: Ann T. Ciriello

Print Name: Ann T. Ciriello

STATE OF FLORIDA
COUNTY OF CITRUS

Sworn to and subscribed before me this 23rd day of January, 2015 by **Leonard P. Ciriello and Ann T. Ciriello who have pruduced a Florida Driver License as Identification.**

Notary Signature (SEAL)

Melissa Hernandez

Print, type or stamp commissioned name
of Notary Public

MELISSA J. HERNANDEZ
MY COMMISSION # FF 155878
EXPIRES: November 9, 2018
Bonded Thru Notary Public Underwriters

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2015003867 BK: 2668 PG: 690 1/28/2015 3:45 PM 3 Receipt: 2015003448
RECORDING $52.50 INDEX $2.00

LEONARD P. CIRIELLO AND ANN T. CIRIELLO LIVING TRUST

The LEONARD P. CIRIELLO AND ANN T. CIRIELLO LIVING TRUST is hereby created and established this 2nd day of October, 2006, between **LEONARD P. CIRIELLO**, and **ANN T. CIRIELLO**, of Hernando, Citrus County, Florida, hereafter referred to as the Grantor or Grantors, or Grantor-Husband and Grantor-Wife, respectively, and **LEONARD P. CIRIELLO and ANN T. CIRIELLO**, hereafter referred to as the Trustees.

ARTICLE I.
STATEMENT OF PURPOSE

The Grantors have established this Trust in order to provide a means for the management of certain of the Grantors' properties, and perhaps the proceeds of insurance upon either of the Grantors' lives, for the management of such further property interests as may be deposited with the Trustee by the Grantors, and for the maintenance, comfort, and support of the Grantors during each of the Grantor's lives, and, after the death of both of the Grantors, for the benefit of the Grantors' heirs, all in the manner hereafter provided.

Further, this Trust shall preserve the full beneficial interest for the Grantors in real or personal property held by or deposited with the Trustee, for the life of the Grantor.

ARTICLE II
INDIVIDUAL GRANTOR'S AUTHORITY

As used herein, the term "Grantor or Grantors" shall mean either of the Grantors while they are both living or the survivor of them.

Either Grantor-Trustee, as listed above, may act independently of the other as to all aspects of this Trust or the assets to be titled herein and any such action taken will require the signature of either Grantor-Trustee herein, but shall not require both.

Each Grantor releases the Trustee from any liability resulting from actions taken in accordance with the direction of either Grantor.

_____ and _____
Initials

GLEN C. ABBOTT, ATTORNEY AT LAW
109 N.E. 4TH STREET, CRYSTAL RIVER, FLORIDA 34429
(352) 795-5699

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2015003867 BK: 2668 PG: 691 1/28/2015 3:45 PM 4 Receipt: 2015003448
RECORDING $52.50 INDEX $2.00

ARTICLE XI.
TRUSTEE POWERS

The Trustee, and the Trustee's successors, and parties serving in their stead, shall be governed by the applicable provisions of the laws of Florida, that are not in conflict with this document, and shall have all additional powers and protection granted by statute to a Trustee at the time of application that are not in conflict with this document. In addition and not in limitation of any common law or statutory authority, and without application to any court, the Trustee and the Trustee's successors and parties serving in their stead shall also have the powers and responsibilities described below, to be exercised in their absolute discretion until distribution of the trusts created under this document, and shall observe the instructions hereafter given.

1. With respect to all assets in the Trust Estate:

   a. With respect to both real and personal property, for the purpose of obtaining funds for payment of taxes, claims, and the costs of administration of the Grantor's probate estate, if authorized, and for making distributions, conversion into cash, management of the property and for every other proper purpose, the Trustee may acquire, retain, invest, reinvest, exchange, lease, sell, borrow, mortgage, pledge, transfer, and convey in such manner and on such terms, without limit as to time, as the Trustee may deem advisable, even for terms beyond the expected term of any trust, and no purchaser or lender shall be liable for the propriety of the transaction nor to the application of the proceeds.

   b. Distributions of income from the trusts created under this document, except discretionary distributions, shall be made not less frequently than quarter-annually and at the request in writing of a beneficiary or the beneficiary's guardian shall be made more frequently, though not more frequently than monthly.

   c. The Trustee shall charge against income a reasonable allowance for depreciation on property held for the production of income and subject to depreciation under accounting principles.

   d. The distribution of a gift of principal to a donee that is a minor at the time of distribution, shall be made to the custodian for the minor under a Uniform Transfers to Minors Act, or similar applicable law. If there is none, the custodian shall be appointed by the Trustee and a Trustee may be appointed as guardian.

GLEN C. ABBOTT, ATTORNEY AT LAW
109 N.E. 4TH STREET, CRYSTAL RIVER, FLORIDA 34429
(352) 795-5699

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2015003867 BK: 2668 PG: 692 1/28/2015 3:45 PM 5 Receipt: 2015003448
RECORDING $52.50 INDEX $2.00

This Trust instrument, consisting of eighteen (18) typewritten pages and "Schedule A" attached, was signed, sealed, published and declared by the Grantors in our presence and in the presence of each other and we, at Grantors' request and in Grantors' presence and in the presence of each other, have hereunto subscribed our hands as witnesses this 2nd day of October, 2006.

_____ of HOMOSASSA, FL

Nancy J. Clemons of HOMOSASSA, FL

Signed in the presence of:

_____

Nancy J. Clemons

TRUSTEES

_____
LEONARD P. CIRIELLO

_____
ANN T. CIRIELLO

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 2nd day of October, 2006, by **LEONARD P. CIRIELLO and ANN T. CIRIELLO,** as Grantors and Trustees, who have produced Florida Driver's Licenses as identification, together with the witnesses GLEN C. ABBOTT and NANCY J. CLEMONS, who are personally known to me.

_____
Notary Public

NOTARY PUBLIC-STATE OF FLORIDA
Carol V. Riggs
Commission # DD365655
Expires: DEC. 05, 2008
Bonded Thru Atlantic Bonding Co., Inc.

GLEN C. ABBOTT, ATTORNEY AT LAW
109 N.E. 4th STREET, CRYSTAL RIVER, FLORIDA 34429
(352) 795-5699

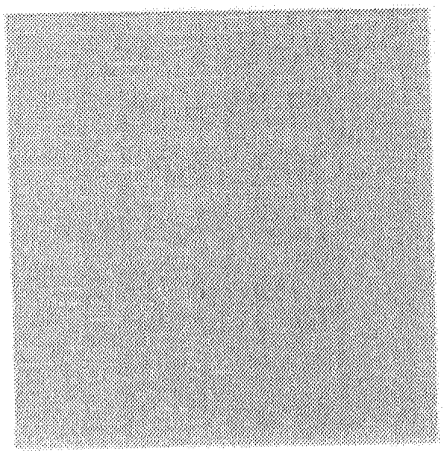
Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2015003867 BK: 2668 PG: 693 1/28/2015 3:45 PM 6 Receipt: 2015003448
RECORDING $52.50 INDEX $2.00

EXHIBIT "A"

LIST OF ASSETS
TO LEONARD P. CIRIELLO AND ANN T. CIRIELLO LIVING TRUST
DATED October 2 *, 2006*

Unit No. 2-A of GREENBRIAR OF CITRUS HILLS CONDOMINIUM NO. THREE, according to the Declaration of Condominium thereof, recorded under Official Record Book 648, Pages 1101-1181, of the Public Records of Citrus County, Florida, together with all appurtenances thereto, including an undivided interest in the common elements and the limited common elements of said condominium as set forth in the above-descried Declaration.

South ½ of Lot 12, Block 32, CITRUS HILLS FIRST ADDITION, according to the plat thereof recorded in Plat Book 9, Pages 73 through 83, inclusive, Public Records of Citrus County, Florida.



Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2015003868 BK: 2668 PG: 694 1/28/2015 3:45 PM 1 Receipt: 2015003448
RECORDING $10.00 INDEX $3.00 D DOCTAX PD $454.30

Prepared by and return to:
Missy Hernandez
MANATEE TITLE, LLC
2468 North Essex Avenue
Hernando, Florida 34442

M 15-05

General Warranty Deed

Made this **January 23, 2015** A.D. By **Leonard P. Ciriello and Ann T. Ciriello , husband and wife, individually and as Trustees of The Leonard P. Ciriello and Ann T. Ciriello Living Trust dated October 2, 2006,** whose post office address is: **581 East Keller Court, Hernando, Florida 34442**, hereinafter called the grantor, to **Eihab Tawfik, a single man**, whose post office address is: **7562 West Gulf to Lake Highway Crystal River, Florida 34429**, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of **Sixty Four Thousand Nine Hundred dollars & no cents, ($64,900.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, viz:

That certain Condominium Parcel composed of Unit 2-A, Building 3, and an undivided share in the common elements appurtenant thereto, subject to and in accordance with the Covenants, Conditions, Restrictions, Terms and other Provisions of the Declaration of Condominium of GREENBRIAR OF CITRUS HILLS CONSOLIDATED CONDOMINIUM with the Schedules and/or Exhibits annexed thereto, as recorded in Official Records Book 1358, Pages 296 through 331, inclusive, of the Public Records of Citrus County, Florida ; as amended by Amendment in Official Records. Book 1684, Page 325; and re-recorded Amendment in Official Records Book 1687, Page 2352, of the Public Records of Citrus County, Florida. (8, 9, 10 bldgs)

Parcel ID Number: **19E18S180110 0027C 002A**

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2014.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name Milissa Hernandez

The Leonard P. Ciriello and Ann T. Ciriello Living Trust dated October 2, 2006

Leonard P. Ciriello (Seal)

Leonard P. Ciriello, individually and as Trustee
Address: 581 East Keller Court
Hernando, Florida 34442

Witness Printed Name Lisette Snead

Ann T. Ciriello (Seal)

Ann T. Ciriello, individually and as Trustee
Address: 581 East Keller Court
Hernando, Florida 34442

State of **Florida**
County of **Citrus**

The foregoing instrument was acknowledged before me this **January 23, 2015**, by **Leonard P. Ciriello and Ann T. Ciriello** who is/are personally known to me or who has produced **Florida Driver License** as identification.

(SEAL)

MILISSA J. HERNANDEZ
MY COMMISSION # FF 156678
EXPIRES: November 9, 2018
Bonded Thru Notary Public Underwriters

Notary Public
Print Name: Milissa Hernandez
My Commission Expires: November 9, 2018

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2015052474 BK: 2723 PG: 92 11/10/2015 8:38 AM 1 Receipt: 2015046083
RECORDING $18.50 D DOCTAX PD $0.70

Prepared By and Return To:
Calvin F. Harding, Jr., Esquire
Cipparone & Cipparone, P.A.
1540 International Parkway, Suite 1060
Lake Mary, Florida 32746

Parcel Number: 19E18S180110 0027C 002A

Space Above This Line for Recording

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this 9th day of November, 2015, between EIHAB H. TAWFIK, a single man, whose address is 1165 North Stoney Point, Crystal River, Florida 34429 ("Grantor") and EHT REAL ESTATE HOLDINGS, LLC, a Florida limited liability company, with an address at 7562 West Gulf to Lake Highway, Crystal River, Florida 34429 ("Grantee").

WITNESSETH

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

That certain Condominium Parcel composed of Unit 2-A, Building 3, and an undivided share in the common elements appurtenant thereto, subject to and in accordance with the Covenants, Conditions, Restrictions, Terms and other Provisions of the Declaration of Condominium of GREENBRIAR OF CITRUS HILLS CONSOLIDATED CONDOMINIUM with the Schedules and/or Exhibits annexed thereto, as recorded in Official Records Book 1358, Pages 296 through 331, inclusive, of the Public Records of Citrus County, Florida; as amended by Amendment in Official Records Book 1684, Page 325; and re-recorded Amendment in Official Records Book 1687, Page 2352, of the Public Records of Citrus County, Florida. (8, 9, 10 bldgs)

This property is not now, nor ever has been, the homestead property of Grantor. This property is not contiguous with the homestead property of Grantor.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever for the said Grantor, either in law or equity to the only proper use, benefit, and behoof of the said Grantee forever.

This instrument prepared by Calvin F. Harding, Jr., Esquire, without benefit of title examination and no warranty or other representation is made and no opinion (either express or implied) is given as to the marketability or conditions of the title.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2015052474 BK: 2723 PG: 93 11/10/2015 8:38 AM 2 Receipt: 2015046083
RECORDING $18.50 D DOCTAX PD $0.70

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

Signed, sealed, and delivered in the presence of:

Calvin Harding, Jr
Signature
Print Name: Calvin Harding, Jr.

Ryan Cipparone
Signature
Print Name: RYAN CIPPARONE

Grantor:

By: _____
Eihab H. Tawfik

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by **Eihab H. Tawfik**, who is [ ] personally known to me or [✓] produced FL DL for identification purposes.

WITNESS my hand and official seal in the County and State last aforesaid this 9TH day of November, 2015.

Ryan Cipparone
Notary Public, State of Florida
Typed, printed or stamped name of Notary Public

RYAN CIPPARONE
MY COMMISSION # FF897781
EXPIRES July 09, 2019
(407) 398-0153 FloridaNotaryService.com

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2019036020 BK: 2989 PG: 1600 7/11/2019 3:41 PM 1 Receipt: 2019031918
RECORDING $27.00 D DOCTAX PD $0.70

Grantee is Russell Peach (16)

Address: 4695 Tower Rd, Land O'Lakes, FL, 34638

Warranty Deed to Trustee

The Grantor(s) Dr. Ehab Tawfik of the County of Citrus and the State of Florida for and in consideration of $10.00, and other good and valuable considerations in hand paid, conveys, grants, bargains, sells, aliens, remises, releases, confirms and warrants under provisions of Section

Unto the 333 E. Hartford St. Bld 3 unit 2A Hernando, FL 34442 under the provisions of a trust agreement dated the 7 of June, 2019 naming Russell Peach as Trustee and not personally, the following described real estate in the County of Citrus, State of Florida to wit: See attached

More commonly known as: 333 E. Hartford St. Bld 3 Unit 2A Hernando FL 34442

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

To have and to hold the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority granted to said Trustee, with respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future renters, to partition or to exchange said property or any part thereof for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In No Case shall any party dealing with the said trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the time of delivery thereof, the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2019036020 BK: 2989 PG: 1601 7/11/2019 3:41 PM 2 Receipt: 2019031918
RECORDING $27.00 D DOCTAX PD $0.70

instrument was executed in full accordance of the trust's conditions and limitations contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

The Interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 6/7/19

In Witness Whereof, the said grantor(s) has(have) hereunto set his(their) hands and seals this 7 day of, June, 20 19 AD.

Signed Sealed and ~~Delivered~~ in our Presence

Witness 1: Rory McCarthy

Witness 2: Kyra Malone

«SellerName1» Eihab Tawfik
Address: 1165 N. Stoney Point
Crystal River, FL 34429

«SellerName2»

State of Florida
County of Citrus

I Hereby Certify that on this day, before me, an officer duly authorized in the State aforesaid to take acknowledgments, personally appeared Eihab Tawfik to me known as the person(s) described in and who executed the foregoing instrument and Acknowledged before me that ____ executed the same.
Witness my hand and official seal in the county and State last aforesaid this 7 day of June, 20 19 A.D.

MARIE PARRA PROANO
Notary Public - State of Florida
Commission # GG 338500
My Comm. Expires May 27, 2023
Bonded through National Notary Assn.

Notary Public
My commission expires May 27, 2023

Send Taxes & Info: Russell Peach
4695 Tower Rd, Land O' Lakes, FL, 34638

This document prepared by Russell Peach
4695 Tower Rd, Land O' Lakes, FL, 34638

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2019036020 BK: 2989 PG: 1602 7/11/2019 3:41 PM 3 Receipt: 2019031918
RECORDING $27.00 D DOCTAX PD $0.70

Altkey: 2421771
EHT REAL ESTATE HOLDINGS LLC

Parcel ID: 19E18S180110 0027C 002A
333 E HARTFORD ST , HERNANDO

Citrus County Property Appraiser, Les Cook C.F.A.

PC Code	0400 - CONDOMINIUM
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	7903 - GREENBRIAR CONDO
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000308 - CITRUS HILLS 1ST ADD (PB9-73)
Short Legal	GREENBRIAR OF CITRUS HILLS CONSOLIDATED CONDOMINIUM BLDG 3UNIT 2A DESC IN OR BK 657 PG 1371
Est. Parcel Sqft	715
Est. Parcel Acres	.02
Map SC-TW-RG	30-18S-19E

Mailing Address

Name	EHT REAL ESTATE HOLDINGS LLC
Mailing Address	7562 W GULF TO LAKE HWY CRYSTAL RIVER FL 34429

All Owners

Name	Owner Type
EHT REAL ESTATE HOLDINGS 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 Savings	Tax Amount	Tax Link
2018	$0	$55,440	$55,440	$55,440	$0	$55,440	$0	$915.11	Link
2017	$0	$50,490	$50,490	$50,490	$0	$50,490	$0	$857.73	Link
2016	$17,000	$29,340	$46,340	$46,340	$0	$46,340	$0	$822.02	Link
2015	$12,467	$25,303	$37,770	$37,770	$0	$37,770	$0	$695.36	Link

Special Assessment

Project #	Description	Amount
0030	SOLID WASTE, RESID IMPRVD	$25.00
0131	FIRE SERVICES ASSESSMENT	$54.00

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
11/09/2015	$100	2723/0092	01-CORRECTIVE/QC/TD/COT	I
01/23/2015	$64,900	2668/0694	00-WARRANTY DEED	I
10/01/2006	$100	2055/2206	03-SAME FAMILY/DEED FOL	I
11/01/1984	$56,900	0657/1371	13-FROM DEVELOPERS	I

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0408-CONDO-NON-WATERFRONT	U-UNIT	1.00	.0					PDR

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1984
Total FLA	990
Total Under Roof	1,261
Exterior Wall	32 - CONCRETE BLOCK STUCCO
Foundation	3 - CONT. FOOTING-AVG.
HVAC	106 - FORCED AIR DUCTED
Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	01 - GABLE
Roof Cover	09 - CUSTOM FIBERGLASS
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	2/2/0

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2022069059 BK: 3325 PG: 1449 10/6/2022 9:35 AM 1 Receipt: 2022058933
RECORDING $27.00

(For Recorder's Use)

PREPARED BY AND
AFTER RECORDING RETURN TO:
LF Collateral SPV I, LLC
c/o VC SBL Holdings, LLC
452 Fifth Avenue, 30th Floor, NE Suite
New York, New York 10018

ASSIGNMENT OF MORTGAGE AND SECURITY AGREEMENT

IN CONSIDERATION OF RECEIPT OF TEN AND NO/100THS DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **LiftForward, Inc.** (hereinafter, the "Assignor"), does hereby transfer, assign and convey, without recourse, representation, or warranty, express or implied, unto **LF Collateral SPV I, LLC** (hereinafter, the "Assignee") the following:

> Mortgage and Security Agreement (the "Mortgage") from Citrus Diabetes Treatment Center, LLC, a Florida limited liability company and EHT Real Estate Holdings, a Florida limited liability company ("Borrower") in favor of Assignor, made on February 28, 2017, and recorded on 02/28/2017 in BK: 2813, PG: 689, as #2017009163 in the Official Records of Citrus County, Florida, and more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

Pursuant to that certain Allonge to Promissory Note dated as of the date hereof, Assignor has assigned to Assignee that certain Promissory Note in the amount of $715,000 dated as of February 28, 2017, from Eihab H. Tawfik, M.D., P.A. and payable to Assignor (the "Existing Note") (the Existing Note and the Existing Mortgage are hereinafter referred to collectively as the "Assigned Loan Documents").

TO HAVE AND TO HOLD, the same, together with the indebtedness evidenced by and secured by the Assigned Loan Documents, unto Assignee, its successors and assigns forever, but without recourse, representation or warranty, express or implied.

[The Remainder Of This Page Has Been Left Blank Intentionally. Signatures Follow.]

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2022069059 BK: 3325 PG: 1450 10/6/2022 9:35 AM 2 Receipt: 2022058933
RECORDING $27.00

In Witness Whereof, Assignor has caused its corporate seal to be hereto affixed, and these presents to be executed and attested by its officers thereunto duly authorized as of the 26th day of June, 2018.

ASSIGNOR:

LIFTFORWARD, INC.

By: _____
Name: Jeffrey Rogers
Title: President and Chief Executive Officer

STATE OF NEW YORK)
)
COUNTY OF NEW YORK)

On this 24th day of March, 2022, before me, Brian Alexander Harden, the undersigned Notary Public, personally appeared Jeffrey Rogers, personally known to me to be the President and Chief Executive Officer of LiftForward, Inc., the corporation that executed and whose name is subscribed to the within instrument and acknowledged to me that they subscribed the same of said corporation.

WITNESS my hand and official seal.

_____
Print Name: Brian Alexander Harden
NOTARY PUBLIC FOR THE STATE OF NEW YORK
MY COMMISSION EXPIRES: 7/31/2025

Brian Alexander Harden
Notary Public, State of New York
No 01HA6362254
Qualified in Suffolk County
Commission Expires 7/31/25

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2022069059 BK: 3325 PG: 1451 10/6/2022 9:35 AM 3 Receipt: 2022058933
RECORDING $27.00

EXHIBIT "A"

The Property

Parcel 1: 7562 W Gulf to Lake Hwy
Lots 5 and 6 lying South of S.R. 44, except the South 100 feet of the West 150 feet of Lot 5, Citrus Acres, a subdivision according to the plat thereof recorded at Plat Book 2, Page 68, in the Public Records of Citrus County, Florida, LESS AND EXCEPT that portion conveyed to the State of Florida Department of Transportation by Deed Recorded in Official Records Book 682, Page 623, of the Public Records of Citrus County, Florida.

Parcel 2: 400 E Glassboro Ct
Condominium Unit 5B, Building 21, Greenbriar of Citrus Hills Consolidated Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1358, Page 296, as amended from time to time, of the Public Records of Citrus County, Florida.

Parcel 3: 333 E Hartford St
Condominium Unit 2-A, Building 3, Greenbriar of Citrus Hills Consolidated Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1358, Page 296, as amended from time to time, of the Public Records of Citrus County, Florida.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2017009163 BK: 2813 PG: 689 2/28/2017 4:06 PM 1 Receipt: 2017008349
RECORDING $103.50 M DOCTAX PD $2,502.50 INT TAX PD $1,430.00

Prepared by:
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205
941-748-0100

Return to:
LiftForward, Inc.
180 Maiden Lane, 10th Floor
New York, NY 10038
Attn: Legal Department

[Space Above This Line For Recording Data]

MORTGAGE AND SECURITY AGREEMENT

THIS INDENTURE made on February 28, 2017, by and between **CITRUS DIABETES TREATMENT CENTER, LLC, a Florida limited liability company,** as to Parcel 1 as described herein, and **EHT REAL ESTATE HOLDINGS, LLC, a Florida limited liability company,** as to Parcel 2 and Parcel 3 as described herein (jointly, and severally hereinafter referred to as "Mortgagor") whose address is 2091 NE 36th St. #50150, Lighthouse Point, Florida 33074, and **LIFTFORWARD, INC., a Delaware corporation** (hereinafter referred to as "Mortgagee"), whose address is 180 Maiden Lane, 10th Floor, New York, NY 10038:

WITNESSETH:

The Mortgagor has received a loan in the principal amount of **SEVEN HUNDRED FIFTEEN THOUSAND AND 00/100 DOLLARS ($715,000.00)**, as evidenced by a promissory note of even date herewith (the "Note" which term includes any modification, renewal, extension or alteration thereof) executed under seal by Mortgagor, as maker, payable to the order of Mortgagee, which Note, by reference, is made a part hereof to the same extent as though set out in full herein.

NOW, THEREFORE: That Mortgagor, for the better securing of the several sums of money mentioned in the Note, has granted, bargained, sold, alienated, remised, released, conveyed, and confirmed unto Mortgagee, its successors and assigns forever, that certain property in Citrus County, State of Florida, as more particularly described as follows:

See the attached Exhibit "A"

("Real Property"), together with all and singular the tenements, hereditaments, appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining, all of which, together with all of the following, will hereinafter be referred to as the "Mortgaged Property":

(a) all structures and improvements now or hereafter on the Real Property;

(b) all right, title, and interest of Mortgagor to the minerals, soil, flowers, shrubs, crops, trees, timber, emblements and other products now or hereafter on, under or above the Real Property, or any part or parcel thereof;

(c) all of Mortgagor's right, title, interest, and privileges arising under all contracts and permits entered into or obtained in connection with the development or operation of the Real Property, including by way of example and not in limitation: all development and construction permits, approvals, resolutions, variances, licenses, and franchises granted by municipal, county, state, and federal governmental authorities, or any of their respective agencies; all architectural, engineering, and construction contracts; all drawings, plans, specifications and plats; and all contracts and agreements for the furnishing of utilities;

(d) all of Mortgagor's interest in all utility security deposits or bonds now or hereafter deposited in connection with the Real Property;

(e) all of Mortgagor's interest as lessor in and to all leases or rental arrangements now or hereafter affecting all or any part of the Real Property and all other rents and profits derived from the Real Property, all income or proceeds from the development of or economic activity upon any part of the Real Property;

(f) all of Mortgagor's interest in and to any and all contracts and agreements for the sale of the Real Property, or any part thereof or any interest therein, whether now existing or arising hereafter, and all of Mortgagor's interest in and right to earnest money deposits made upon such contracts and agreements;

(g) all land improvements to and upon the Real Property, including water, sanitary, and storm sewer systems, and all related equipment and appurtenances thereto, whether now existing or hereafter located in, upon, over or under the Real Property;

(h) all machinery, apparatus, equipment, fittings, and fixtures, whether actually or constructively attached to the Real Property, and all trade, domestic, and ornamental fixtures, and articles of personal property of every kind and nature whatsoever now or hereafter located in, upon, over or under the Real Property, or any part thereof, and used or usable in connection with any present or future operation or development of the Real Property, and now owned or hereafter acquired by Mortgagor, including by way of example and not in limitation: heating, air conditioning, freezing, lighting, laundry, incinerating, and power equipment; engines, pipes, wells, water filtering systems and softening devices, water heaters, pumps, tanks, and motors; all swimming pools and appurtenances thereto; all electrical and plumbing installations; all furniture, furnishings, wall and floor coverings, blinds, elevators, appliances, television antennas and cables, storm and screen windows and doors, and lighting fixtures; all building materials and equipment now or hereafter delivered to the Real Property or stored at an off-site location.

(i) all right, title and interest of Mortgagor in and to all unearned premiums accrued, accruing, or to accrue under any and all insurance policies now or hereafter existing which covers all or any portion of the Mortgaged Property; all proceeds or sums payable for the loss of or damage to all or any portion of the Mortgaged Property; all payments received under warranties applicable to all or any portion of the Mortgaged Property; and any other amounts received in satisfaction of claims for defects in all or any portion of the Mortgaged Property;

AND MORTGAGOR (and if more than one, each of them jointly and severally) does hereby covenant and agree with Mortgagee as follows:

1. WARRANTIES. Mortgagor is the owner in fee simple of the Mortgaged Property with full power and right to mortgage same, and the Mortgaged Property is free from all liens and encumbrances.

2. FURTHER ASSURANCES. Mortgagor agrees to execute and deliver to Mortgagee and to any subsequent holder from time to time, upon demand, any further instrument or instruments, including but not limited to mortgages, security agreements, financing statements, assignments, and renewal and substitution notes so as to reaffirm, to correct and to perfect the evidence of the obligation hereby secured and the security interest of Mortgagee in and to all or any part of the Mortgaged Property intended to be hereby mortgaged, whether now mortgaged, later substituted for, or acquired subsequent to the date of this Mortgage and extensions or modifications thereof.

3. SECURED INDEBTEDNESS. This mortgage is given as security for the Note and also as security for any and all other sums, indebtedness, obligations and liabilities of any and every kind now or hereafter during the term hereof owing and to become due from Mortgagor to Mortgagee incurred, evidenced, acquired or arising under the Note, this Mortgage or any other loan document executed in connection herewith, all of which are collectively referred to herein as the "Secured Indebtedness".

4. PAYMENT. Mortgagor will pay the sums of money agreed by this Mortgage and the Note to be paid and any extensions or renewals thereof according to the true effect and meaning thereof and in conformity with all of the terms, provisions and conditions as agreed therein.

5. TAXES AND ASSESSMENTS. Mortgagor will pay all taxes, assessments, levies, liabilities, liens, obligations and encumbrances of every kind and nature on the Mortgaged Property before delinquency. Mortgagor will pay all taxes, fees, assessments, and other similar charges except income taxes, imposed by any federal, state or local government or agency thereof on or with respect to the Note, this Mortgage, or the indebtedness secured hereby. Any penalties or interest required to be paid with respect to any of the aforesaid charges shall be paid by

Mortgagor. If Mortgagor fails to pay these amounts before delinquency, Mortgagee may pay the same and charge Mortgagor as provided in the Performance by Mortgagee paragraph contained herein.

6. INSURANCE COVERAGE. Mortgagor will insure the Mortgaged Property against such perils and hazards, and in such amounts and with such limits, as Mortgagee may from time to time require, and will continuously maintain the following described policies of insurance (the "Insurance Policies"):

(a) Casualty insurance against loss or damage by fire, lightning, windstorm, hail, explosion, riot, riot attending a strike, sinkhole, sprinkler leakage, civil commotion, damage from aircraft and vehicles, burglary or robbery, collapse of building, sonic boom, water damage, and smoke damage and loss or damage from such hazards as are presently included in so-called "extended coverage" and against vandalism and malicious mischief and against such other insurable hazards as are from time to time, under good insurance practices, insured against for improvements of like character in the geographic area of the Mortgaged Property. The amount of such insurance shall be equal to the full replacement cost (as determined at regular intervals) of the buildings, improvements, furniture, furnishings, fixtures, equipment, and other items (whether personalty or fixtures) included in the Mortgaged Property, without reduction for depreciation (subject, however, to Mortgagee's right to require different amounts of coverage from time to time). Full replacement cost, as used herein, means, with respect to the buildings and improvements, the cost of replacing the building and improvements without regard to deduction for depreciation, exclusive of the cost of excavations, foundations, and footings below the lowest basement floor, and means, with respect to such furniture, furnishings, fixtures, equipment, and other items, the cost of replacing same. Each policy shall contain a replacement cost endorsement and such other endorsements as are sufficient to prevent Borrower and Mortgagee from becoming co-insurers within the terms of such insurance with respect to such buildings and improvements.

(b) Comprehensive general liability insurance for personal injury, including, without limitation, bodily injury and death, and property damage in an amount to be determined by Mortgagee in its sole and absolute discretion.

(c) Worker's compensation insurance or written evidence satisfactory to Mortgagee that such insurance is not required or necessary in order to protect Mortgagee.

(d) Flood insurance, where required, in an amount equal to the lesser of (i) the outstanding principal balance of the Loan, or (ii) the maximum limit of coverage made available with respect to the Mortgaged Property under the Federal Flood Insurance Program; provided that such flood and mudslide insurance shall not be required if Mortgagor shall provide Mortgagee with written evidence satisfactory to Mortgagee that the Mortgaged Property is not situated within an area identified by the Secretary of Housing and Urban development or any other governmental department, agency, bureau, board, or instrumentality as an area having special flood or mudslide hazards, and that no flood insurance is required on the Mortgaged Property by any regulations by which Mortgagee is governed.

(e) Such other insurance on the Mortgaged Property or any replacements or substitutions thereof or additions thereto in such amounts as may from time to time be required by Mortgagee against other insurable hazards or casualties which at the time are commonly insured against in the case of property similarly situated, with due regard being given to the height and type of buildings, their construction, location, use and occupancy, or any replacements or substitutions therefor or additions thereto.

In the event Mortgagor fails to fully comply with the above, Mortgagee may, at any time and in its sole discretion upon written notice to Mortgagor, procure and substitute for any and all of the policies of insurance required above, such other policies of insurance, in such amounts, and carried in such companies, as it may select, and in such event, those policies of insurance shall be included within the definition of "Insurance Policies" set forth herein.

7. INSURANCE POLICIES. All Insurance Policies shall be in form, companies licensed in the State of Florida and amounts satisfactory to Mortgagee in its sole discretion. All Insurance Policies insuring against casualty and other appropriate policies shall include non-contributing mortgagee endorsements in favor of and with loss payable first to Mortgagee, as well as standard waiver of subrogation endorsements, shall provide that the coverage shall not be terminated or materially modified without ten (10) days' advance written notice to Mortgage and shall provide that no claims shall be paid thereunder without thirty (30) days' advance written notice to Mortgagee. Mortgagor will deliver all Insurance Policies premium prepaid to Mortgagee and, in case of Insurance Policies about to expire, Mortgagor will deliver to Mortgagee renewal or replacement policies not less than thirty

(30) days prior to the date of expiration. The requirements of the preceding sentence shall apply to any separate policies of insurance taken out by Mortgagor concurrent in form or contributing in the event of loss with the Insurance Policies.

8. PROCEEDS OF INSURANCE. Mortgagor will give Mortgagee prompt notice of any loss or damage to the Mortgaged Property, and:

(a) In case of loss of damage covered by any of the Insurance Policies, Mortgagee (or, after entry of decree of foreclosure, the purchaser at the foreclosure sale or decree creditor, as the case may be) is hereby authorized at its option either (i) to settle and adjust any claim under such Insurance Policies without the consent of Mortgagor, or (ii) allow Mortgagor to settle and adjust such claim without the consent of Mortgagee; provided that in either case Mortgagee shall, and is hereby authorized to collect and receive any such insurance proceeds; and the reasonable expenses incurred by Mortgagee in the adjustment and collection of insurance proceeds shall be so much additional Indebtedness Hereby Secured, and shall be reimbursed to Mortgagee upon demand or may be deducted by Mortgagee from said insurance proceeds prior to any other application thereof. Each insurance company which has issued an Insurance Policy is hereby authorized and directed to make payment for all losses covered by an Insurance Policy to Mortgagee alone, and not to Mortgagee and Mortgagor jointly.

(b) Mortgagee shall, in its sole discretion, elect to apply the proceeds of Insurance Policies consequent upon any casualty either (i) to reduce the Indebtedness Hereby Secured; or (ii) to reimburse Mortgagor for the cost of restoring, repairing, replacing or rebuilding the loss or damage of the casualty, subject to the conditions and in accordance with the provisions of Paragraph 8(c) hereof. In the event Mortgagee elects to apply the proceeds of Insurance Policies to the Indebtedness hereby Secured and such proceeds do not discharge that indebtedness in full, the entire Indebtedness hereby Secured shall become immediately due and payable with interest thereon at rate specified in the Note.

(c) In the event the insurance proceeds are made available to Mortgagor, Mortgagor hereby covenants to restore, repair, replace or rebuild the Mortgaged Property, to be of at least equal value, and of substantially the same character as prior to such loss or damage, all to be effected in accordance with plans, specifications and procedures to be first submitted to and approved by Mortgagee, and Mortgagor shall pay all costs of such restoring, repairing, replacing or rebuilding. Mortgagor further agrees to execute any documents related to said restoration, repairing, replacing or rebuilding as may be required by the Mortgagee, in its sole discretion, including but not limited to a construction agreement in accordance with Mortgagee's customary construction loan procedure; it being expressly understood that the matters set forth in this Paragraph shall not in any way diminish or release the Mortgagor's responsibility under the Loan Documents.

9. CONDEMNATION AND EMINENT DOMAIN. In the event the Mortgaged Property or any part thereof, shall be condemned or taken for public use under powers of eminent domain, Mortgagee shall have the right to demand that all money awarded for the appropriation thereof, and any and all damages awarded in connection with the Mortgaged Property and any and all such funds, monies, awards and damages shall be paid to Mortgagee up to the amount of the outstanding indebtedness secured by this Mortgage. Mortgagor covenants and agrees that Mortgagor will give Mortgagee immediate notice of the actual or threatened commencement of any such proceedings under condemnation or eminent domain, affecting all or any part of the Mortgaged Property or any easement therein or appurtenance thereof, including severance and consequential damage and change in grade of streets, and will deliver to Mortgagee copies of any and all papers served in connection with any such proceedings. Mortgagor further covenants and agrees to make, execute, and deliver to Mortgagee, at any time or times upon request, free, clear, and discharged of any encumbrances of any kind whatsoever, any and all further assignments and/or instruments deemed necessary by Mortgagee for the purpose of validly and sufficiently assigning all awards and other compensation theretofore and hereafter to be made to Mortgagor for any taking, either permanent or temporary, under any such proceeding. The amount of the award shall be paid to Mortgagee, and at Mortgagee's option, be applied either on the indebtedness secured hereby or in restoring the improvements. Mortgagee may appear in and prosecute, either in its own name or in the name of Mortgagor, any action or proceeding in connection with the foregoing, and adjust, compromise, or settle any claim in connection therewith.

10. DEFAULT. Mortgagor shall be in default under this Mortgage upon the happening of any of the following events or conditions: (a) failure or omission to pay when due the Note (or any installment of principal or interest thereunder) or default in the payment or performance of any obligation, covenant, agreement or liability contained or referred to in this Mortgage, the Note, or any other loan document executed in connection herewith, or upon the existence or occurrence of any circumstance or event deemed a default under the Note or any other

loan document executed in connection herewith; (b) any warranty, representation or statement made or furnished to Mortgagee for the purpose of inducing Mortgagee to accept this Mortgage or to make any extension of the Secured Indebtedness, proves to have been false in any material respect when made or furnished; (c) a default under any other mortgage or trust deed on the Mortgaged Property (whether such other mortgage or trust deed be held by Mortgagee or by a third party); (d) the institution of foreclosure proceedings of another mortgage or trust deed or lien of any kind on the Mortgaged Property (whether such other mortgage, deed or lien be held by Mortgagee or by a third party); (e) the default by Mortgagor in the payment of any obligation, covenant, agreement, or liability contained in any other mortgage, note, obligation or agreement held by Mortgagee; (f) the default by Mortgagor in the performance of any obligation, covenant, agreement, or liability contained in any other mortgage, note, obligation, or agreement held by Mortgagee; (g) the dissolution, termination of existence, insolvency, or business failure of Mortgagor, appointment of a receiver of any part of the Mortgaged Property, assignment for the benefit of creditors by Mortgagor, or the commencement of any proceedings in bankruptcy or insolvency by or against Mortgagor; (h) the determination by Mortgagee that a material adverse change has occurred in the financial condition of Mortgagor or any person obligated under the Note or any guaranty thereof, from the conditions set forth in the most recent financial statement of such person heretofore furnished to Mortgagee or from the condition of such person as heretofore most recently disclosed to Mortgagee in any manner; (i) falsity in any material respect of, or any material omission in, any representation or statement made to Mortgagee by or on behalf of Mortgagor or any person obligated under the Note or any guaranty thereof, in connection with this Mortgage. Upon the occurrence of any such default or at any time thereafter, subject to the grace period, if any, provided in the Note, or loan documents, if any, Mortgagee may, at its option, declare the whole amount of principal and interest provided for in and by the Note, and any and all other Secured Indebtedness, immediately due and payable without demand or notice of any kind to any person, and the same thereupon shall become immediately due, payable and collectible (by foreclosure or otherwise) at once and without notice to Mortgagor. Any default hereunder shall constitute a default under any other mortgage, note, obligation or agreement of Mortgagor held by Mortgagee.

11. OTHER REMEDIES. If an event of default shall have occurred, Mortgagee may proceed by suit or suits at law or in equity or by any other appropriate proceeding or remedy: (a) to enforce payment of the Note or the performance of any term hereof or any other right; (b) to foreclose this Mortgage and to sell, as an entirety or in separate lots or parcels, the Mortgaged Property under the judgment or decree of a court or courts of competent jurisdiction; (c) to collect all rents, issues, profits, revenues, income, proceeds or other benefits from the Mortgaged Property; (d) to seek appointment of a receiver to enter upon and take possession of the Mortgaged Property and to collect all rents, issues, profits, revenues, income or other benefits thereof and apply the same as the Court may direct and such receiver shall have all rights and powers permitted under law; and (e) to pursue any other remedy available to it, including, but not limited to taking possession of the Mortgaged Property without notice or hearing to Mortgagor. Mortgagee shall take action either by such proceedings or by the exercise of its power with respect to entry or taking possession, or both as Mortgagee may determine, including commencing an action on the Note alone.

12. NO WAIVER. No delay or omission of Mortgagee or of any holder of the Note and Mortgage to exercise any right, power or remedy accruing upon any event of default shall exhaust or impair any such right, power or remedy or be construed as a waiver of any such event of default or constitute acquiescence therein. It is expressly understood that the rights of the parties to this Mortgage may not be waived or modified absent a writing signed by both parties. It is the intention of the parties to modify the law with respect to waiver and estoppel, which modification, by agreement of the parties, shall not be deemed a violation of public policy.

13. NON-EXCLUSIVE REMEDIES. No right, power or remedy conferred upon or reserved to Mortgagee by the Note, this Mortgage, or any other instrument securing the Note is exclusive of any other right, power or remedy, but each and every such right, power and remedy shall be cumulative and concurrent and shall be in addition to any other right, power or remedy given hereunder, or under the Note or any other instrument securing the Note, or now or hereafter existing at law, in equity or by statute.

14. SUCCESSORS AND ASSIGNS BOUND. Whenever one of the parties hereto is named or referred to herein, the heirs, personal representatives, successors and assigns of such party shall be included and all covenants and agreements contained in this Mortgage, by or on behalf of Mortgagor or Mortgagee, shall bind and inure to the benefit of their respective heirs, personal representatives, successors and assigns.

15. INVALID OR UNENFORCEABLE. In the event that any of the covenants, agreements, terms or provisions contained in the Note, this Mortgage or any other instrument securing the Note shall be invalid, illegal or unenforceable in any respect, the validity of the remaining covenants, agreement, terms or provisions contained

herein and in the Note and any other instrument securing the Note shall be in no way affected, prejudiced or disturbed thereby.

16. COSTS, EXPENSES, AND ATTORNEYS' FEES. In the event of a default under the terms of this Mortgage, the Note, or any other loan documents executed in connection herewith, or any renewals or extensions thereof, Mortgagor shall pay all costs, expenses and attorneys' fees incurred in the collection (whether by suit or otherwise) hereof, including those costs, expenses and reasonable attorneys' fees incurred in appellate proceedings, bankruptcy proceedings or otherwise. Furthermore, Mortgagor shall pay immediately all costs, expenses and reasonable attorneys' fees incurred (whether in legal proceedings or otherwise) by Mortgagee (including those costs, expenses and reasonable attorneys' fees incurred in appellate proceedings, bankruptcy proceedings or otherwise) by reason of the assertion or institution by any person, other than Mortgagee, of any claim, demand, action or proceeding concerning or affecting the Mortgaged Property or the lien created hereby, or concerning or affecting the Note, this Mortgage, or any loan document executed in connection herewith. If Mortgagor shall fail to pay the sums required by this paragraph to be paid, Mortgagee may pay the same and charge Mortgagor as provided in the Performance by Mortgagee paragraph contained herein.

17. MAINTENANCE AND WASTE. Mortgagor shall keep the Mortgaged Property in good order and repair, commit, permit and suffer neither strip nor waste of said property and comply with all laws, ordinances, regulations and requirements of all governmental bodies applicable to the Mortgaged Property or use thereof. Upon failure of Mortgagor to keep and perform each of the aforesaid covenants, Mortgagee may, at its option, cause or procure the performance thereof including repair and restoration of the Mortgaged Property, and charge Mortgagor with the costs and expenses incurred thereby, as provided in the Performance by Mortgagee paragraph contained herein. Mortgagee may make or cause to be made reasonable entries upon the Mortgaged Property for inspection thereof.

18. RECEIVERSHIP. In the event any suit is instituted upon the Mortgage, or to foreclose or reform it, or to enforce payment of any claims hereunder, Mortgagee shall have the right to the appointment of a receiver, without notice, of the Mortgaged Property, including the rents, income, profits, issues and revenues thereof. Such receiver shall have all the powers in anyway entrusted by a court to a receiver. Such appointment shall be made by the court as an admitted equity and absolute right to Mortgagee, and without reference to the adequacy or inadequacy of the value of the Mortgaged Property or to the solvency or insolvency of Mortgagor or of the other defendants, and said rents, profits, income, issues and revenues shall be applied to the Secured Indebtedness.

19. RENTS AND PROFITS. As further and additional security for the performance of the terms and conditions of this Mortgage and for the payment of the Note and Secured Indebtedness, Mortgagor hereby agrees that in case of a default under any of the provisions, covenants or agreements of this Mortgage, the Note, or any other loan document executed in connection herewith, Mortgagee is hereby authorized and empowered, by its servants, agents or attorney, to enter on the Mortgaged Property and to collect and receive the rents and profits therefrom, and to apply the same to the payment of amounts due on the obligations secured hereby; and for this purpose, Mortgagor hereby assigns, transfers and sets over to Mortgagee the rents and profits accruing from the Mortgaged Property during the period of such default. The exercise of rights under this paragraph shall neither impair nor constitute a waiver of any other rights or remedies which Mortgagee may have under the terms of this Mortgage or otherwise, but the remedy hereby given shall be in addition to others which Mortgagee may have. Each and every lessee of all or any part of the Mortgaged Property shall, upon receipt of written notice from Mortgagee that Mortgagor is in default hereunder, be obligated to make all further rental payments to Mortgagee, and no lessee shall be obligated or entitled to inquire into or ascertain the authority of Mortgagee to act within and exercise the powers granted to Mortgagee pursuant to this paragraph. Rental payments made pursuant to the provisions of this paragraph by a lessee of the Mortgaged Property to Mortgagee shall fully acquit the lessee to the extent of the payments so made.

20. INSURANCE POLICIES AND UTILITY DEPOSITS. In the event of foreclosure of this Mortgage or a transfer of title to the Mortgaged Property in lieu of foreclosure, all right, title and interest of Mortgagor in and to any insurance policies then in force, and all deposits and all advance payment for utility service of any kind or nature, heretofore or hereafter deposited by Mortgagor for such utility service in connection with the operation of the Mortgaged Property, will pass to the purchaser or grantee.

21. MODIFICATIONS AND RENEWALS. The rate of interest and time of payment of the Note may from time to time be modified as to terms or extended for any period (whether or not longer than the original period of said Note) by mutual agreement of the holder hereof with the then owner of the Mortgaged Property, and all

parties having liability, either primary or secondary, under the Note hereby waive notice thereof and covenant and agree that no such modifications or extensions shall operate to release the personal obligation of any of them as mortgagors, makers, guarantors, sureties or endorsers. Mortgagor (and each of them, if more than one) further agrees that no waiver by Mortgagee or the holder hereof of any default shall operate as a waiver of any other default or of the same default on a future occasion; that the exchange, release, surrender or sale of all or any real property or collateral which may be given or may have been given to secure the repayment of the Note and other obligations secured hereby shall not release or discharge any Mortgagor or other party liable hereunder, and agrees that the release of any Mortgagor or other party liable upon or in respect of this Mortgage or the Note and other obligations secured hereby shall not release any other such party or Mortgagor.

22. PERFORMANCE BY MORTGAGEE. If Mortgagor defaults in any of the covenants or agreements contained in this Mortgage, in the Note, or in any other loan document executed in connection herewith, Mortgagee may perform the same or procure their performance without waiving or affecting the option to foreclose or any right hereunder, and all costs, payments and expenditures (including reasonable attorneys' fees as herein provided) made by Mortgagee in so doing shall be charged to Mortgagor, shall become immediately due and payable and shall bear interest at the maximum rate permitted by law. If said sums are not immediately paid they shall be added to and become part of the Secured Indebtedness.

23. SUBROGATION. To the extent of the Secured Indebtedness, Mortgagee is subrogated to the lien or liens and to the rights of the owners and holders thereof of each mortgage, lien or other encumbrance on the Mortgaged Property which is paid or satisfied, or both, in whole or in part, out of the proceeds of the loan secured hereby, and the respective liens of said mortgages, liens or other encumbrances shall be preserved and shall pass to and be held by Mortgagee as security for the indebtedness hereby secured to the same extent that it would have been preserved and would have been passed to and been held by Mortgagee had it been duly and regularly assigned to Mortgagee by separate assignment notwithstanding the fact that the same may be satisfied and canceled of record.

24. SECURITY AGREEMENT. This instrument also serves as a Security Agreement and creates a security interest in favor of Mortgagee under the Florida Uniform Commercial Code (UCC) with respect to all of the Mortgaged Property to which the UCC is applicable. Mortgagee shall have all rights, privileges and remedies, including notice, of a secured party under the UCC, without limitation upon or in derogation of the rights and remedies created under and accorded Mortgagee by this Mortgage, it being understood that the rights and remedies of Mortgagee under the UCC shall be cumulative and in addition to all other rights and remedies of Mortgagee arising under the common law or any other laws of the State of Florida or of any other jurisdiction. On demand Mortgagor shall promptly pay all costs and expenses of filing statements, continuation statements, partial releases, and termination statements deemed necessary or appropriate by Mortgagee to establish and maintain the validity and priority of the security interest of Mortgagee. If notice is required under this Mortgage and the UCC, then such requirement of notice shall be reasonably met, if such notice is mailed postage prepaid to Mortgagor at the address for Mortgagor shown on the records of Mortgagee at least five days in advance of the sale, or disposition, or other event for which notice is required.

25. DUE ON SALE. The entire Secured Indebtedness may, at Mortgagee's sole option, become immediately due and payable in the event of the sale or transfer (without the prior written consent of Mortgagee) of (i) all or any part of the Mortgaged Property, or any interest therein, or (ii) any beneficial interest in Mortgagor (if Mortgagor, or any of them, is not a natural person or persons, but is a corporation, partnership, trust, estate or other legal entity). Mortgagee's consent may be withheld in its absolute and sole discretion, or it may be conditioned upon a number of factors to be determined in Mortgagee's sole discretion, including but not limited to, a determination of the Purchaser's creditworthiness, a modification of the Note and Mortgage as to interest rate and terms, and payment of an assumption fee except as to transfer among or between members of Mortgagor.

26. OTHER LIENS AND MORTGAGES. Mortgagor shall not cause or permit to attach to the Mortgaged Property any liens or mortgages other than this Mortgage, and shall not obtain any other secured financing except that the Mortgagor may obtain secured financing related to the lease or purchase of furniture, fixtures, and equipment.

27. HAZARDOUS WASTE. Mortgagor hereby warrants and represents to Mortgagee that there are no wetlands on the Mortgaged Property and that the Mortgaged Property have not, are not, and in future shall not be in violation of any federal, state or local law, ordinance or regulation relating to environmental conditions on, under or about the Mortgaged Property, including but not limited to soil and ground water conditions. Neither Mortgagor,

nor to the best of Mortgagor's knowledge, after due inquiry and investigation, any tenant of the Mortgaged Property or other third party, has, directly or indirectly, used, generated, manufactured, refined, treated, produced, stored or disposed of on, under or about the Mortgaged Property in violation of any applicable environmental laws or transported to or from the Mortgaged Property any Hazardous Materials (as hereinafter defined), nor does Mortgagor intend to use nor shall Mortgagor use the Mortgaged Property in the future for the purpose of generating, treating, manufacturing, refining, producing, storing, handling, transferring, processing or transporting Hazardous Materials, as defined herein. If at any time during the term of this Mortgage or thereafter, Hazardous Materials are discovered on the Mortgaged Property which in Mortgagee's sole discretion may constitute a threat to its security, Mortgagor at Mortgagor's sole cost and expense shall remove such Hazardous Materials from the Mortgaged Property or the ground water underlying the Mortgaged Property in accordance with the requirements of Mortgagee. If such Hazardous Materials are not removed from the Mortgaged Property or the ground water underlying the Mortgaged Property by the Mortgagor within ninety (90) days after Mortgagor discovers such Hazardous Materials, Mortgagee at its sole discretion may pay to have the same removed and cleaned up but only to the extent required by any applicable environmental law (and may cause the same to be removed) and Mortgagor shall reimburse Mortgagee within five (5) days of Mortgagee's demand for payment for any and all clean up and removal costs and expenses, including but not limited to any fines or penalties. Mortgagee's right to inspect the Mortgaged Property to confirm Mortgagor's compliance with the provisions of this Mortgage and to cause removal of any Hazardous Materials shall include the right to enter upon the Mortgaged Property for such purposes and/or to cause its agents or employees to enter upon the Mortgaged Property for such purposes. Although Mortgagee may take action under this paragraph, Mortgagee does not have to do so. Any amounts disbursed under this Paragraph shall become the additional debt of Mortgagor secured by the Mortgage and by the obligations of the Indemnitors set forth in the Environmental Indemnity Agreement of even date herewith. These amount shall bear interest from the date of disbursement until the date paid at the interest rate set forth in the Note, and such disbursements plus interest shall be payable by Mortgagor upon demand from Mortgagee. If at any time during the term of the Mortgage, Hazardous Materials are discovered on the Mortgaged Property, Mortgagor shall notify Mortgagee within five (5) days of the date upon which Mortgagor obtains knowledge of the existence of such Hazardous Materials on the Mortgaged Property.

"Hazardous Materials," as defined herein, shall include but not be limited to asbestos in any form, urea formaldehyde foam insulation, transformers or other equipment which contains dielectric fluid containing polychlorinated byphenyls, and any hazardous or toxic substances, chemicals, materials, or waste regulated by or defined as "hazardous substances," "hazardous materials," or "toxic substances" in the Comprehensive Environmental Responses, Compensation and Liability Act of 1980 as amended, 42 U.S.C. Section 9601 et sep.; the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801 et seq.; the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq.; or any other federal, state, county, regional, or local law governing such substances and as all of same may be hereafter amended (collectively "Hazardous Waste Laws"); and in the regulations adopted, published and/or promulgated pursuant to said laws.

In addition to all other rights and remedies of Mortgagee hereunder, if any time during the term of the Mortgage, Hazardous Materials are discovered on the Mortgaged Property which in Mortgagee's reasonable discretion may constitute a threat to its security and if such Hazardous Materials are not removed from the Mortgaged Property by Mortgagor within ninety (90) days after the Mortgagor discovers such Hazardous Materials, or if Mortgagor fails to notify Mortgagee of such Hazardous Materials, Mortgagee at its sole discretion may deem such failure to be a Default and shall have all the rights and remedies provided for in the Mortgage upon the occurrence of a Default. Further, if Mortgagor fails to perform any obligation hereunder, Mortgagee at its sole discretion may deem such failure to be a Default and shall have all rights and remedies provided for in the Mortgage upon the occurrence of a Default, in addition to all rights and remedies set forth in that certain Environmental Indemnity Agreement of even date herewith, if applicable.

28. MISCELLANEOUS. Time is of the essence hereof. Mortgagor waives all rights of homestead and other exemptions granted by the constitution and laws of Florida. The terms "Mortgagor" and "Mortgagee" as used herein shall include their respective heirs, devisees, personal representatives, grantees, successors and assigns. The term "Mortgagor" shall include each person signing this Mortgage, jointly and severally. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders. The terms "person" and "Party" shall include individuals, firms, association, joint ventures, partnerships, estates, trusts, business trusts, syndicates, fiduciaries, corporations and all other groups or combinations. Titles of paragraphs contained herein are inserted only as a matter of convenience and for reference, and in no way define, limit, extend, or describe the scope of this Mortgage or the intent of any provisions hereunder. This Mortgage, the Note, and all loan documents executed in connection herewith shall be construed under California law.

TO HAVE AND TO HOLD the above granted and described Mortgaged Property unto Mortgagee, it successors and assigns forever; provided, however, that if Mortgagor shall pay the Secured Indebtedness and shall well and truly keep, observe and perform all the other covenants and stipulations of this Mortgage, the Note and the other loan documents executed in connection herewith, then this conveyance of mortgage shall become null and void, but otherwise shall remain in full force and effect.

THE PARTIES TO THIS INSTRUMENT ACKNOWLEDGE THAT THE CLAIMS THAT MAY ARISE FROM THIS INSTRUMENT AND OTHER LOAN DOCUMENTS ARE MATTERS THAT SHOULD BE ADJUDICATED BY A COURT, WITHOUT A JURY. THEREFORE, THE PARTIES, HEREBY WAIVE TRIAL BY JURY. NEITHER LENDER NOR MAKER NOR ANY ASSIGNEE OR SUCCESSOR SHALL SEEK A TRIAL BY JURY IN ANY LAWSUIT OR PROCEEDING (WHETHER AT LAW OR IN EQUITY, WHETHER DIRECT OR COLLATERAL, WHETHER IN CONTRACT OR TORT) BASED UPON OR ARISING OUT OF THIS INSTRUMENT OR ANY OTHER LOAN DOCUMENT OR AGREEMENT. NO PARTY WILL SEEK TO CONSOLIDATE ANY SUCH ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED. THE PROVISIONS OF THIS PARAGRAPH HAVE BEEN FULLY DISCUSSED BY THE PARTIES HERETO, AND THE PROVISIONS HEREOF SHALL BE SUBJECT TO NO EXCEPTIONS. NO PARTY HAS IN ANY WAY AGREED WITH OR REPRESENTED TO ANY OTHER PARTY THAT THE PROVISIONS OF THIS PARAGRAPH OR OF ANY OTHER PARAGRAPH OF THIS NOTE OR ANY OTHER LOAN DOCUMENT WILL NOT BE FULLY ENFORCED IN ALL INSTANCES.

[signatures on the following page]

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2017009163 BK: 2813 PG: 698 2/28/2017 4:06 PM 10 Receipt: 2017008349
RECORDING $103.50 M DOCTAX PD $2,502.50 INT TAX PD $1,430.00

IN WITNESS WHEREOF, Mortgagor has caused this Mortgage to be signed the date above written.

Signed, sealed and delivered in the presence of:

WITNESSES:

Printed Name: Melissa Cagliana

Printed Name: Patricia A. Ledford

MORTGAGOR:

CITRUS DIABTETES TREATMENT CENTER, LLC, a Florida limited liability company

By: _____
Eihab Tawfik, President

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was subscribed and sworn to before me this 24th (PE) day of February, 2017, by Eihab Tawfik, as President of CITRUS DIABTETES TREATMENT CENTER, LLC, a Florida limited liability company. He [ ] is personally known to me, or [X] produced Florida Drivers Lic as identification, and who acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

[Notary Seal]

PATRICIA A. LEDFORD
Notary Public, State of Florida
Commission# FF 949540
My comm. expires Jan. 11, 2020

Notary Public

Printed Name: _____

Commission Expires on: _____

PATRICIA A. LEDFORD
Notary Public, State of Florida
Commission# FF 949540
My comm. expires Jan. 11, 2020

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2017009163 BK: 2813 PG: 699 2/28/2017 4:06 PM 11 Receipt: 2017008349
RECORDING $103.50 M DOCTAX PD $2,502.50 INT TAX PD $1,430.00

WITNESSES:

Printed Name: Melissa Gagliano

Printed Name: Patricia A. Ledford

MORTGAGOR:

EHT REAL ESTATE HOLDINGS, LLC,
a Florida limited liability company

By: _____
Eihab Tawfik, President

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was subscribed and sworn to before me this 24th day of February, 2017, by Eihab Tawfik, as President of EHT REAL ESTATE HOLDINGS, LLC, a Florida limited liability company. He [ ] is personally known to me, or [X] produced FLORIDA Drivers Lic. as identification, and who acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

[Notary Seal]

PATRICIA A. LEDFORD
Notary Public, State of Florida
Commission# FF 949540
My comm. expires Jan. 11, 2020

_____
Notary Public

Printed Name: _____

Commission Expires on: _____

PATRICIA A. LEDFORD
Notary Public, State of Florida
Commission# FF 949540
My comm. expires Jan. 11, 2020

Exhibit "A"

Parcel 1: 7562 W Gulf to Lake Hwy

Lots 5 and 6 lying South of S.R. 44, except the South 100 feet of the West 150 feet of Lot 5, Citrus Acres, a subdivision according to the plat thereof recorded at Plat Book 2, Page 68, in the Public Records of Citrus County, Florida, LESS AND EXCEPT that portion conveyed to the State of Florida Department of Transportation by Deed Recorded in Official Records Book 682, Page 623, of the Public Records of Citrus County, Florida.

Parcel 2: 400 E Glassboro Ct

Condominium Unit 5B, Building 21, Greenbriar of Citrus Hills Consolidated Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1358, Page 296, as amended from time to time, of the Public Records of Citrus County, Florida.

Parcel 3: 333 E Hartford St

Condominium Unit 2-A, Building 3, Greenbriar of Citrus Hills Consolidated Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1358, Page 296, as amended from time to time, of the Public Records of Citrus County, Florida.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2016040713 BK: 2780 PG: 541 9/6/2016 1:33 PM 1 Receipt: 2016035287
RECORDING $10.00

11953

Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #3
Lien Unit Phone: (800) 913-6050

Serial Number
227276716

For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer EHT REAL ESTATE HOLDINGS LLC
TRANSFEREE OF EIHAB H TAWFIK

Residence 3118 N SHERIFF DR
BEVERLY HILLS, FL 34465-4628

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2011	[redacted]	12/08/2014	01/07/2025	95081.47
1040	12/31/2012	[redacted]	11/17/2014	12/17/2024	67046.95
1040	12/31/2014	[redacted]	08/08/2016	09/07/2026	102700.00

Place of Filing
CLERK OF CIRCUIT COURT
CITRUS COUNTY
INVERNESS, FL 34450

Total $ 264828.42

This notice was prepared and signed at BALTIMORE, MD, on this,

the 26th day of August, 2016.

Signature Cheryl Cordero
for MS. C.L. LITTLE

Title
REVENUE OFFICER
(352) 291-2815

23-06-3503

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form **668(Y)(c)** (Rev. 2-2004)
CAT. NO 60025X

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2026040757 BK: 3687 PG: 488 7/10/2026 9:16 AM 1 Receipt: 2026035282
RECORDING $10.00

This instrument Prepared By
Record and Return To:

Name: Jared Block, Esq.
Florida Community Law Group, P.L.
P.O. Box 292965
Davie, FL 33329-2965

CLAIM OF LIEN

KNOWN ALL MEN BY THESE PRESENTS,

Greenbriar of Citrus Hills Owners' Association, Inc. (hereinafter referred to as "ASSOCIATION"), whose principal place of business address is, 2541 N. Reston Terrace, Hernando, Florida 34442 files this, its Claim of Lien upon the following described real property situated, lying and being in ***Citrus*** County, State of Florida, to wit:

That certain condominium parcel composed of Unit 2-A, Building 3, and an undivided share in the common elements appurtenant thereto, subject to and in accordance with the Covenants, Conditions, Restrictions, Terms and other provisions of the Declaration of Condominium of GREENBRIAR OF CITRUS HILLS CONSOLIDATED CONDOMINIUM with the schedules and/or exhibits annexed thereto, as recorded in the Official Records Book 1358, pages 296 through 331, inclusive, of the Public Records of Citrus County, Florida; as amended by the Amendment on Official Records Book 1684, Page 325; and re-recorded Amendment in Official Records Book 1687, Page 2352, of the Public Records of Citrus County, Florida. (8,9,10 bldgs)

The owner of said parcel is: ***333 E Hartford St., Bldg 3 Unit 2A, Hernando Florida 34442 Land Trust dated June 27, 2019, Michael S. McCarthy, Successor Trustee***

Past Due Assessments and/or Special Assessments through June 25, 2026: $9,817.56

This claim of lien secures all unpaid assessments that are due and that may accrue after the claim of lien is recorded and through the entry of a final judgment, as well as interest and all reasonable costs and attorney's fees incurred by the association incident to the collection process. Upon payment in full, the person making the payment is entitled to a satisfaction of the lien.

IN WITNESS WHEREOF, ASSOCIATION has caused this Claim of Lien to be executed on June 25, 2026.

BY:_____
Jared Block, Esq., Attorney and Agent for Greenbriar of Citrus Hills Owners' Association, Inc.
Florida Community Law Group, P.L.
P.O. Box 292965
Davie, FL 33329-2965

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing CLAIM OF LIEN was acknowledged in person before me June 25, 2026 by Jared Block, Esq., who is personally known to me.

_____
Notary Public, State of Florida
My Commission Expires:

ANTONETTE DIAZ
Notary Public - State of Florida
Commission # HH 401526
My Comm. Expires Aug 13, 2027
Bonded through National Notary Assn.

22492 (BRIAR-08)



Detail by Entity Name

Florida Not For Profit Corporation
GREENBRIAR OF CITRUS HILLS OWNERS' ASSOCIATION, INC.

Filing Information

Document Number	N03988
FEI/EIN Number	59-2501605
Date Filed	07/02/1984
State	FL
Status	ACTIVE
Last Event	AMENDED AND RESTATED ARTICLES
Event Date Filed	03/27/2000
Event Effective Date	NONE

Principal Address

QUALIFIED PROPERTY MANAGEMENT INC
5901 US HIGHWAY 19
SUITE 7Q
NEW PORT RICHEY, FL 34652

Changed: 04/16/2026

Mailing Address

QUALIFIED PROPERTY MANAGEMENT INC
5901 US HIGHWAY 19
SUITE 7Q
NEW PORT RICHEY, FL 34652

Changed: 04/16/2026

Registered Agent Name & Address

QUALIFIED PROPERTY MANAGEMENT INC
5901 US HIGHWAY 19
SUITE 7Q
NEW PORT RICHEY, FL 34652

Name Changed: 04/16/2026

Address Changed: 04/16/2026

Officer/Director Detail

Name & Address

Title President

Martone, Cheri
QUALIFIED PROPERTY MANAGEMENT INC
5901 US HIGHWAY 19
SUITE 7Q
NEW PORT RICHEY, FL 34652

Title VP

SHYNER, STANLEY E
QUALIFIED PROPERTY MANAGEMENT INC
5901 US HIGHWAY 19
SUITE 7Q
NEW PORT RICHEY, FL 34652

Title Treasurer

BREEDEN, BARBARA
QUALIFIED PROPERTY MANAGEMENT INC
5901 US HIGHWAY 19
SUITE 7Q
NEW PORT RICHEY, FL 34652

Title Secretary

STEPHENSON, JOHN
QUALIFIED PROPERTY MANAGEMENT INC
5901 US HIGHWAY 19
SUITE 7Q
NEW PORT RICHEY, FL 34652

Annual Reports

Report Year	Filed Date
2024	04/23/2024
2025	04/29/2025
2026	04/16/2026

04/16/2026 -- ANNUAL REPORT	View image in PDF format
04/29/2025 -- ANNUAL REPORT	View image in PDF format
04/23/2024 -- ANNUAL REPORT	View image in PDF format
04/25/2023 -- ANNUAL REPORT	View image in PDF format
03/03/2022 -- ANNUAL REPORT	View image in PDF format
04/26/2021 -- ANNUAL REPORT	View image in PDF format

06/23/2020 -- ANNUAL REPORT	View image in PDF format
03/29/2019 -- ANNUAL REPORT	View image in PDF format
03/26/2018 -- ANNUAL REPORT	View image in PDF format
04/17/2017 -- ANNUAL REPORT	View image in PDF format
07/28/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
03/11/2016 -- ANNUAL REPORT	View image in PDF format
04/03/2015 -- ANNUAL REPORT	View image in PDF format
01/08/2014 -- ANNUAL REPORT	View image in PDF format
04/26/2013 -- ANNUAL REPORT	View image in PDF format
04/11/2012 -- ANNUAL REPORT	View image in PDF format
03/22/2011 -- ANNUAL REPORT	View image in PDF format
09/07/2010 -- Reg. Agent Change	View image in PDF format
03/18/2010 -- ANNUAL REPORT	View image in PDF format
03/20/2009 -- ANNUAL REPORT	View image in PDF format
06/25/2008 -- ANNUAL REPORT	View image in PDF format
04/04/2007 -- ANNUAL REPORT	View image in PDF format
03/29/2006 -- ANNUAL REPORT	View image in PDF format
03/21/2005 -- ANNUAL REPORT	View image in PDF format
06/07/2004 -- ANNUAL REPORT	View image in PDF format
08/05/2003 -- Reg. Agent Change	View image in PDF format
03/24/2003 -- ANNUAL REPORT	View image in PDF format
03/13/2002 -- ANNUAL REPORT	View image in PDF format
03/26/2001 -- ANNUAL REPORT	View image in PDF format
03/27/2000 -- Amended and Restated Articles	View image in PDF format
02/08/2000 -- ANNUAL REPORT	View image in PDF format
03/08/1999 -- ANNUAL REPORT	View image in PDF format
03/18/1998 -- ANNUAL REPORT	View image in PDF format
02/20/1997 -- ANNUAL REPORT	View image in PDF format
03/04/1996 -- ANNUAL REPORT	View image in PDF format
04/26/1995 -- ANNUAL REPORT	View image in PDF format

Altkey: 2421771
MCCARTHY MICHAEL S

Parcel ID: 19E18S180110 0027C 002A
333 E HARTFORD ST , HERNANDO, 34442

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0400 - CONDOMINIUM
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	7903 - GREENBRIAR CONDO
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000308 - CITRUS HILLS 1ST ADD (PB9-73)
Short Legal	GREENBRIAR OF CITRUS HILLS CONSOLIDATED CONDOMINIUM IN OR BK 1358 PG 296 AMENDED IN OR BK 1684 PG 325 AMENDED INOR BK 1687 PG 2352 BLDG 3 UNIT 2A
Est. Parcel Sqft	715
Est. Parcel Acres	.02
Map SC-TW-RG	30-18S-19E

Recording Activity Notification (RAN) system — WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	MCCARTHY MICHAEL S
Mailing Address	4695 TOWER RD LAND O LAKES FL 34638

All Owners

Name		Owner Type
MCCARTHY MICHAEL S		TR - Trustee
333 E HARTFORD ST BLDG 3 UNIT 2A	HERNANDO FL 34442 LAND TRUST DTD 6 27 19	UT - Under Trust

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2025	$0	$120,780	$120,780	$114,797	$0	$114,797	$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	$0	$120,780	$120,780	$114,797	$0	$114,797	$0	$1,918.79	Link
2024	$0	$143,550	$143,550	$104,361	$0	$104,361	$0	$1,895.53	Link

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

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2025	000X	WITHLACOOCHEE RIVER BASIN	$120,780	14.8298	$1,929.50

Buyer Beware!

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

Special Assessments

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

0154	STORMWATER	$32.36

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
06/27/2019	$100	3043/0507	01-CORRECTIVE/QC/TD/COT	I
06/07/2019	$100	2989/1600	02-MIN DOC STAMP ($100)	I
11/09/2015	$100	2723/0092	01-CORRECTIVE/QC/TD/COT	I
01/23/2015	$64,900	2668/0694	00-WARRANTY DEED	I
10/01/2006	$100	2055/2206	03-SAME FAMILY/DEED FOL	I
11/01/1984	$56,900	0657/1371	13-FROM DEVELOPERS	I

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.

Legacy System Permits (Infor)

Permit Date	Permit Number	Description	Amount	Occupancy Date
02/25/2022	202202537	REROOF, REMOVE/REPLACE SHINGLES *BUILDING 17* ALL UNITS 1A, 2A, 3A, 4A, 5A, 6A,	$58,226	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0408-CONDO-NON-WATERFRONT	U-UNIT	1.00	.0				$0	PDR

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1984
Total FLA	990
Total Under Roof	1,261
Exterior Wall	32 - CONCRETE BLOCK STUCCO
Foundation	3 - CONT. FOOTING-AVG.
HVAC	109 - HEAT PUMP
Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	01 - GABLE
Roof Cover	09 - CUSTOM FIBERGLASS
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	2/2/0
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	131,199
RCNLD	120,780

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1984	990
1	OPEN PORCH FIN	1984	24
1	UTLY STOR FINISHED	1984	91

1	SCR PORCH FIN	1984	156

Total Misc Value

Legal Description

Legal Description
GREENBRIAR OF CITRUS HILLS CONSOLIDATED CONDOMINIUM IN OR BK 1358 PG 296 AMENDED IN OR BK 1684 PG 325 AMENDED IN OR BK 1687 PG 2352 BLDG 3 UNIT 2A

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: 923286

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
2421771	2024/3876	06-01-2024
Legal Description		
GREENBRIAR OF CITRUS HILLS CONSOLIDATED CONDOMINIUM IN OR BK 1358 PG 296 AMENDED IN OR BK 1684 PG 325 AMENDED IN OR BK 1687 PG 2352 BLDG 3 UNIT 2A		

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

Applicant's signature

04-21-2026
Application Date

Altkey: 2421771
MCCARTHY MICHAEL S

Parcel ID: 19E18S180110 0027C 002A
333 E HARTFORD ST , HERNANDO, 34442

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0400 - CONDOMINIUM
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	7903 - GREENBRIAR CONDO
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000308 - CITRUS HILLS 1ST ADD (PB9-73)
Short Legal	GREENBRIAR OF CITRUS HILLS CONSOLIDATED CONDOMINIUM IN OR BK 1358 PG 296 AMENDED IN OR BK 1684 PG 325 AMENDED INOR BK 1687 PG 2352 BLDG 3 UNIT 2A
Est. Parcel Sqft	715
Est. Parcel Acres	.02
Map SC-TW-RG	30-18S-19E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	MCCARTHY MICHAEL S
Mailing Address	4695 TOWER RD LAND O LAKES FL 34638

All Owners

Name		Owner Type
MCCARTHY MICHAEL S		TR - Trustee
333 E HARTFORD ST BLDG 3 UNIT 2A	HERNANDO FL 34442 LAND TRUST DTD 6 27 19	UT - Under Trust

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2026	$0	$120,780	$120,780	$120,780	$0	$120,780	$0

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2025	$0	$120,780	$120,780	$114,797	$0	$114,797	$0	$1,918.79	Link
2024	$0	$143,550	$143,550	$104,361	$0	$104,361	$0	$1,895.53	Link

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

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2026	000X	WITHLACOOCHEE RIVER BASIN	$120,780	14.5559	$1,942.42

Buyer Beware!

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

Special Assessments

Project #	Description	Amount
0030	SOLID WASTE, RESID IMPRVD	$35.00
0131	FIRE SERVICES ASSESSMENT	$125.00
0154	STORMWATER	$32.36

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
06/27/2019	$100	3043/0507	01-CORRECTIVE/QC/TD/COT	I
06/07/2019	$100	2989/1600	02-MIN DOC STAMP ($100)	I
11/09/2015	$100	2723/0092	01-CORRECTIVE/QC/TD/COT	I
01/23/2015	$64,900	2668/0694	00-WARRANTY DEED	I
10/01/2006	$100	2055/2206	03-SAME FAMILY/DEED FOL	I
11/01/1984	$56,900	0657/1371	13-FROM DEVELOPERS	I

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.

Legacy System Permits (Infor)

Permit Date	Permit Number	Description	Amount	Occupancy Date
02/25/2022	202202537	REROOF, REMOVE/REPLACE SHINGLES *BUILDING 17* ALL UNITS 1A, 2A, 3A, 4A, 5A, 6A,	$58,226	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0408-CONDO-NON-WATERFRONT	U-UNIT	1.00	.0				$0	PDR

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1984
Total FLA	990
Total Under Roof	1,261
Exterior Wall	32 - CONCRETE BLOCK STUCCO
Foundation	3 - CONT. FOOTING-AVG.
HVAC	109 - HEAT PUMP

Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	01 - GABLE
Roof Cover	09 - CUSTOM FIBERGLASS
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	2/2/0
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	131,353
RCNLD	120,780

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1984	990
1	OPEN PORCH FIN	1984	24
1	UTLY STOR FINISHED	1984	91
1	SCR PORCH FIN	1984	156

Total Misc Value