RECEIVED
9/9/2026
TWHITE

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	ROGER A OR CAROL A RASHID 1354 BRANDY RUN BLAIRSVILLE, GA 30512	Property Owner	POON DAVID FLAT E 3RD FLOOR 12-18 MORRISON HILL RD WAN CHAI HONG KONG
Property description	CITRUS SPGS UNIT 3 PB 5 PG 116 LOT 17 BLK 282	Application date	Apr 29, 2026
		Certificate #	2024 / 1153
		Date certificate issued	06/01/2024
		Account number	1262119

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)
# 2024/1153	06/01/2024	178.75	26.55	205.30
# 2025/1225	06/01/2025	186.14	11.09	197.23
			→ Part 2: Total*	**402.53**

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)
# /					
				Part 3: Total*	**0.00**

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)	402.53
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	239.58
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)	80.03
7.	**Total Paid** (Lines 1-6)	1,147.14

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

Christina Sedlak
Signature, Tax Collector or Designee

Citrus County, Florida

Date 9th of September, 2026

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

Part 5: Clerk of Court Certified Amounts (Lines 8-15)		
8.	Processing tax deed fee	129.00
9.	Certified or registered mail charge	0.00
10.	Advertising charge (see s.197.542, F.S.)	0.00
11.	Recording fee for certificate of notice	0.00
12.	Sheriff's fees	0.00
13.	Interest (see Clerk of Court Instructions, page 2)	0.00
14.	**Total Paid** (Lines 8-13)	129.00
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16.	Statutory opening bid (total of Lines 7, 14, and 15, if applicable)	1,276.14
17.	Redemption fee	6.25
18.	Total amount to redeem	1,282.39
	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)

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

TAX DEED APPLICATION COVER LETTER

Account #: 1262119

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
ROGER A OR CAROL A RASHID
1354 BRANDY RUN
BLAIRSVILLE, GA 30512

Owner on Current Tax Roll
POON DAVID
FLAT E 3RD FLOOR
12-18 MORRISON HILL RD
WAN CHAI
HONG KONG

Additional Parties, Per Search

CITRUS SPRINGS CIVIC ASSOCIATION, INC. — Other Party
P.O. BOX 236
HOLDER, FL 34445

CITRUS SPRINGS CIVIC ASSOCIATION, INC. — Other Party
1570 W. CITRUS SPRINGS BLVD.
CITRUS SPRINGS, FL 34434

ROBERT B CHILDERS, JR., REGISTERED AGENT O/B/O CITRUS SPRINGS CIVIC ASSOCIATION, INC. — Other Party
1570 W. CITRUS SPRINGS BLVD.
CITRUS SPRINGS, FL 34434

ROBERT B CHILDERS, JR., REGISTERED AGENT O/B/O CITRUS SPRINGS CIVIC ASSOCIATION, INC. — Other Party
P.O. BOX 236
HOLDER, FL 34445

DAVID POON — Title Holder

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

FLAT E 3 F SUN TAO BUILDING
12 18 MORRISON HILL ROAD
WAN CHAI
HONG KONG

Certified By:

Christina Sedlak

Tax Collector or Authorized Designee

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

TDA #: 923401

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
1262119	18E17S100030 02820 0170	9722 N STAFFORD DR CITRUS SPRINGS 34433

Legal Description
CITRUS SPGS UNIT 3 PB 5 PG 116 LOT 17 BLK 282

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 1153	$3,749	No	No	No

Owner of Record on Current Tax Roll
DAVID POON

FLAT E 3RD FLOOR
12-18 MORRISON HILL RD
WAN CHAI

HONG KONG

Billing Name & Address
DAVID POON

FLAT E 3 F SUN TAO BUILDING
12 18 MORRISON HILL ROAD
WAN CHAI
HONG KONG

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: 09/08/2026 **Search covers** **20 years** **through:** 08/27/2026

Kinsey Ram
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
DAVID POON FLAT E 3RD FLOOR 12-18 MORRISON HILL RD WAN CHAI HONG KONG	Warranty Deed Bk:2590 Pg:853	

Related Documents (for Reference)

Warranty Deed
Bk:1893 Pg:227

Certificate of Title
Bk:2248 Pg:389

Warranty Deed
Bk:2296 Pg:1830

Warranty Deed
Bk:2590 Pg:822

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
CITRUS SPRINGS CIVIC ASSOCIATION, INC. P.O. BOX 236 HOLDER FL 34445	Sunbiz	
ROBERT B CHILDERS, JR., REGISTERED AGENT O/B/O CITRUS SPRINGS CIVIC ASSOCIATION, INC. 1570 W. CITRUS SPRINGS BLVD. CITRUS SPRINGS FL 34434	Sunbiz	

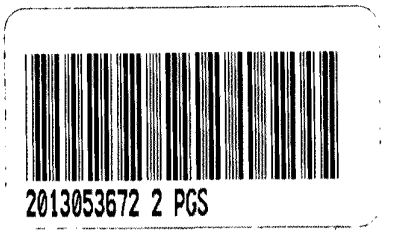
Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser



Our Case Number 43304

Return to:
North Star Title Insurance Agency, Inc
1031 Cape Coral Parkway, E., Suite 204.
Cape Coral, Florida 33904

This Instrument Prepared by:
Suzanne Scalise
North Star Title Insurance Agency, Inc.
1031 Cape Coral Parkway, E., Suite 204
Cape Coral, Florida 33904

Property Appraisers Parcel ID#
1393884 & 1262119 & 1368952

Warranty Deed

Individual -Individual

THIS WARRANTY DEED Made the 15 day of Oct, 2013 by

CJG-CST HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WHOSE ADDRESS IS:

10821 Hawks Vista Street, Plantation, FL 33324

HEREINAFTER CALLED THE GRANTOR, TO

DAVID POON

WHOSE ADDRESS IS:

Flat E., 3rd Floor, 12-18 Morrison Hill Road, Wan Chai, HONG KONG

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $18.50
DOCUMENTARY TAX: $88.20
2013053672 BK:2590 PG:853
11/13/2013 02:15 PM 2 PGS
TSTEELFOX,DC Receipt #047659

HEREINAFTER CALLED THE GRANTEE:
(WHEREVER 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 $10.00 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:

Lot 6, Block 1152, of CITRUS SPRINGS, Unit Fifteen, a subdivision according to the Plat thereof, recorded in Plat Book 6, Page 123 through 128, in the Public Records of Citrus County, Florida.

Acct. #1393884

Lot 17, Block 282, of CITRUS SPRINGS, Unit Three, a subdivision according to the Plat thereof, recorded in Plat Book 5, Page 116 through 129, in the Public Records of Citrus County, Florida.

Acct. #1262119

Lot 6, Block 664, CITRUS SPRINGS, Unit Eleven, a subdivision according to the Plat thereof, recorded in Plat Book 6, Page 80 through 86, in the Public Records of Citrus County, Florida.

Acct. #1365244

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD TOGETHER WITH ALL THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONGING OR IN ANYWISE APPERTAINING. TO HAVE AND TO HOLD, THE SAME IN FEE SIMPLE FOREVER. AND THE GRANTOR HEREBY COVENANTS WITH SAID 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, 2012.

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
Signature
Print name PEGGY BERNHARDT
WITNESS
Signature
Print name ORNA GELMAN

CJG-CST HOLDINGS, LLC, A Florida Limited Liability Company

Cindy J. Goldstein, Manager/Member

(TWO SEPARATE WITNESSES REQUIRED)

STATE OF FL
COUNTY OF BROWARD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF OCT, 20 13 BY Cindy J. Goldstein, Manager/Member of CJG-CST HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED THE FOLLOWING TYPE OF IDENTIFICATION (DR LIC) AS IDENTIFICATION AND DID NOT TAKE AND OATH.
SEAL

SIGNATURE (NOTARY PUBLIC)
PRINT NAME
SERIAL #

MY COMMISSION EXPIRES:

Notary Public State of Florida
Katherine DeJesus
My Commission EE 839128
Expires 12/15/2016

Rec 18 50
Doc 234 50

2005069857 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE $18 50
DOCUMENTARY TAX $234 50
2005069857 BK: 1993 PG: 227
08/05/2005 04:21 PM 2 PGS
CSMART,DC Receipt #041819

This Instrument Prepared by and Record and Return to:

SCOTT G. LYONS, PRESIDENT
NATURE COAST TITLE COMPANY, INC
659 NE Hwy 19
CRYSTAL RIVER, FLORIDA, 34429
File #: 06C17519
Property Appraisers Parcel Identification (Folio) Number:
10-17S-18E-0030-02820-0170
Alternate Key #: 1262119
Grantees SS #:
This instrument is prepared in connection with the issuance of a Title Insurance Policy.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 15 day of July, A.D. 2005, between

Sunstyles, LLC., a Florida limited liability company

herein called the grantor, and

Daniel Miquelro and Susan Miquelro, husband and wife

whose post office address is: 5319 NW 58th Terr., Coral Springs, Fl. 33067
hereinafter called the Grantees:

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

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Citrus County, State of Florida, viz

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION
The grantor(s) herein certify(ies) that the herein described property is vacant land.

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

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

AND, the grantor hereby covenants with said grantees that the grantor is/are lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004, subject to easements, restrictions, and/or reservations of Records.

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

Signed, sealed and delivered in the presence of:

Witness Signature
Printed Signature

Witness Signature
Printed Signature

Sunstyles, LLC.
L.S.
Robin Poplack

900 S. State Rd. 7
Plantation, Fl. 33317

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 15 day of July, 2005 by **Robin Poplack and** of **Sunstyles, LLC., a Florida limited liability company** on behalf of the Partnership. He/she is personally known to me or has produced _____ as identification and did (did not) take an oath.

SEAL

LUIS A. DEL VALLE
MY COMMISSION # DD 266396
EXPIRES: February 17, 2008
Bonded Thru Budget Notary Services

Notary Signature
Printed Notary Signature
My Commission Expires:

EXHIBIT "A"

Lot 17, in Block 282, of CITRUS SPRINGS, UNIT 3, according to the map or plat thereof as recorded in Plat Book 5, Pages 116 through 129, inclusive, Public Records of Citrus County, Florida.

4,900

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

IRONSTONE BANK,
Plaintiff,

vs.

CASE NO. 09 2008 CA 000768
DIVISION

SUSAN MIQUEIRO; DANIEL MIQUEIRO;
Defendant(s).

SPACE FOR F

2008049895 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $0.00
DOCUMENTARY TAX: $34.30
2008049895 BK:2248 PG:389
10/17/2008 09:47 AM 2 PGS
AHOLMES,DC Receipt #028808

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on OCTOBER 2, 2008, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in CITRUS County, Florida:

LOT 17, IN BLOCK 282, OF CITRUS SPRINGS, UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 116 THROUGH 129, INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA

A/K/A 9722 WEST STAFFORD DRIVE, CITRUS SPRINGS, FL 34432

was sold to: IRONSTONE BANK, whose address is: James S. "Charlie" Livermon, III, Attorney at Law, 130 South Franklin Street (27804), Rocky Mount, NC 27802-0353.

WITNESS my hand and seal of the Court on Oct 14, 2008, as Clerk of the Circuit Court.

(SEAL)

Betty Strifler
Clerk of the Circuit Court
By: _____
Deputy Clerk

SEAL OF CIRCUIT COURT OF CITRUS COUNTY, FLORIDA

FILED
CITRUS COUNTY FLORIDA
BETTY STRIFLER, CLERK
2008 OCT 14 P 4:18

Copies furnished to:
Florida Default Law Group, P.L.
P.O. Box 25018
Tampa, Florida 33622-5018
All parties on the attached service list

FILE_NUMBER: F08005281

DOC_ID: M900011

By regular U.S. mail this 14 day of Oct 2008
Betty Strifler, Clerk of the Circuit Court
By _____ D.C.

19

(2)

Service List

SUSAN MIQUEIRO
5319 Nw 58th Terrace
Coral Springs, FL 33067

DANIEL MIQUEIRO
5319 Nw 58th Terrace
Coral Springs, FL 33067

This Instrument Prepared by:

Michael P. Flanagan

PO Box 867

New Bern, NC 28563

Return to:

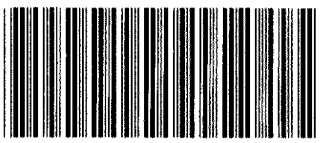
Clint Routson

PO Box 867

New Bern, NC 28563

3pgs $27.00

D/s $34.30



2009029039 3 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $27.00
DOCUMENTARY TAX: $34.30
2009029039 BK:2296 PG:1830
07/02/2009 01:17 PM 3 PGS
TWHITE,DC Receipt #022430

Return to:
Chicago Title
495 State Road 434
Casselberry, FL 32707
10090374 CT.

WARRANTY DEED

This Warranty Deed *made and executed the 29th day of June, 2009, by* ***IRONSTONE BANK,*** *a federally chartered savings bank, whose address is PO Box 27131, Raleigh, NC 27611-7131, hereinafter called the grantor, to* ***NEUSE, INCORPORATED,*** *a North Carolina corporation, whose office address is c/o Central Accounting - DAC50, PO Box 27131, Raleigh, NC 27611-7131, hereinafter called the grantee:*

(Wherever used herein the term "grantor" and grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives, and assigns of individuals, and the successors and assigns, wherever the context so admits or requires.)

Witnesseth: *That the said grantor, for and in consideration of the sum of $ 4,900 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in Citrus County, State of Florida, viz:*

ALL THAT CERTAIN TRACT OR PARCEL OF LAND lying and being situate in Citrus County, Florida, being more particularly described in Exhibit A attached hereto and incorporated herein by reference and made a part hereof.

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

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

And *for three years from the date of this Warranty Deed, the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land, that it 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 for real estate taxes for the year 2009 and subsequent years, general utility easements that do not affect materially the use or the value of the property, restrictive covenants that do not affect materially the value of the property, matters shown on the referenced plat, current water, sewer, and garbage collection assessments, any matters set forth in Exhibit A, and, if applicable, oil, gas, and mineral rights and reservations that do not have a right of surface entry on the property. The warranties in this deed terminate and expire three (3) years from the date of this Warranty Deed, and at such date, it shall be as if this deed did not contain any warranties.*

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

James E Creekman
(signature)
Name: James E Creekman
(print)

Constance Fitzgerald
(signature)
Name: Constance Fitzgerald
(print)

IRONSTONE BANK

By: Jeffrey W Slack
Name: *Jeffrey W. Slack*
Title: *Senior Vice President*

(Affix corporate seal)

IRONSTONE BANK CORPORATE SEAL 1857 VIRGINIA

STATE OF NORTH CAROLINA
COUNTY OF Wake

The foregoing instrument was acknowledged before me this 29 *day of June, 2009, by Jeffrey W. Slack, as Senior Vice President of IronStone Bank, a federally chartered savings bank, on behalf of the savings bank. He is personally known to me ~~or has produced _____ as identification~~.*

Lynn V. Jones
Notary Public
Wake County, NC
My Commission Expires Sept. 19, 2011

NOTARY PUBLIC:

Sign Lynn V. Jones
Print Lynn V. Jones
State of North Carolina County of Wake *(Seal)*
My Commission Expires: 9-19-2011

EXHIBIT A

The following property in CITRUS County, Florida:

LOT 17, IN BLOCK 282, OF CITRUS SPRINGS, UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 116 THROUGH 129, INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA

A/K/A 9722 WEST STAFFORD DRIVE, CITRUS SPRINGS, FL 34432

Parcel ID 1817100030028200170

Prepared by and Return to:
North Star Title Insurance Agency, Inc.
Suzanne Scalise
1031 Cape Coral Parkway East, Suite 204
Cape Coral, Florida 33904
Our File Number: 43289

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $18.50
DOCUMENTARY TAX: $14.00
2013053654 BK:2590 PG:822
11/13/2013 02:15 PM 2 PGS
TSTEELFOX,DC Receipt #047659

2013053654 2 PGS

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Citrus)
)

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this September 20, 2013, between
NEUSE INCORPORATED, A NORTH CAROLINA CORPORATION, whose mailing address is: P.O. Box 27131,, Raleigh, NC 27611, party of the first part,
and
CJG-CST HOLDINGS, LLC, A Florida Limited Liability Company, whose mailing address is: 10821 Hawks Vista Street,, Plantation, FL 33324, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

Lot 17, Block 282, CITRUS SPRINGS, Unit Three, according to the map or plat thereof as recorded in Plat Book 5, Pages 116 through 129, inclusive, Public Records of Citrus County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on September 20, 2013.

Signed, sealed and delivered
in the presence of:

Witness signature

Timothy I. Bylow
Print witness name

Witness signature

Karen Layton
Print witness name

NEUSE INCORPORATED, A NORTH CAROLINA CORPORATION

By:
Print Name: THOMAS B. MORRIS, VICE PRESIDENT
Title:

(Corporate Seal)

State of NC
County of Wake

THE FOREGOING INSTRUMENT was acknowledged before me this 20th day of September, 2013 by THOMAS B. MORRIS, VICE PRESIDENT, of NEUSE INCORPORATED, A NORTH CAROLINA CORPORATION who is personally known to me or who has produced _____ as identification.

Kristie L Parcell
Notary Public

Kristie L Parcell
Print Notary Name

My Commission Expires: 10-12-14

Notary Seal

KRISTIE L. PARCELL
NOTARY
My Comm. Expires
October 12, 2014
PUBLIC
WAKE COUNTY, NC

DEED - Special Warranty Deed - Corporate
Closers' Choice

CERTIFIED COPY OF
UNANIMOUS CONSENT TO ACTION
BY BOARD OF DIRECTORS
OF NEUSE, INCORPORATED

I, James E. Creekman, Assistant Secretary of Neuse, Incorporated, certify that the following is a true copy of a resolution duly adopted by the Board of Directors of Neuse, Incorporated by unanimous written consent without a meeting pursuant to § 55-8-21 of the North Carolina General Statutes. The resolution was adopted and became effective as of August 24, 2010, is currently in full force and effect, and has not been amended or rescinded.

Authority of Specific Corporate Officers

BE IT RESOLVED by the Board of Directors of Neuse, Incorporated (the "Company"), that each of the following officers of the Company is authorized from time to time to sign, execute, and deliver contracts, deeds, and other closing documents on behalf of the Company in connection with the sale or other disposition of real property owned by the Company:

Frank B. Holding, Jr., President
William R. Mitchell, Vice President and Secretary
Kenneth A. Black, Vice President, Treasurer, and Assistant Secretary
James E. Creekman, Vice President and Assistant Secretary
Rick T. Holland, Vice President
Thomas B. Morris, Vice President
Timothy J. Bylow, Vice President

Each of the foregoing officers is further authorized to sign, execute, and deliver such documents on behalf of the Company and thereby bind the Company without the joinder of any other corporate officer.

IN TESTIMONY WHEREOF, I have hereunto set my hand as Assistant Secretary and have impressed the corporate seal of Neuse, Incorporated, this August 24, 2010.

James E. Creekman, Assistant Secretary

(CORPORATE SEAL)

Detail by Document Number

Florida Not For Profit Corporation
CITRUS SPRINGS CIVIC ASSOCIATION, INC.

Filing Information

Document Number	734809
FEI/EIN Number	59-6543328
Date Filed	01/13/1976
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	01/28/2025
Event Effective Date	NONE

Principal Address

1570 W. Citrus Springs Blvd.
Citrus Springs, FL 34434

Changed: 04/16/2025

Mailing Address

PO BOX 236
HOLDER, FL 34445

Changed: 01/28/2025

Registered Agent Name & Address

CHILDERS, ROBERT B, Jr.
1570 W. Citrus Springs Blvd.
Citrus Springs, FL 34434

Name Changed: 01/16/2026

Address Changed: 04/16/2025

Officer/Director Detail

Name & Address

Title President

CHILDERS, ROBERT B, Jr.
PO BOX 236
HOLDER, FL 34445

Title VP

CANDELA, SALVATORE
PO BOX 236
HOLDER, FL 34445

Title Secretary

PASTOR, LORENE
PO BOX 236
HOLDER, FL 34445

Title Treasurer

SMITH, RUTH
PO BOX 236
HOLDER, FL 34445

Title Director

STOUTE, EDDIE
PO BOX 236
HOLDER, FL 34445

Title Director

KOCHER, AMANDA
PO BOX 236
HOLDER, FL 34445

Title Director

PARKER, JOE
PO BOX 236
HOLDER, FL 34445

Title Director

MILLER, LORRAINE
PO BOX 236
HOLDER, FL 34445

Title D

LAMB, WILLIAM
PO BOX 236
HOLDER, FL 34445

Annual Reports

Report Year	Filed Date
2024	05/02/2024
2025	04/16/2025
2026	01/16/2026

Document Images

01/16/2026 -- ANNUAL REPORT	View image in PDF format
04/16/2025 -- ANNUAL REPORT	View image in PDF format
01/28/2025 -- Amendment	View image in PDF format
11/25/2024 -- Amendment	View image in PDF format
05/02/2024 -- ANNUAL REPORT	View image in PDF format
04/13/2023 -- ANNUAL REPORT	View image in PDF format
04/20/2022 -- ANNUAL REPORT	View image in PDF format
04/12/2021 -- ANNUAL REPORT	View image in PDF format
07/29/2020 -- ANNUAL REPORT	View image in PDF format
09/26/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
06/07/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
02/09/2019 -- ANNUAL REPORT	View image in PDF format
03/12/2018 -- ANNUAL REPORT	View image in PDF format
01/12/2017 -- ANNUAL REPORT	View image in PDF format
03/28/2016 -- ANNUAL REPORT	View image in PDF format
01/16/2015 -- ANNUAL REPORT	View image in PDF format
03/06/2014 -- ANNUAL REPORT	View image in PDF format
01/27/2013 -- ANNUAL REPORT	View image in PDF format
02/05/2012 -- ANNUAL REPORT	View image in PDF format
01/06/2011 -- ANNUAL REPORT	View image in PDF format
01/28/2010 -- ANNUAL REPORT	View image in PDF format
02/13/2009 -- ANNUAL REPORT	View image in PDF format
02/27/2008 -- ANNUAL REPORT	View image in PDF format
08/27/2007 -- ANNUAL REPORT	View image in PDF format
04/05/2006 -- ANNUAL REPORT	View image in PDF format
04/04/2005 -- ANNUAL REPORT	View image in PDF format
03/25/2004 -- ANNUAL REPORT	View image in PDF format
02/13/2003 -- ANNUAL REPORT	View image in PDF format
02/04/2002 -- ANNUAL REPORT	View image in PDF format
01/29/2001 -- ANNUAL REPORT	View image in PDF format
01/27/2000 -- ANNUAL REPORT	View image in PDF format
02/26/1999 -- ANNUAL REPORT	View image in PDF format
02/04/1998 -- ANNUAL REPORT	View image in PDF format
01/21/1997 -- ANNUAL REPORT	View image in PDF format
01/29/1996 -- ANNUAL REPORT	View image in PDF format
02/09/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

Altkey: 1262119
POON DAVID

Parcel ID: 18E17S100030 02820 0170
9722 N STAFFORD DR , CITRUS SPRINGS, 34433

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	1503 - CITRUS SPRINGS UNIT 3
Tax District	00CS - CITRUS SPRINGS
Subdivision	000325 - CITRUS SPRINGS UNIT 03
Short Legal	CITRUS SPGS UNIT 3 PB 5 PG 116 LOT 17 BLK 282
Est. Parcel Sqft	10,000
Est. Parcel Acres	.23
Map SC-TW-RG	16-17S-18E

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

Mailing Address

Name	POON DAVID
Mailing Address	FLAT E 3RD FLOOR 12-18 MORRISON HILL RD WAN CHAI HONG KONG

All Owners

Name	Owner Type
POON DAVID	O - Owner

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2025	$15,200	$0	$15,200	$3,749	$0	$3,749	$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	$15,200	$0	$15,200	$3,749	$0	$3,749	$0	$194.98	Link
2024	$8,640	$0	$8,640	$3,408	$0	$3,408	$0	$134.33	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	00CS	CITRUS SPRINGS	$15,200	14.8298	$281.25

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
0024	CITRUS SPRINGS MSBU	$30.00
0131	FIRE SERVICES ASSESSMENT	$26.33
0147	WATER UTILITY AVAIL ASMT	$21.77

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
10/01/2013	$12,600	2590/0853	14-SALE / MORE THAN 1 PARCEL	V

09/01/2013	$2,000 2590/0822	00-WARRANTY DEED	V
06/01/2009	$4,900 2296/1830	04-TO OR FROM BANKS/LOAN CO.	V
10/01/2008	$4,900 2248/0389	01-CORRECTIVE/QC/TD/COT	V
07/01/2005	$33,500 1893/0227	00-WARRANTY DEED	V
03/01/2005	$670,000 1843/1116	14-SALE / MORE THAN 1 PARCEL	V
11/01/2004	$16,000 1801/2158	00-WARRANTY DEED	V
05/01/2004	$2,500 1740/0981	00-WARRANTY DEED	V

DISCLAIMER

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

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	F-FRONT FOOT	80.00	80.0	125			$15,200	RUR

Total Misc Value

Legal Description

Legal Description
CITRUS SPGS UNIT 3 PB 5 PG 116 LOT 17 BLK 282

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.

1262119

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923401

To: Tax Collector of CITRUS COUNTY, Florida

I,
ROGER A OR CAROL A RASHID
1354 BRANDY RUN
BLAIRSVILLE, GA 30512,
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
1262119	2024/1153	06-01-2024
Legal Description		
CITRUS SPGS UNIT 3 PB 5 PG 116 LOT 17 BLK 282		

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
ROGER A OR CAROL A RASHID
1354 BRANDY RUN
BLAIRSVILLE, GA 30512

Applicant's signature

04-29-2026
Application Date

Altkey: 1262119
POON DAVID

Parcel ID: 18E17S100030 02820 0170
9722 N STAFFORD DR , DUNNELLON, 34433

Citrus County Property Appraiser, Cregg E. Dalton

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Name	POON DAVID
Mailing Address	FLAT E 3 F SUN TAO BUILDING 12 18 MORRISON HILL ROAD WAN CHAI HONG KONG

All Owners

Name		Owner Type
POON DAVID		IN - Individual

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2026	$15,200	$0	$15,200	$4,124	$0	$4,124	$0

Value History and Tax Amount

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

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2026	00CS	CITRUS SPRINGS	$15,200	14.5559	$299.35

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10/01/2008	$4,900	2248/0389	01-CORRECTIVE/QC/TD/COT	V
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