RECEIVED
By Tifani White at 1:14 pm, 9/10/26

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	TULSIANI GROUP OF COMPANIES LTD %SANGITA TULSIANI et al. 3975 GRANDPARK DR UNIT 1302 MISSISSAUGA ON L5B 0K4 CANADA
Property description	CITRUS SPRINGS UNIT 4 PLAT BK 5 PG 133 LOT 4 BLK 444 DESCR IN O R BK 541 PG 165	Application date	Apr 29, 2026
		Certificate #	2024 / 1273
		Date certificate issued	06/01/2024
		Account number	1292824

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)
# 2024/1273	06/01/2024	201.11	28.91	230.02
# 2025/1347	06/01/2025	207.64	14.75	222.39
			→ Part 2: Total*	**452.41**

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)	452.41
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	270.51
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)	86.09
7.	**Total Paid** (Lines 1-6)	1,234.01

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 10th 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)	1,363.01
17.	Redemption fee	6.25
18.	Total amount to redeem	1,369.26
	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 #: 1292824

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
TULSIANI GROUP OF COMPANIES LTD
%SANGITA TULSIANI
SIGNORETTI MARK
SIGNORETTI LYNN
3975 GRANDPARK DR UNIT 1302
MISSISSAUGA ON
L5B 0K4
CANADA

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

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

P.O. BOX 236
HOLDER, FL 34445

TULSIANI GROUP OF COMPANIES LTD 21 QUEEN ST E #200 BRAMPTON, ONTARIO L6W 3P1	Title Holder
TULSIANI GROUP OF COMPANIES LTD AND MARK SIGNORETTI AND LYNN SIGNORETTI 21 QUEEN ST SUITE 200 BRAMPTON, ONTARIO L6W 3P1 CANADA	Title Holder
TULSIANI GROUP OF COMPANIES LTD AND MARK SIGNORETTI AND LYNN SIGNORETTI C/O SANGITA TULSIANI 1302 3975 GRAND PARK DR MISSISSAUGA, ONTARIO L5B 0K4 CANADA	Title Holder

Certified By:

Christina Sedlak

_____
Tax Collector or Authorized Designee

TDA #: 923383

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
1292824	18E17S100040 04440 0040	8439 N DOVE ORCHID DR CITRUS SPRINGS 34434

Legal Description
CITRUS SPRINGS UNIT 4 PLAT BK 5 PG 133 LOT 4 BLK 444 DESCR IN O R BK 541 PG 165

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 1273	$5,202	No	No	No

Owner of Record on Current Tax Roll
TULSIANI GROUP OF COMPANIES LTD
% SANGITA TULSIANI, MARK SIGNORETTI, LYNN SIGNORETTI
3975 GRANDPARK DR UNIT 1302
MISSISSAUGA ON
L5B 0K4
CANADA

Billing Name & Address
TULSIANI GROUP OF COMPANIES LTD

MARK SIGNORETTI ET AL
C/O SANGITA TULSIANI
1302 3975 GRAND PARK DR
MISSISSAUGA ONTARIO L5B 0K4
CANADA

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: 09/09/2026 **Search covers** **20 years** **through:** 08/31/2026

Kinsey Ram
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
TULSIANI GROUP OF COMPANIES LTD AND MARK SIGNORETTI AND LYNN SIGNORETTI 21 QUEEN ST SUITE 200 BRAMPTON ONTARIO L6W 3P1 CANADA	Quit Claim Deed Bk:2672 Pg:2101	No Sunbiz record found.

Related Documents (for Reference)

Warranty Deed
Bk:541 Pg:165

Quit Claim Deed
Bk:2616 Pg:157

Death Certificate
Bk:2620 Pg:301

Quit Claim Deed
Bk:2636 Pg:34

Warranty Deed
Bk:2640 Pg:614

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

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2015008113 BK: 2672 PG: 2101 2/23/2015 9:38 AM 1 Receipt: 2015007195
RECORDING $10.00 D DOCTAX PD $0.70

Tulsiani Group of Companies LTD
21 Queen St., Suite 200
Brampton, Ontario, Canada L6W 3P1

Quit Claim Deed

Made this 10th February ~~January~~ 2015 A.D. by Tulsiani Group of Companies LTD , hereinafter called the grantor, to **Tulsiani Group of Companies LTD and Mark Signoretti and Lynn Signoretti, each as to an undivided 50% interest, whose address is 21 Queen St., Suite 200, Brampton Ontario Canada L6W 3P1** hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal re-presentatives 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 NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in County, Florida, viz:

Lot 4, Block 444, Citrus Springs, Unit Four, according to the Plat thereof as recorded in Plat Book 5, page(s) 133 through 152, inclusive of the Public Records of Citrus County, Florida.

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

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 of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

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:

_____ By Sunil Tulsiani (Seal)
Witness Name LIANE ROHM — Printed The President of Tulisani Group of Companies, LTD
Address:

_____ (Seal)
Witness Name DIANNE BOLAND — Printed Address:

_____ (Seal)
Witness Name _____ Printed Address:

_____ (Seal)
Witness Name _____ Printed Address:

~~State of~~ Province of Ontario
~~County of~~ Regional Municipality of Peel

The foregoing instrument was acknowledged before me this 10th day, of ~~January~~ February 2015 by Sunil Tulsiani the President of Tulsiani Group of Companies, LTD , who is personally known to me ~~or who has produced XXXXXXX as identification~~.

_____
Notary Public
Print Name: DOUGLAS G. EDWARD
My Commission Expires: n/a

This Instrument Was Prepared By
The Deltona Corporation,
by Nancy Roche
3250 S. W. 3rd Avenue
Miami, Florida 33129

AFTER RECORDING PLEASE RETURN TO:
FIVE POINTS TITLE SERVICES CO., INC.
3250 S.W. 3RD AVE., MIAMI, FL. 33129

REC. 4.00
DOC. 2.20
SUR. 2.25
TOT. 23.50

Warranty Deed

This Indenture, made this 10th day of July, A.D. 19 79, between THE DELTONA CORPORATION, a corporation existing under the laws of the State of Delaware, having a place of business in the County of Dade and State of Florida, and lawfully authorized to transact business in the State of Florida, party of the first part, and

Robert N. FOWLER and Jean E. FOWLER, his wife, as tenants by the entireties

parties of the second part, whose mailing address is: 17 Balsam Court
Cranston, Rhode Island 02920

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to it in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said parties of the second part, their heirs and assigns forever, the following described land situate, lying and being in the County of Citrus, and State of Florida, to-wit:

Lot 4, Block 444 of Citrus Springs,
Unit FOUR, a Subdivision according to the Plat thereof, recorded in
Plat Book 5, Page 133-152 of the Public Records
of Citrus County, Florida.

This deed is executed subject to restrictions, reservations and easements of record. The party of the first part reserves unto itself the right to enter the above described property to complete certain improvements to the property, and the party of the first part shall pay the taxes on the property through the year in which improvements are completed. The right of entry shall automatically terminate upon completion of the above referred to improvements.

And the said party of the first part does 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 party of the first part has caused these presents to be signed in its name by its authorized agent and its corporate seal to be affixed the day and year above written.

Signed, sealed and delivered
in the presence of us:

Amanda C. Ferguson
Johnda C. Sloan

THE DELTONA CORPORATION,

By Amanda W. Hines (Corporate Seal)
Amanda W. Hines (Authorized Agent)

STATE OF FLORIDA
COUNTY OF DADE } SS

I HEREBY CERTIFY, that on this 10th day of July A.D. 19 79 before me personally appeared Amanda W. Hines of THE DELTONA CORPORATION, a corporation under the laws of the State of Delaware, to me known to be the person who signed the foregoing instrument as such agent and acknowledged the execution thereof to be his free act and deed as such agent for the uses and purposes therein mentioned and that he affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal in Miami, in the County of Dade and State of Florida the day and year last aforesaid.

My Commission expires: 3 JUL 23 AM 8 34

Julia Maria Fraile (SEAL)
Notary Public, State of
Florida at Large

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JULY 7 1979
BONDED THRU GENERAL INS. UNDERWRITERS

FILED & RECORDED
CITRUS COUNTY, FLORIDA
WALT CONNORS, CLERK

BOOK 541 PAGE 165

FILE NO. 237936

Prepared by:
CAROL A. FOWLER
17 Balsam Court
Cranston, RI 02920

When recorded return to:
CAROL A. FOWLER
17 Balsam Court
Cranston, RI 02920



2014016180 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $18.50
DOCUMENTARY TAX: $0.70
2014016180 BK:2616 PG:157
04/14/2014 11:12 AM 2 PGS
BTENNEY,DC Receipt #014635

(Space above this line reserved for recording office use only)

QUIT-CLAIM DEED

This Indenture made this 2nd day of April, 2014 between JEAN E. FOWLER, surviving Tenant by the Entirety of myself and ROBERT M. FOWLER who died April 3, 1999, a resident of Cranston, Rhode Island, whose post office address is 17 Balsam Court, Cranston, Rhode Island 02920, grantor*, and myself, the said JEAN E. FOWLER and CAROL A. FOWLER whose post office address is 17 Balsam Court, Cranston, Rhode Island 02920, as **JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, grantee*,

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

Lot 4, Block 444 of Citrus Springs, Unit Four, a Subdivision according to the Plat thereof, recorded in Plat Book 5, Page 133-152 of the Public Records of Citrus County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is 17 Balsam Court, Cranston, Rhode Island 02920.

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

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

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

Signed, sealed and delivered in our presence:

David H. Ferrara
Witness Name: David H. Ferrara
(Print)

Jean E. Fowler
Jean E. Fowler

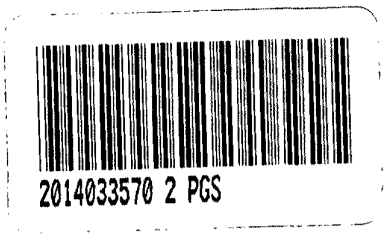
State of Rhode Island
County of Providence

In Cranston, on the 2nd day of April, 2014, before me personally appeared Jean E. Fowler, to me known and known by me to be the person(s) executing the foregoing instrument and she acknowledged said instrument by her executed to be her free act and deed.

Maureen P. Kennedy-Case
Notary Public
My Commission Expires:

MAUREEN P. KENNEDY-CASE
Notary Public-State of Rhode Island
ID# 32666
My Commission Expires
June 02, 2017

Grantees Address:
CAROL A. FOWLER
17 Balsam Court
Cranston, RI 02920



OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $18.50
DOCUMENTARY TAX: $0.70
2014033570 BK:2636 PG:34
07/29/2014 09:24 AM 2 PGS
WCORNELIUS,DC Receipt #030076

Prepared by:
CAROL A. FOWLER
17 Balsam Court
Cranston, RI 02920

When recorded return to:
CAROL A. FOWLER
17 Balsam Court
Cranston, RI 02920

(Space above this line reserved for recording office use only)

QUIT-CLAIM DEED

This Indenture made this 22nd day of July, 2014 between JEAN E. FOWLER, surviving Tenant by the Entirety of myself and ROBERT N. FOWLER who died April 3, 1999, a resident of Cranston, Rhode Island, whose post office address is 17 Balsam Court, Cranston, Rhode Island 02920, grantor*, and myself, the said JEAN E. FOWLER and CAROL A. FOWLER whose post office address is 17 Balsam Court, Cranston, Rhode Island 02920, as **JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** grantee*,

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

Lot 4, Block 444 of Citrus Springs, Unit Four, a Subdivision according to the Plat thereof, recorded in Plat Book 5, Page 133-152 of the Public Records of Citrus County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is 17 Balsam Court, Cranston, Rhode Island 02920.

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

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

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

Signed, sealed and delivered in our presence:

Witness Name: Mary T. Rochford
(Print)

Witness Name: Johnna A. McFarland
(Print)

Jean E. Fowler
Jean E. Fowler

State of Rhode Island
County of Providence

In Cranston, on the 22nd day of July, 2014, before me personally appeared Jean E. Fowler, to me known and known by me to be the person(s) executing the foregoing instrument and she acknowledged said instrument by her executed to be her free act and deed.

Notary Public
My Commission Expires:

CHERYL A. LAWRENCE
NOTARY PUBLIC
STATE OF RHODE ISLAND
MY COMMISSION EXPIRES 9-18-2016

Grantees Address:
CAROL A. FOWLER
17 Balsam Court
Cranston, RI 02920

#2014037162 08/21/2014 11:51:34 AM PGS 1
Receipt # 33335 BK2640 PG 614
Recording fee $10.00
Deed Documentary Tax $24.50
Mortgage Tax $0.00
Intangible Tax $0.00
Electronically Recorded, Citrus County FL
Angela Vick, Clerk of the Circuit Court

Prepared by:
Rhonda R Konley
Agent Title Services, LLC
1104 SE 46th Lane, Suite 1
Cape Coral, Florida 33904

File Number: 14-07-055

General Warranty Deed

Made this August 8, 2014 A.D., By Jean E. Fowler and Carol Fowler, whose post office address is: 17 Balsam Court, Cranston, RI 02920, hereinafter called the grantor, to Tulsiani Group of Companies LTD, whose post office address is: ~~[illegible]~~ 21 Queen St E # 200 Brampton, Ontario L6W 3P1, 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 Ten Dollars, ($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 4, Block 444, Citrus Springs, Unit Four, according to the Plat thereof as recorded in Plat Book 5, page(s) 133 through 152, inclusive of the Public Records of Citrus County, Florida.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: 18E17S100040 04440 0040

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, {user input prior year}.

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 Mary T. Rockford

Jean E. Fowler (Seal)
Jean E. Fowler
Address: 17 Balsam Court
Cranston, RI 02920

Witness Printed Name Maureen P Kennedy-Cox

Carol Fowler (Seal)
Carol Fowler
Address:

State of Rhode Island
County of Providence

The foregoing instrument was acknowledged before me this 8th day of August, 2014, by Jean E. Fowler and Carol Fowler, who is/are personally known to me or who has produced _____ as identification.

Notary Public
Print Name:
My Commission Expires:

CHERYL A. LAWRENCE
NOTARY PUBLIC
STATE OF RHODE ISLAND
MY COMMISSION EXPIRES 9-18-2016

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
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03/28/2016 -- ANNUAL REPORT	View image in PDF format
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01/27/2013 -- ANNUAL REPORT	View image in PDF format
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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: 1292824
TULSIANI GROUP OF COMPANIES LTD

Parcel ID: 18E17S100040 04440 0040
8439 N DOVE ORCHID DR , CITRUS SPRINGS, 34434

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	1504 - CITRUS SPRINGS UNIT 4
Tax District	00CS - CITRUS SPRINGS
Subdivision	000329 - CITRUS SPRINGS UNIT 04
Short Legal	CITRUS SPRINGS UNIT 4 PLAT BK 5 PG 133 LOT 4 BLK 444 DESCRIN O R BK 541 PG 165
Est. Parcel Sqft	13,578
Est. Parcel Acres	.31
Map SC-TW-RG	22-17S-18E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	TULSIANI GROUP OF COMPANIES LTD
Mailing Address	3975 GRANDPARK DR UNIT 1302 MISSISSAUGA ON L5B 0K4 CANADA

All Owners

Name	Owner Type
TULSIANI GROUP OF COMPANIES LTD	TC - Tenants In Common
SIGNORETTI MARK	TC - Tenants In Common
SIGNORETTI LYNN	TC - Tenants In Common

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2025	$18,240	$0	$18,240	$5,202	$0	$5,202	$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	$18,240	$0	$18,240	$5,202	$0	$5,202	$0	$225.01	Link
2024	$9,960	$0	$9,960	$4,729	$0	$4,729	$0	$153.92	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	$18,240	14.8298	$326.34

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
02/10/2015	$100	2672/2101	03-SAME FAMILY/DEED FOL	V
08/01/2014	$3,500	2640/0614	00-WARRANTY DEED	V
07/01/2014	$100	2636/0034	01-CORRECTIVE/QC/TD/COT	V
04/01/2014	$100	2616/0157	01-CORRECTIVE/QC/TD/COT	V
07/01/1979	$2,400	0541/0165	13-FROM DEVELOPERS	V

DISCLAIMER

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Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	F-FRONT FOOT	101.00	101.0	125			$18,240	PDR

Total Misc Value

Legal Description

Legal Description
CITRUS SPRINGS UNIT 4 PLAT BK 5 PG 133 LOT 4 BLK 444 DESCR IN O R BK 541 PG 165

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.

1292824

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923383

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
1292824	2024/1273	06-01-2024
Legal Description		
CITRUS SPRINGS UNIT 4 PLAT BK 5 PG 133 LOT 4 BLK 444 DESCR IN O R BK 541 PG 165		

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: 1292824 **Parcel ID: 18E17S100040 04440 0040**
TULSIANI GROUP OF COMPANIES LTD **8439 N DOVE ORCHID DR , DUNNELLON, 34434**

Citrus County Property Appraiser, Cregg E. Dalton

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2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2026	$17,420	$0	$17,420	$5,722	$0	$5,722	$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	$18,240	$0	$18,240	$5,202	$0	$5,202	$0	$225.01	Link
2024	$9,960	$0	$9,960	$4,729	$0	$4,729	$0	$153.92	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	00CS	CITRUS SPRINGS	$17,420	14.5559	$331.66

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