RECEIVED
By Tifani White at 3:59 pm, 9/11/26

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	POON DAVID FLAT E 3RD FLOOR 12-18 MORRISON HILL RD WAN CHAI HONG KONG
Property description	CITRUS SPGS UNIT 11 PB 6 PG 80 LOT 6 BLK 664	Application date	Apr 29, 2026
		Certificate #	2024 / 1559
		Date certificate issued	06/01/2024
		Account number	1365244

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)
# 2024/1559	06/01/2024	195.22	28.06	223.28
# 2025/1679	06/01/2025	195.22	13.87	209.09
			→ Part 2: Total*	**432.37**

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)	432.37
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	247.52
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)	82.87
7.	**Total Paid** (Lines 1-6)	1,187.76

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 11th 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)	1,316.76
17.	Redemption fee	6.25
18.	Total amount to redeem	1,323.01
	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 #: 1365244

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

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
1365244	18E17S100110 06640 0060	3012 W MANITOBA PL CITRUS SPRINGS 34433

Legal Description
CITRUS SPGS UNIT 11 PB 6 PG 80 LOT 6 BLK 664

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 1559	$4,553	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: 09/10/2026 **Search covers** **20 years** **through:** 09/02/2026

Christina Young
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 ROAD WAN CHAI HONG KONG	Warranty Deed Bk:2590 Pg:853	

Related Documents (for Reference)

Warranty Deed
Bk:548 Pg:838

Tax Deed
Bk:2425 Pg:744

Quit Claim Deed
Bk:2544 Pg:847

Warranty Deed
Bk:2590 Pg:817

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 Civic Association	
ROBERT B CHILDERS, JR., REGISTERED AGENT O/B/O CITRUS SPRINGS CIVIC ASSOCIATION, INC. 1570 W. CITRUS SPRINGS BLVD. CITRUS SPRINGS FL 34434	Sunbiz Civic Association	

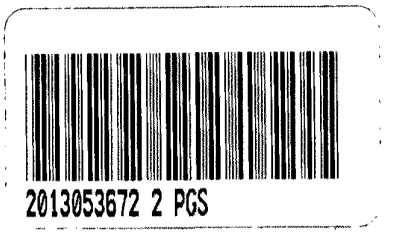
Related Documents (for Reference)

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

16232-70 2,595

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 C.O., INC.
3250 S.W. 3RD AVE., MIAMI, FL. 33129

REC. 4.00
DOC. 1.20
TOT. 7.20

Warranty Deed

This Indenture, made this 1st day of November, 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

Leslie T. WILLIAMS

parties of the second part, whose mailing address is: 409 Cherry Street #225
Grand Rapids, Michigan 49503

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 6, Block 664 of Citrus Springs,
Unit ELEVEN, a Subdivision according to the Plat thereof, recorded in
Plat Book 6, Page 80-86 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:

Lisa Maria Santini

Jesse Sue Dafus

THE DELTONA CORPORATION,

(Corporate Seal)

By _____
Amanda W. Hines (Authorized Agent)

STATE OF FLORIDA
COUNTY OF DADE } SS

I HEREBY CERTIFY, that on this 1st day of November 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 at Miami, in the County of Dade and State of Florida the day and year last aforesaid.

ESTHER CAZZELL (SEAL)
Notary Public, State of Florida at Large

My Commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES NOV. 24 1982
BONDED THRU GENERAL INS. UNDERWRITERS

FILED & RECORDED
CITRUS COUNTY, FLORIDA
CLERK

BOOK 548 PAGE 838

FILE NO. 219807

PREPARED BY:

Theresa Steelfox Deputy Clerk
Clerk of the Circuit Court
110 N Apopka Ave.
Inverness FL 34450-4299

RETURN TO:
MICHAEL R LAFFERTY
18800 SW 60TH ST
DUNNELLON, FL 34432

2011025553 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $10.00
DOCUMENTARY TAX: $13.30
2011025553 BK:2425 PG:744
06/16/2011 12:36 PM 1 PG
BTENNEY,DC Receipt #022090

Tax Deed File No. 2011-093
Property Identification No. 1365244

TAX DEED

STATE OF FLORIDA
COUNTY OF CITRUS

The following Tax Sale Certificate Numbered 08-2015 issued on June 1, 2008 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was sold on June 15, 2011, offered for sale as required by law for cash to the highest bidder and was sold to:

MICHAEL R LAFFERTY
whose address is:
18800 SW 60TH ST DUNNELLON, FL 34432
being the highest bidder and having paid the sum of his/her bid as required by the Laws of Florida.

NOW, on June 15, 2011 in the County of Citrus, State of Florida, in consideration of the sum of ($ 1,800.16), being the amount paid pursuant to the laws of Florida does hereby sell the following lands situated in the County and State aforesaid and described as follows:

CITRUS SPGS UNIT 11 PB 6 PG 80 LOT 6 BLK 664 DESC IN OR BK 548 PG 838

Witnesses:
Theresa Steelfox
Theresa Steelfox
Tammy J. Hirby
Tammy J. Hirby

Betty Strifler (Seal)
BETTY STRIFLER CLERK OF THE CIRCUIT COURT
Citrus County, Florida

CIRCUIT COURT CLERK SUUM CUIQUE CITRUS COUNTY, FLORIDA

State of Florida
County of Citrus

On 6/16/2011, before me, Melanie J Marsh, personally appeared BETTY STRIFLER CLERK OF THE CIRCUIT COURT in and for the State and this County known to me to be the person described in and who executed the foregoing instrument, and acknowledged the execution of this instrument to be her own free act and deed for the use and purposes therein mentioned. Personally known to me/ and who did not take an oath.

Witness my hand and official seal date aforesaid.

MELANIE J MARSH
Notary Public - State of Florida
My Comm. Expires Dec 19, 2013
Commission # DD 919341

Melanie J Marsh
Notary Name

rev. 7/31/2003

2013016036 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $10.00
DOCUMENTARY TAX: $7.00
2013016036 BK:2544 PG:847
04/05/2013 10:52 AM 1 PG
KCECCOLI,DC Receipt #014835

Prepared By: Trina Lafferty

18800 SW 60th ST

Dunnellon, FL. 34432

SEND ORIGANAL RECORDED DOCKUMENT TO:
Saatboy Dusmuratov
1630 Kendrick Dr. ~~APT~~ H
Kissimmee, FL. 34741

QUIT-CLAIM DEED

THE INDENTURE, made the 5th day of, April 2013, between **MICHAEL R. LAFFERTY,** whose mailing address is: 18800 SW 60th St, Dunnellon, FL 34432, hereinafter called the grantor*, and **SAATBOY DUSMURATOV,** whose mailing address is: 1630 Kendrick Dive, Kissimmee, FL 34741, hereinafter called the grantee*.

WITNESSETH

That said grantor, for and in consideration of the sum of ($1,000) one Thousand dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does remise, release and quitclaim to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus County, Florida, to-wit:

3012 W MANITOBA CITRUS SPRINGS
CITRUS SPGS UNIT 11 PB 6 PG 80 ~~LO OT~~ Lot 6 BLK 664 DESC IN OR BK 548 P G 838
Parcel No: 18E17S100110066400060

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.
Signed, Sealed and Delivered
In the Presence of:

Sign Audrey Clift

Name: Audrey Clifton

Karen Anderson
Karen Anderson

Michael R Lafferty

Grantor Acknowledgment

STATE OF FLORIDA
COUNTY OF MARION
The foregoing instrument was acknowledged before me this 5th day of April 2013 Michael R Lafferty who is personally known to me or who has produced Florida Driver License as identification.

Notary Public Signature:

Notary Public Name: Hollie Fort

HOLLIE FORT
MY COMMISSION # EE 878709
EXPIRES: June 27, 2017
Bonded Thru Notary Public Underwriters

Our Case Number 43337

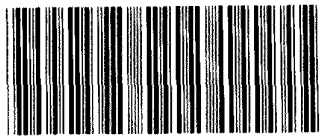
Return to:
North Star Title Insurance Agency, Inc
1031 Cape Coral Parkway, E., Suite 204.
Cape Coral, Florida 33904

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#
1365244

Warranty Deed

Individual -Individual



2013053651 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $18.50
DOCUMENTARY TAX: $16.80
2013053651 BK:2590 PG:817
11/13/2013 02:15 PM 2 PGS
TSTEELFOX,DC Receipt #047659

THIS WARRANTY DEED Made the 11 day of October, 20 13 by

SAATBOY DUSMURATOV

WHOSE ADDRESS IS:
1630 Kendrick Drive, Kissimmee, FL 34741

HEREINAFTER CALLED THE GRANTOR, TO

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

WHOSE ADDRESS IS:
10821 Hawks Vista Street, Plantation, FL 33324

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(s) 6, Block 664, CITRUS SPRINGS, Unit 11, a Subdivision according to the plat thereof, recorded in Plat Book 6, Page(s) 80 through 86, in the Public Records of Citrus County, Florida

THIS PROPERTY IS NOT NOW, NOR HAS IT EVER BEEN, NOR IS IT CONTIGUOUS TO HOMESTEAD PROPERTY OF THE GRANTOR.

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 Samantha L Wingo
Print name Samantha L. Wingo
WITNESS
Signature
Print name VARGAS DARIO

SAATBOY DUSMURATOV

(TWO SEPARATE WITNESSES REQUIRED)

STATE OF FLORIDA
COUNTY OF Osceola

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF October, 2013 BY SAATBOY DUSMURATOV WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED THE FOLLOWING TYPE OF IDENTIFICATION (FL DRIVERS LICENSE) AS IDENTIFICATION AND DID NOT TAKE AND OATH.

SEAL

Debra J. Romano
SIGNATURE (NOTARY PUBLIC)
PRINT NAME Debra J. Romano
SERIAL # DD996245

MY COMMISSION EXPIRES:

DEBRA J. ROMANO
MY COMMISSION # DD996245
EXPIRES: June 05, 2014
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

Detail by Entity Name

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
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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

Altkey: 1365244
POON DAVID

Parcel ID: 18E17S100110 06640 0060
3012 W MANITOBA PL , CITRUS SPRINGS, 34433

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	1511 - CITRUS SPRINGS UNIT 11
Tax District	00CS - CITRUS SPRINGS
Subdivision	000362 - CITRUS SPRINGS UNIT 11
Short Legal	CITRUS SPGS UNIT 11 PB 6 PG 80 LOT 6 BLK 664
Est. Parcel Sqft	12,366
Est. Parcel Acres	.28
Map SC-TW-RG	28-17S-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	$15,220	$0	$15,220	$4,553	$0	$4,553	$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	$15,220	$0	$15,220	$4,553	$0	$4,553	$0	$202.69	Link
2024	$8,890	$0	$8,890	$4,139	$0	$4,139	$0	$142.60	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	$15,220	14.8298	$281.55

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

10/01/2013	$2,400 2590/0817	00-WARRANTY DEED	V
04/01/2013	$1,000 2544/0847	01-CORRECTIVE/QC/TD/COT	V
06/01/2011	$1,900 2425/0744	01-CORRECTIVE/QC/TD/COT	V
11/01/1979	$2,600 0548/0838	13-FROM DEVELOPERS	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	90.00	90.0	125			$15,220	RUR

Total Misc Value

Legal Description

Legal Description
CITRUS SPGS UNIT 11 PB 6 PG 80 LOT 6 BLK 664

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.

1365244

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923388

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
1365244	2024/1559	06-01-2024
Legal Description		
CITRUS SPGS UNIT 11 PB 6 PG 80 LOT 6 BLK 664		

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: 1365244
POON DAVID

Parcel ID: 18E17S100110 06640 0060
3012 W MANITOBA PL , DUNNELLON, 34433

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
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Mailing Address

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	$17,690	$0	$17,690	$5,008	$0	$5,008	$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	$15,220	$0	$15,220	$4,553	$0	$4,553	$0	$202.69	Link
2024	$8,890	$0	$8,890	$4,139	$0	$4,139	$0	$142.60	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	$17,690	14.5559	$335.59

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11/01/1979	$2,600	0548/0838	13-FROM DEVELOPERS	V

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