RECEIVED
By Tifani White at 4:01 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	AMERICAN ESTATE AND TRUST CHARTERIS FRANCES IRA 6900 WESTCLIFF DR STE 603 LAS VEGAS, NV 89145
Property description	CITRUS SPGS UNIT 13 PB 6 PG 98 LOT 15 BLK 912	Application date	Apr 29, 2026
		Certificate #	2024 / 1608
		Date certificate issued	06/01/2024
		Account number	1374529

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)
# 2024/1608	06/01/2024	184.37	26.50	210.87
# 2025/1730	06/01/2025	194.20	13.80	208.00
			→ **Part 2: Total***	**418.87**

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)	418.87
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	242.00
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)	81.44
7.	**Total Paid** (Lines 1-6)	1,167.31

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)	1,296.31
17.	Redemption fee	6.25
18.	Total amount to redeem	1,302.56
	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 #: 1374529

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
AMERICAN ESTATE AND TRUST
CHARTERIS FRANCES IRA
6900 WESTCLIFF DR STE 603
LAS VEGAS, NV 89145

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 34434

FRANCES CHARTERIS — Title Holder

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

1468 YAUPON AVE
BOULDER, CO 80304-4348

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
1374529	18E17S100130 09120 0150	7754 N GALENA AVE CITRUS SPRINGS 34434

Legal Description
CITRUS SPGS UNIT 13 PB 6 PG 98 LOT 15 BLK 912

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 1608	$4,451	No	No	No

Owner of Record on Current Tax Roll
AMERICAN ESTATE AND TRUST, FRANCES CHARTERIS IRA

6900 WESTCLIFF DR STE 603
LAS VEGAS NV 89145

Billing Name & Address

PROPERTY INFORMATION REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date: 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
AMERICAN ESTATE AND TRUST FBO FRANCES CHARTERIS IRA 6900 WESTCLIFF DR., STE. 603 LAS VEGAS NV 89145	Warranty Deed Bk:2670 Pg:982	No Sunbiz record found.
FRANCES CHARTERIS 1468 YAUPON AVE BOULDER CO 80304-4348	Warranty Deed Bk:2670 Pg:982	

Related Documents (for Reference)

Warranty Deed
Bk:1880 Pg:1508

Tax Deed
Bk:2426 Pg:1520

Quit Claim Deed
Bk:2611 Pg:1115

Warranty Deed
Bk:2611 Pg:1121

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

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2015005799 BK: 2670 PG: 982 2/9/2015 3:08 PM 1 Receipt: 2015005225
RECORDING $10.00 D DOCTAX PD $40.60

WHEN RECORDED MAIL TO AND RECORDING PREPARED
BY: Guardian Law, LLC
770 East Main Street, Suite 242
Lehi, UT 84043
MAIL TAX STATEMENTS TO:
Frances Charteris
1468 Yaupon Ave
Boulder, CO 80304-4348

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Special Warranty Deed

SPECIAL WARRANTY DEED, made this 27 day of January, ~~2014~~ 2015 by and between **IvyVest Properties, LLC** in the County of Utah ("Grantor"), and **American Estate and Trust FBO Frances Charteris IRA** ("Grantee"), who's mailing address is 6900 Westcliff Dr., Ste. 603, Las Vegas, NV 89145.

THE GRANTOR, for and in consideration of the sum of $5,750.00, to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and for other good and valuable consideration, has granted, bargained and sold to Grantee, Grantee's heirs and assigns forever, the following described tract of land in Citrus County, State of Florida:

All Vacant Land Consisting Of **Tax ID#: 18E-17S-10-0130-09120-0150**

Legal: **Lot 15, Block 912, CITRUS SPRINGS, UNIT 13, according to the map or plat thereof, as recorded in Plat Book 6, Pages 98 through 108, Public Records of Citrus County, Florida.**

Also known as street: **7754 N Galena Ave, Citrus Springs, FL 34434**

TO HAVE AND HOLD the same in fee simple forever, together with all and singular the appurtenances thereunto.

Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

IvyVest Properties, LLC, Grantor
By: Rob Lewis or Steve Liechty, its Managers

WITNESS
WITNESS

AMBER LEE NIELSON
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 679292
COMM. EXP. 09-04-2018

STATE OF UTAH)
) ss:
COUNTY OF UTAH)

On this 27 day of Jan, ~~2014~~ 2015 before me, the undersigned, a Notary Public in and for said County and State, personally appeared STEVE LIECHTY, of IvyVest Properties, LLC, personally known to me or proved to me on basis of satisfactory evidence to be the person(s) whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, the person(s) executed the instrument.

NOTARY PUBLIC

(2) Deed

2005061145 2 PGS

THIS INSTRUMENT PREPARED BY AND RETURN TO:
KATHIE HUTCHINSON FOR
Southeast Title Insurance
547 W. Fort Island Trail, Ste. E
Crystal River, FL 34429
Property Appraisers Parcel Identification (Folio) Number: R10 17S 18E 0070 07750 0040

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 10 day of July, 2005 by DAVID S. LOEWY, A MARRIED MAN, herein called the grantor, to RON LUCIEN and JILL LUCIEN, HUSBAND AND WIFE whose post office address is 15199 TEMPLE BLVD, LOXAHATCHEE, FL 33470 hereinafter called the Grantees, hereinafter called the Grantees:
(Wherever 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)

W I T N E S S E T H: 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"
GRANTOR HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY IS NOT HIS CONSTITUTIONAL HOMESTEAD AS MADE AND PROVIDED FOR BY THE LAWS OF THE STATE OF FLORIDA, AND IS NOT NOW AND NEVER HAS BEEN CONTIGUOUS TO GRANTOR'S HOMESTEAD. THE ABOVE DESCRIBED PROPERTY IS VACANT LAND.

Subject to easements, restrictions and reservations of record and to taxes for the year 2005 and thereafter.

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 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.

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:

Kathryn Hutchinson
Witness #1 Signature

KATHRYN HUTCHINSON
Witness #1 Printed Name

Tina L. Carr
Witness #2 Signature

Tina L. Carr
Witness #2 Printed Name

David S. Loewy
DAVID S. LOEWY
191 LINDER DRIVE, HOMOSASSA, FL 34446

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE $18 50
DOCUMENTARY TAX $756 00
2005061145 BK:1883 PG:1503
07/12/2005 09:24 AM 2 PGS
CSMART,DC Receipt #035984

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me 10 day of July, 2005 by DAVID S. LOEWY, A MARRIED MAN who is personally known to me or has produced _____ as identification.

SEAL

Kathryn Hutchinson
Commission # DD440466
Expires June 13, 2009
Bonded Troy Fain - Insurance, Inc 800-365-7019

Kathryn Hutchinson
Notary Public

KATHRYN HUTCHINSON
Printed Notary Name

My Commission Expires:

File No.: C0506184

EXHIBIT "A"

LOT 4, BLOCK 775, CITRUS SPRINGS, UNIT 7, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 33 THROUGH 39, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.
AND
LOT 15, BLOCK 912, CITRUS SPRINGS, UNIT 13, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 98 THROUGH 108, PUBLIC RECORDS OF CITRUS COUNTY FLORIDA.
AND
LOT 16, BLOCK 912, CITRUS SPRINGS, UNIT 13, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 98 THROUGH 108, PUBLIC RECORDS OF CITRUS COUNTY FLORIDA.

PREPARED BY:

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

RETURN TO:
ALUMNI PARTNERS II LLC
595 BAY ISLES ROAD SUITE 120F
LONGBOAT KEY, FL 34228

2011026805 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $10.00
DOCUMENTARY TAX: $11.90
2011026805 BK:2426 PG:1520
06/27/2011 09:35 AM 1 PG
BTENNEY,DC Receipt #023199

Tax Deed File No. 2011-082
Property Identification No. 1374529

TAX DEED

STATE OF FLORIDA
COUNTY OF CITRUS

The following Tax Sale Certificate Numbered 08-2092 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:

ALUMNI PARTNERS II LLC
whose address is:
595 BAY ISLES ROAD SUITE 120F LONGBOAT KEY, FL 34228
being the highest bidder and having paid the sum of his/her bid as required by the Laws of Florida.

NOW, on June 23, 2011 in the County of Citrus, State of Florida, in consideration of the sum of ($ 1,616.03), 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 13 PB 6 PG 98 LOT 15 BLK 912

Witnesses:
Bonnie C Tenney
Bonnie C Tenney
Kristi Hagar
Kristi Hagar

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

CIRCUIT COURT CLERK SEAL

State of Florida
County of Citrus

On 6/27/11, 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 Name

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

rev. 7/31/2003

Prepared by: PAUL J. LANE, Esq.
Address: 7880 N. University Dr. Ste. 200
Tamarac, Florida 33321

Parcel ID: see legal descriptions attached as Schedule "A"

2014012045 6 PGS

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $52.50
DOCUMENTARY TAX: $525.00
2014012045 BK:2611 PG:1115
03/20/2014 01:45 PM 6 PGS
TSTEELFOX,DC Receipt #010949

QUIT CLAIM DEED

THIS INDENTURE, made this 18 day of MARCH, 2014, by ALUMNI PARTNERS II, LLC, a Florida limited liability company, whose post office address is 2170 Main Street, Suite 202, Sarasota, FL 34237, Grantor(s), and HARBORWOOD REALTY CORP., of 19089 W. Dixie Highway, North Miami Beach, Fl. 33180, Grantee(s).

WITNESSETH in consideration of the sum of $10.00 and other good and valuable considerations to said grantor, the receipt of whereof is hereby acknowledged, Grantor has granted, bargained and sold grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus County, Florida, to wit:

SEE SCHEDULE "A" ATTACHED HERETO

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 presence of:

WITNESSES:

witness sign above
Print Name: KEVIN KIERNAN

witness sign above
Print Name: JEAN K PERRI

ALUMNI PARTNERS II, LLC, a Florida limited liability company

By: _____ (L.S.)
ERIC M. KOBREN, Manager

(Notary on next page)

STATE OF FL)
COUNTY OF SARASOTA)

I HEREBY CERTIFY that on this 18 day of MARCH, 2013, before me, a Notary Public duly authorized in the State and County aforesaid to take acknowledgments, personally appeared ERIC M. KOBREN as Manager of **ALUMNI PARTNERS II, LLC**, a Florida limited liability company ☒ personally known to me,[ ] or who provided _____ as evidence of identity as the person(s) described in and who executed the foregoing Deed as his\her\their free and voluntary act and deed for the uses and purposes set forth herein.

(Notary Seal)

NOTARY PUBLIC

My Commission Expires: Print Name: JEAN K PERRI

JEAN K. PERRI
Notary Public - State of Florida
My Comm. Expires Apr 15, 2017
Commission # EE 861076
Bonded Through National Notary Assn.

		EXHIBIT "A" Legal Description				
		Alumni to Harborwood – Citrus County, Fl.				
		Alt key	**Parcel ID**		**Site Address**	**Legal Description**
1		1190860	17E20S360010 00040 0070		11141 S KNIGHTSWOOD PT HOMOSASSA	SKYWAY HGLDS PB 3 PG 49 LOTS 7, 8 & 9 BLK 4
2		1381801	18E17S100130 09960 0170		06914 N HERITAGE DR CITRUS SPRINGS	CITRUS SPGS UNIT 13 PB 6 PG 98 LOT 17 BLK 996
3		1216265	18E17S100010 00410 0160		01511 W DONNER DR CITRUS SPRINGS	CITRUS SPRINGS UNIT 1 PLAT BK 5 PG 89 LOT 16 BLK 41 DESCR IN O R BK 578 PG 1087
4		1216273	18E17S100010 00410 0170		01531 W DONNER DR CITRUS SPRINGS	CITRUS SPRINGS UNIT 1 PLAT BK 5 PG 89 LOT 17 BLK 41
5		1225931	18E17S100010 00820 0120		09240 N AKOLA WAY CITRUS SPRINGS	CITRUS SPGS UNIT 1 PB 5 PG 89 LOT 12 BLK 82
6		1241154	18E17S100020 01680 0080		02146 W AUSTIN DR CITRUS SPRINGS	CITRUS SPGS UNIT 2 PB 5 PG 108 LOT 8 BLK 168
7		1245796	18E17S100030 01370 0180		09615 N MITCHELLE DR CITRUS SPRINGS	CITRUS SPRINGS UNIT 3 LOT 18 BLK 137
8		1246962	18E17S100030 01990 0210		10325 N ADLER DR CITRUS SPRINGS	CITRUS SPRINGS UNIT 3 PB 5 PG 116 LOT 21 BLK 199
9		1250129	18E17S100030 02160 0080		10051 N GARDNER WAY CITRUS SPRINGS	CITRUS SPGS UNIT 3 PB 5 PG 116 LOT 8 BLK 216 DESC IN OR BK A38 PG 720
10		1250145	18E17S100030 02170 0020		10153 N RUTH TER CITRUS SPRINGS	CITRUS SPGS UNIT 3 LOT 2 BLK 217 DESC IN OR BK A34 PG 619 & DC IN OR BK 744 PG 2088
11		1251150	18E17S100030 02210 0070		10129 N DYAL DR CITRUS SPRINGS	CITRUS SPGS UNIT 3 PB 5 PG 116 LOT 7 BLK 221
12		1252920	18E17S100030 02290 0270		02875 W ADMIRAL LN CITRUS SPRINGS	CITRUS SPGS UNIT 3 PB 5 PG 116 LOT 27 BLK 229
13		1254043	18E17S100030 02350 0140		02415 W RUTLAND DR CITRUS SPRINGS	CITRUS SPGS UNIT 3 LOT 14 BLK 235 DESC IN OR BK A34 PG 618 & DC IN OR BK 744 PG 2088
14		1254639	18E17S100030 02390 0070		02725 W MYSTERY LN CITRUS SPRINGS	CITRUS SPRINGS UNIT 3 LOT 7 BLK 239 DESCR IN O R BK A49 PG 486
15		1255406	18E17S100030 02440 0130		02875 W NAEGELIA PL CITRUS SPRINGS	CITRUS SPGS UNIT 3 PB 5 PG 116 LOT 13 BLK 244
16		1260094	18E17S100030 02720 0040		03906 W WILHELM ST CITRUS SPRINGS	CITRUS SPGS UNIT 3 PLAT BK 5 PG 116 LOT 4 BLK 272
17		1260817	18E17S100030 02760 0030		09729 N PARADISEA DR CITRUS SPRINGS	CITRUS SPRINGS UNIT 3 PLAT BK 5 PG 116 LOT 3 BLK 276 DESCR IN O R BK 532 PG 1157 & QCD IN O R BK 586 PG 145

EMK

18		1260892		18E17S100030 02760 0110		09650 N LOIS TER CITRUS SPRINGS	CITRUS SPRINGS UNIT 3 PLAT BK 5 PG 116 LOT 11 BLK 276
19		1266688		18E17S100030 03130 0120		09440 N FAIRY LILLY DR CITRUS SPRINGS	CITRUS SPRINGS UNIT 3 PLAT BK 5 PG 116 LOT 12 BLK 313 DESCR IN O R BK 532 PG 1896
20		1268991		18E17S100030 03250 0070		09337 N HAWKWEED DR CITRUS SPRINGS	CITRUS SPGS UNIT 3 PB 5 PG 116 LOT 7 BLK 325
21		1269768		18E17S100030 03290 0120		09178 N GILBERT TER CITRUS SPRINGS	CITRUS SPRINGS UNIT 3 PLAT BK 5 PG 116 LOT 12 BLK 329
22		1270260		18E17S100040 01150 0100		02453 W GREEN CT CITRUS SPRINGS	CITRUS SPGS UNIT 4 PB 5 PG 133 LOT 10 BLK 115
23		1272416		18E17S100040 03350 0160		00695 W MACROY PL CITRUS SPRINGS	CITRUS SPRINGS UNIT 4 PLAT BK 5 PG 133 LOT 16 BLK 335
24		1272467		18E17S100040 03360 0010		00696 W MACROY PL CITRUS SPRINGS	CITRUS SPGS UNIT 4 PB 5 PG 133 LOTS 1 & 2 BLK 336
25		1272521		18E17S100040 03360 0070		00612 W MACROY PL CITRUS SPRINGS	CITRUS SPRINGS UNIT 4 PLAT BK 5 PG 133 LOT 7 BLK 336
26		1274621		18E17S100040 03460 0040		08573 N CREEK WAY CITRUS SPRINGS	CITRUS SPGS UNIT 4 PB 5 PG 133 LOT 4 BLK 346
27		1278899		18E17S100040 03670 0030		01308 W LORRAINE DR CITRUS SPRINGS	CITRUS SPGS UNIT 4 PLAT BK 5 PG 133 LOT 3 BLK 367
28		1279330		18E17S100040 03700 0080		08678 N FARRAGUT WAY CITRUS SPRINGS	CITRUS SPRINGS UNIT 4 PLAT BK 5 PG 133 LOT 8 BLK 370
29		1280923		18E17S100040 03800 0060		01525 W JAPONICA PL CITRUS SPRINGS	CITRUS SPGS UNIT 4 PLAT BK 5 PG 133 LOT 6 BLK 380
30		1281130		18E17S100040 03810 0030		01518 W LORRAINE DR CITRUS SPRINGS	CITRUS SPGS UNIT 4 PB 5 PG 133 LOT 3 BLK 381
31		1284848		18E17S100040 03980 0220		01792 W LORRAINE DR CITRUS SPRINGS	CITRUS SPRINGS UNIT 4 PLAT BK 5 PG 133 LOT 22 BLK 398
32		1290562		18E17S100040 04290 0010		09198 N GOLFVIEW DR CITRUS SPRINGS	CITRUS SPRINGS UNIT 4 LOT 1 BLK 429
33		1290988		18E17S100040 04320 0050		02917 W ELGIN PL CITRUS SPRINGS	CITRUS SPGS UNIT 4 PB 5 PG 133 LOT 5 BLK 432
34		1291887		18E17S100040 04370 0200		08401 N MANUETTA DR CITRUS SPRINGS	CITRUS SPRINGS UNIT 4 PLAT BK 5 PG 133 LOT 20 BLK 437
35		1292816		18E17S100040 04440 0030		08457 N DOVE ORCHID DR CITRUS SPRINGS	CITRUS SPGS UNIT 4 PB 5 PG 133 LOT 3 BLK 444
36		1297672		18E17S100050 04670 0050		00366 W TANNER PL CITRUS SPRINGS	CITRUS SPRINGS UNIT 5 PB 6 PG 1 LOT 5 BLK 467
37		1298628		18E17S100050 04730 0180		08656 N STERN WAY CITRUS SPRINGS	CITRUS SPGS UNIT 5 PB 6 PG 1 LOT 18 BLK 473
38		1299993		18E17S100050 04840 0090		08804 N MALIBU RD CITRUS SPRINGS	CITRUS SPGS UNIT 5 PB 6 PG 1 LOT 9 BLK 484
39		1300266		18E17S100050 04880 0030		00049 E ANTON DR CITRUS SPRINGS	CITRUS SPGS UNIT 5 PB 6 PG 1 LOT 3 BLK 488
40		1300797		18E17S100050 04900 0200		00032 W LYNX DR CITRUS SPRINGS	CITRUS SPGS UNIT 5 PB 6 PG 1 LOT 20 BLK 490

EMK

41		1300835		18E17S100050 04900 0250		08760 N MALIBU RD CITRUS SPRINGS	CITRUS SPRINGS UNIT 5 LOT 25 BLK 490 DESCR IN O R BK 573 PG 387
42		1310768		18E17S100050 05420 0170		09885 N ODESSA WAY CITRUS SPRINGS	CITRUS SPGS UNIT 5 PB 6 PG 1 LOT 17 BLK 542
43		1312230		18E17S100060 05480 0070		03190 W IVA DR CITRUS SPRINGS	CITRUS SPRINGS UNIT 6 LOT 7 BLK 548 DESCR IN O R BK 388 PG 798 & DC IN OR BK 740 PG 1660
44		1315158		18E17S100060 05630 0030		03508 W WEBSTER PL CITRUS SPRINGS	CITRUS SPGS UNIT 6 PB 6 PG 15 LOT 3 BLK 563
45		1334934		18E17S100080 07390 0030		01914 W CITRUS SPRINGS BLVD CITRUS SPRINGS	CITRUS SPRINGS UNIT 8 PB 6 PG 43 LOT 3 BLK 739
46		1334942		18E17S100080 07390 0040		01902 W CITRUS SPRINGS BLVD CITRUS SPRINGS	CITRUS SPRINGS UNIT 8 PB 6 PG 43 LOT 4 BLK 739
47		1339448		18E17S100080 07630 0270		01929 W WAVECREST DR CITRUS SPRINGS	CITRUS SPRINGS UNIT 8 PB 6 PG 43 LOT 27 BLK 763
48		1350816		18E17S100090 06570 0010		03170 W HAMLET PL CITRUS SPRINGS	CITRUS SPRINGS UNIT 9 PB 6 PG 61 LOT 1 BLK 657
49		1354005		18E17S100100 08180 0120		03835 W FIREWOOD LOOP CITRUS SPRINGS	CITRUS SPRINGS UNIT 10 PB 6 PG 67 LOT 12 BLK 818
50		1355354		18E17S100100 08300 0020		08444 N LEGACY LOOP CITRUS SPRINGS	CITRUS SPGS UNIT 10 LOT 2 BLK 830
51		1355630		18E17S100100 08310 0030		08500 N LEGACY LOOP CITRUS SPRINGS	CITRUS SPRINGS UNIT 10 LOT 3 BLK 831 DESCR IN O R BK 546 PG 1234
52		1363021		18E17S100110 06490 0240		08168 N MALTESE DR CITRUS SPRINGS	CITRUS SPGS UNIT 11 PB 6 PG 80 LOT 24 BLK 649
53		1364558		18E17S100110 06610 0310		07762 N VOYAGER DR CITRUS SPRINGS	CITRUS SPGS UNIT 11 PB 6 PG 80 LOT 31 BLK 661
54		1365562		18E17S100110 06680 0020		07881 N INDEPENDENCE WAY CITRUS SPRINGS	CITRUS SPGS UNIT 11 PB 6 PG 80 LOT 2 BLK 668
55		1374529		18E17S100130 09120 0150		07754 N GALENA AVE CITRUS SPRINGS	CITRUS SPGS UNIT 13 PB 6 PG 98 LOT 15 BLK 912
56		1374545		18E17S100130 09120 0160		07736 N GALENA AVE CITRUS SPRINGS	CITRUS SPGS UNIT 13 PB 6 PG 98 LOT 16 BLK 912
57		1375185		18E17S100130 09170 0070		07578 N GALENA AVE CITRUS SPRINGS	CITRUS SPGS UNIT 13 PB 6 PG 98 LOT 7 BLK 917 DESC IN OR BK 492 PG 155
58		1375509		18E17S100130 09180 0180		01194 W GALGANO ST CITRUS SPRINGS	CITRUS SPGS UNIT 13 PB 6 PG 98 LOT 18 BLK 918 DESC IN OR BK 448 PG 496
59		1377609		18E17S100130 09310 0080		07164 N DUSTIN TER CITRUS SPRINGS	CITRUS SPGS UNIT 13 PB 6 PG 98 LOT 8 BLK 931 DESC IN OR BK 548 PG 1113
60		1379873		18E17S100130 09460 0010		07190 N GLENRIDGE CIR CITRUS SPRINGS	CITRUS SPGS UNIT 13 PB 6 PG 98 LOT 1 BLK 946 DESC IN OR BK 560 PG 1237

EMK

61		1210372		18E17S100010 00100 0040		01380 W ALEXANDER DR CITRUS SPRINGS	CITRUS SPRINGS UNIT 1 PB 5 PG 89 LOT 4 BLK 10

EMK

Prepared by: PAUL J. LANE, Esq.
Address: 7880 N. University Dr. Ste. 200
Tamarac, Florida 33321

Parcel ID# - see attached Exhibit A

2014012046 5 PGS

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $44.00
DOCUMENTARY TAX: $1,190.00
2014012046 BK:2611 PG:1121
03/20/2014 01:45 PM 5 PGS
TSTEELFOX,DC Receipt #010949

Space above this line for recording data

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 19 day of MARCH, 2014, by HARBORWOOD REALTY CORP., of 19089 W. Dixie Highway, North Miami Beach, Fl. 33180, Grantor(s), and IVYVEST PROPERTIES LLC, a Delaware limited liability company, with its main offices at 751 E. Quality Dr., Suite 102, American Fork, Utah 84003, Grantee(s).

WITNESSETH that said grantor, for and in consideration of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt of whereof is hereby acknowledged, has granted, bargained and sold grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus County, Florida, to wit:

SEE ATTACHED EXHIBIT "A:

together with all tenements, hereditaments and appurtenances thereto;

SUBJECT TO current real property taxes, zoning and other governmental restrictions, and all covenants, conditions, restrictions, easements, rights-of-way and other matters of record.

GRANTOR hereby covenants with Grantee that it will defend same against the lawful claims of all persons claiming by, through or under Grantor, and makes no other representations.

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

Signatures on next page

Signed, sealed and delivered
in presence of:

WITNESSES:

HARBORWOOD REALTY CORP.

By:_____(L.S.)
HOWARD SHIDLOWSKY, PRES.

witness sign above
Print Name: ALICIA J. WILSON

witness sign above
Print Name: PAUL J. LANE

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that before me, this 19 day of MARCH, 2014, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared HOWARD SHIDLOWSKY, as President of HARBORWOOD REALTY CORP. [X] personally to me known to be the person described in and who executed the foregoing instrument [ ] or who provided proof of identification in the form of _____, and who acknowledged before me the execution of same.

(notary seal)

NOTARY PUBLIC
Print Name:_____
My Commission Expires:_____

NOTARY PUBLIC-STATE OF FLORIDA
Paul J. Lane
Commission # EE037606
Expires: OCT. 26, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

	EXHIBIT "A" Legal Description				
	Harborwood to Ivyvest – Citrus County, Fl.				
	Alt key	**Parcel ID**		**Site Address**	**Legal Description**
1	1190860	17E20S360010 00040 0070		11141 S KNIGHTSWOOD PT HOMOSASSA	SKYWAY HGLDS PB 3 PG 49 LOTS 7, 8 & 9 BLK 4
2	1381801	18E17S100130 09960 0170		06914 N HERITAGE DR CITRUS SPRINGS	CITRUS SPGS UNIT 13 PB 6 PG 98 LOT 17 BLK 996
3	1216265	18E17S100010 00410 0160		01511 W DONNER DR CITRUS SPRINGS	CITRUS SPRINGS UNIT 1 PLAT BK 5 PG 89 LOT 16 BLK 41 DESCR IN O R BK 578 PG 1087
4	1216273	18E17S100010 00410 0170		01531 W DONNER DR CITRUS SPRINGS	CITRUS SPRINGS UNIT 1 PLAT BK 5 PG 89 LOT 17 BLK 41
5	1225931	18E17S100010 00820 0120		09240 N AKOLA WAY CITRUS SPRINGS	CITRUS SPGS UNIT 1 PB 5 PG 89 LOT 12 BLK 82
6	1241154	18E17S100020 01680 0080		02146 W AUSTIN DR CITRUS SPRINGS	CITRUS SPGS UNIT 2 PB 5 PG 108 LOT 8 BLK 168
7	1245796	18E17S100030 01370 0180		09615 N MITCHELLE DR CITRUS SPRINGS	CITRUS SPRINGS UNIT 3 LOT 18 BLK 137
8	1246962	18E17S100030 01990 0210		10325 N ADLER DR CITRUS SPRINGS	CITRUS SPRINGS UNIT 3 PB 5 PG 116 LOT 21 BLK 199
9	1250129	18E17S100030 02160 0080		10051 N GARDNER WAY CITRUS SPRINGS	CITRUS SPGS UNIT 3 PB 5 PG 116 LOT 8 BLK 216 DESC IN OR BK A38 PG 720
10	1250145	18E17S100030 02170 0020		10153 N RUTH TER CITRUS SPRINGS	CITRUS SPGS UNIT 3 LOT 2 BLK 217 DESC IN OR BK A34 PG 619 & DC IN OR BK 744 PG 2088
11	1251150	18E17S100030 02210 0070		10129 N DYAL DR CITRUS SPRINGS	CITRUS SPGS UNIT 3 PB 5 PG 116 LOT 7 BLK 221
12	1252920	18E17S100030 02290 0270		02875 W ADMIRAL LN CITRUS SPRINGS	CITRUS SPGS UNIT 3 PB 5 PG 116 LOT 27 BLK 229
13	1254043	18E17S100030 02350 0140		02415 W RUTLAND DR CITRUS SPRINGS	CITRUS SPGS UNIT 3 LOT 14 BLK 235 DESC IN OR BK A34 PG 618 & DC IN OR BK 744 PG 2088
14	1254639	18E17S100030 02390 0070		02725 W MYSTERY LN CITRUS SPRINGS	CITRUS SPRINGS UNIT 3 LOT 7 BLK 239 DESCR IN O R BK A49 PG 486
15	1255406	18E17S100030 02440 0130		02875 W NAEGELIA PL CITRUS SPRINGS	CITRUS SPGS UNIT 3 PB 5 PG 116 LOT 13 BLK 244
16	1260094	18E17S100030 02720 0040		03906 W WILHELM ST CITRUS SPRINGS	CITRUS SPGS UNIT 3 PLAT BK 5 PG 116 LOT 4 BLK 272
17	1260817	18E17S100030 02760 0030		09729 N PARADISEA DR CITRUS SPRINGS	CITRUS SPRINGS UNIT 3 PLAT BK 5 PG 116 LOT 3 BLK 276 DESCR IN O R BK 532 PG 1157 & QCD IN O R BK 586 PG 145
18	1260892	18E17S100030 02760 0110		09650 N LOIS TER CITRUS SPRINGS	CITRUS SPRINGS UNIT 3 PLAT BK 5 PG 116 LOT 11 BLK 276
19	1266688	18E17S100030 03130 0120		09440 N FAIRY LILLY DR CITRUS SPRINGS	CITRUS SPRINGS UNIT 3 PLAT BK 5 PG 116 LOT 12 BLK 313 DESCR IN O R BK 532 PG 1896
20	1268991	18E17S100030 03250 0070		09337 N HAWKWEED DR CITRUS SPRINGS	CITRUS SPGS UNIT 3 PB 5 PG 116 LOT 7 BLK 325
21	1269768	18E17S100030 03290 0120		09178 N GILBERT TER CITRUS SPRINGS	CITRUS SPRINGS UNIT 3 PLAT BK 5 PG 116 LOT 12 BLK 329
22	1270260	18E17S100040 01150 0100		02453 W GREEN CT CITRUS SPRINGS	CITRUS SPGS UNIT 4 PB 5 PG 133 LOT 10 BLK 115

23		1272416		18E17S100040 03350 0160		00695 W MACROY PL CITRUS SPRINGS	CITRUS SPRINGS UNIT 4 PLAT BK 5 PG 133 LOT 16 BLK 335
24		1272467		18E17S100040 03360 0010		00696 W MACROY PL CITRUS SPRINGS	CITRUS SPGS UNIT 4 PB 5 PG 133 LOTS 1 & 2 BLK 336
25		1272521		18E17S100040 03360 0070		00612 W MACROY PL CITRUS SPRINGS	CITRUS SPRINGS UNIT 4 PLAT BK 5 PG 133 LOT 7 BLK 336
26		1274621		18E17S100040 03460 0040		08573 N CREEK WAY CITRUS SPRINGS	CITRUS SPGS UNIT 4 PB 5 PG 133 LOT 4 BLK 346
27		1278899		18E17S100040 03670 0030		01308 W LORRAINE DR CITRUS SPRINGS	CITRUS SPGS UNIT 4 PLAT BK 5 PG 133 LOT 3 BLK 367
28		1279330		18E17S100040 03700 0080		08678 N FARRAGUT WAY CITRUS SPRINGS	CITRUS SPRINGS UNIT 4 PLAT BK 5 PG 133 LOT 8 BLK 370
29		1280923		18E17S100040 03800 0060		01525 W JAPONICA PL CITRUS SPRINGS	CITRUS SPGS UNIT 4 PLAT BK 5 PG 133 LOT 6 BLK 380
30		1281130		18E17S100040 03810 0030		01518 W LORRAINE DR CITRUS SPRINGS	CITRUS SPGS UNIT 4 PB 5 PG 133 LOT 3 BLK 381
31		1284848		18E17S100040 03980 0220		01792 W LORRAINE DR CITRUS SPRINGS	CITRUS SPRINGS UNIT 4 PLAT BK 5 PG 133 LOT 22 BLK 398
32		1290562		18E17S100040 04290 0010		09198 N GOLFVIEW DR CITRUS SPRINGS	CITRUS SPRINGS UNIT 4 LOT 1 BLK 429
33		1290988		18E17S100040 04320 0050		02917 W ELGIN PL CITRUS SPRINGS	CITRUS SPGS UNIT 4 PB 5 PG 133 LOT 5 BLK 432
34		1291887		18E17S100040 04370 0200		08401 N MANUETTA DR CITRUS SPRINGS	CITRUS SPRINGS UNIT 4 PLAT BK 5 PG 133 LOT 20 BLK 437
35		1292816		18E17S100040 04440 0030		08457 N DOVE ORCHID DR CITRUS SPRINGS	CITRUS SPGS UNIT 4 PB 5 PG 133 LOT 3 BLK 444
36		1297672		18E17S100050 04670 0050		00366 W TANNER PL CITRUS SPRINGS	CITRUS SPRINGS UNIT 5 PB 6 PG 1 LOT 5 BLK 467
37		1298628		18E17S100050 04730 0180		08656 N STERN WAY CITRUS SPRINGS	CITRUS SPGS UNIT 5 PB 6 PG 1 LOT 18 BLK 473
38		1299993		18E17S100050 04840 0090		08804 N MALIBU RD CITRUS SPRINGS	CITRUS SPGS UNIT 5 PB 6 PG 1 LOT 9 BLK 484
39		1300266		18E17S100050 04880 0030		00049 E ANTON DR CITRUS SPRINGS	CITRUS SPGS UNIT 5 PB 6 PG 1 LOT 3 BLK 488
40		1300797		18E17S100050 04900 0200		00032 W LYNX DR CITRUS SPRINGS	CITRUS SPGS UNIT 5 PB 6 PG 1 LOT 20 BLK 490
41		1300835		18E17S100050 04900 0250		08760 N MALIBU RD CITRUS SPRINGS	CITRUS SPRINGS UNIT 5 LOT 25 BLK 490 DESCR IN O R BK 573 PG 387
42		1310768		18E17S100050 05420 0170		09885 N ODESSA WAY CITRUS SPRINGS	CITRUS SPGS UNIT 5 PB 6 PG 1 LOT 17 BLK 542
43		1312230		18E17S100060 05480 0070		03190 W IVA DR CITRUS SPRINGS	CITRUS SPRINGS UNIT 6 LOT 7 BLK 548 DESCR IN O R BK 388 PG 798 & DC IN OR BK 740 PG 1660
44		1315158		18E17S100060 05630 0030		03508 W WEBSTER PL CITRUS SPRINGS	CITRUS SPGS UNIT 6 PB 6 PG 15 LOT 3 BLK 563
45		1334934		18E17S100080 07390 0030		01914 W CITRUS SPRINGS BLVD CITRUS SPRINGS	CITRUS SPRINGS UNIT 8 PB 6 PG 43 LOT 3 BLK 739
46		1334942		18E17S100080 07390 0040		01902 W CITRUS SPRINGS BLVD CITRUS SPRINGS	CITRUS SPRINGS UNIT 8 PB 6 PG 43 LOT 4 BLK 739
47		1339448		18E17S100080 07630 0270		01929 W WAVECREST DR CITRUS SPRINGS	CITRUS SPRINGS UNIT 8 PB 6 PG 43 LOT 27 BLK 763
48		1350816		18E17S100090 06570 0010		03170 W HAMLET PL CITRUS SPRINGS	CITRUS SPRINGS UNIT 9 PB 6 PG 61 LOT 1 BLK 657
49		1354005		18E17S100100 08180 0120		03835 W FIREWOOD LOOP CITRUS SPRINGS	CITRUS SPRINGS UNIT 10 PB 6 PG 67 LOT 12 BLK 818

50		1355354		18E17S100100 08300 0020		08444 N LEGACY LOOP CITRUS SPRINGS	CITRUS SPGS UNIT 10 LOT 2 BLK 830
51		1355630		18E17S100100 08310 0030		08500 N LEGACY LOOP CITRUS SPRINGS	CITRUS SPRINGS UNIT 10 LOT 3 BLK 831 DESCR IN O R BK 546 PG 1234
52		1363021		18E17S100110 06490 0240		08168 N MALTESE DR CITRUS SPRINGS	CITRUS SPGS UNIT 11 PB 6 PG 80 LOT 24 BLK 649
53		1364558		18E17S100110 06610 0310		07762 N VOYAGER DR CITRUS SPRINGS	CITRUS SPGS UNIT 11 PB 6 PG 80 LOT 31 BLK 661
54		1365562		18E17S100110 06680 0020		07881 N INDEPENDENCE WAY CITRUS SPRINGS	CITRUS SPGS UNIT 11 PB 6 PG 80 LOT 2 BLK 668
55		1374529		18E17S100130 09120 0150		07754 N GALENA AVE CITRUS SPRINGS	CITRUS SPGS UNIT 13 PB 6 PG 98 LOT 15 BLK 912
56		1374545		18E17S100130 09120 0160		07736 N GALENA AVE CITRUS SPRINGS	CITRUS SPGS UNIT 13 PB 6 PG 98 LOT 16 BLK 912
57		1375185		18E17S100130 09170 0070		07578 N GALENA AVE CITRUS SPRINGS	CITRUS SPGS UNIT 13 PB 6 PG 98 LOT 7 BLK 917 DESC IN OR BK 492 PG 155
58		1375509		18E17S100130 09180 0180		01194 W GALGANO ST CITRUS SPRINGS	CITRUS SPGS UNIT 13 PB 6 PG 98 LOT 18 BLK 918 DESC IN OR BK 448 PG 496
59		1377609		18E17S100130 09310 0080		07164 N DUSTIN TER CITRUS SPRINGS	CITRUS SPGS UNIT 13 PB 6 PG 98 LOT 8 BLK 931 DESC IN OR BK 548 PG 1113
60		1379873		18E17S100130 09460 0010		07190 N GLENRIDGE CIR CITRUS SPRINGS	CITRUS SPGS UNIT 13 PB 6 PG 98 LOT 1 BLK 946 DESC IN OR BK 560 PG 1237
61		1210372		18E17S100010 00100 0040		01380 W ALEXANDER DR CITRUS SPRINGS	CITRUS SPRINGS UNIT 1 PB 5 PG 89 LOT 4 BLK 10

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
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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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01/29/1996 -- ANNUAL REPORT	View image in PDF format
02/09/1995 -- ANNUAL REPORT	View image in PDF format

Altkey: 1374529
AMERICAN ESTATE AND TRUST

Parcel ID: 18E17S100130 09120 0150
7754 N GALENA AVE , CITRUS SPRINGS, 34434

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	1513 - CITRUS SPRINGS UNIT 13
Tax District	00CS - CITRUS SPRINGS
Subdivision	000368 - CITRUS SPRINGS UNIT 13
Short Legal	CITRUS SPGS UNIT 13 PB 6 PG 98 LOT 15 BLK 912
Est. Parcel Sqft	10,012
Est. Parcel Acres	.23
Map SC-TW-RG	26-17S-18E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	AMERICAN ESTATE AND TRUST
Mailing Address	6900 WESTCLIFF DR STE 603 LAS VEGAS NV 89145

All Owners

Name	Owner Type
AMERICAN ESTATE AND TRUST	BU - Business
CHARTERIS FRANCES IRA	UT - Under Trust

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2025	$14,400	$0	$14,400	$4,451	$0	$4,451	$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	$14,400	$0	$14,400	$4,451	$0	$4,451	$0	$197.33	Link
2024	$8,880	$0	$8,880	$4,046	$0	$4,046	$0	$141.67	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	$14,400	14.8298	$269.39

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

01/27/2015	$5,800 2670/0982	00-WARRANTY DEED	V
03/19/2014	$170,000 2611/1121	14-SALE / MORE THAN 1 PARCEL	V
03/18/2014	$75,000 2611/1115	01-CORRECTIVE/QC/TD/COT	V
06/01/2011	$1,700 2426/1520	01-CORRECTIVE/QC/TD/COT	V
07/01/2005	$108,000 1880/1508	14-SALE / MORE THAN 1 PARCEL	V
05/01/2005	$313,500 1858/0514	14-SALE / MORE THAN 1 PARCEL	V
09/01/2004	$20,000 1769/2157	14-SALE / MORE THAN 1 PARCEL	V
11/01/1981	$100 0590/1051	06-UNUSUAL AMT OF PERS PROP	V
01/01/1976	$2,200 0451/0448	13-FROM DEVELOPERS	V

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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			$14,400	PDR

Total Misc Value

Legal Description

Legal Description
CITRUS SPGS UNIT 13 PB 6 PG 98 LOT 15 BLK 912

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.

1374529

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923389

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
1374529	2024/1608	06-01-2024
Legal Description		
CITRUS SPGS UNIT 13 PB 6 PG 98 LOT 15 BLK 912		

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: 1374529
AMERICAN ESTATE AND TRUST

Parcel ID: 18E17S100130 09120 0150
7754 N GALENA AVE , DUNNELLON, 34434

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	1513 - CITRUS SPRINGS UNIT 13
Tax District	00CS - CITRUS SPRINGS
Subdivision	000368 - CITRUS SPRINGS UNIT 13
Short Legal	CITRUS SPGS UNIT 13 PB 6 PG 98 LOT 15 BLK 912
Est. Parcel Sqft	10,012
Est. Parcel Acres	.23
Map SC-TW-RG	26-17S-18E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	AMERICAN ESTATE AND TRUST
Mailing Address	6900 WESTCLIFF DR STE 603 LAS VEGAS NV 89145

All Owners

Name	Owner Type
AMERICAN ESTATE AND TRUST	BU - Business
CHARTERIS FRANCES IRA	UT - Under Trust

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2026	$14,400	$0	$14,400	$4,896	$0	$4,896	$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	$14,400	$0	$14,400	$4,451	$0	$4,451	$0	$197.33	Link
2024	$8,880	$0	$8,880	$4,046	$0	$4,046	$0	$141.67	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	$14,400	14.5559	$287.70

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

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