

Tax Collector's Certification

16-404

CTY-513

Date of Tax Deed Application

Oct 20, 2015 915320

This is to certify that WAPN AS CUSTODIAN FOR TC 13 SUBSIDIARY LLC, holder of Tax Sale Certificate Number 2013 / 6306, issued the 1st Day of June, 2013, and which encumbers the following described property in the county of Citrus, State of Florida, to wit: 1956714

Cert Holder:
WAPN AS CUSTODIAN FOR TC 13 SUBSIDIARY LLC
PO BOX 173017
TAMPA, FL 33672

Property Owner:
BIRD RAE M
%CECELIA BOSTIC
310 S ARCTURAS AVE APT 1
CLEARWATER, FL 33765

EIGHTEEN OAKS UNREC SUB TRACT 19 FURTHER DESC IN OR BK 1139
PG 1231

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

| Certificate Year/Number | Account Number | Date of Sale | Face Amount of Certificate | Interest | Total |
|-------------------------|----------------|--------------|----------------------------|----------|--------|
| 2013/ 6306 | 1956714 | 06/03/2013 | 458.08 | 44.28 | 502.36 |

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

| Certificate Year/Number | Account Number | Date of Sale | Face Amount of Certificate | Tax Collector's Fee | Interest | Total |
|-------------------------|----------------|--------------|----------------------------|---------------------|----------|--------|
| 2015/ 6394 | 1956714 | 06/03/2015 | 521.91 | 6.25 | 26.10 | 554.26 |
| 2014/ 6319 | 1956714 | 06/03/2014 | 520.65 | 6.25 | 26.03 | 552.93 |

Amounts Certified by Tax Collector (Lines 1-7):

Total Amount Paid

| | |
|---|----------|
| 1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant | 1,609.55 |
| 2. Total of Delinquent Taxes Paid by Tax Deed Applicant | 0.00 |
| 3. Total of Current Taxes Paid by Tax Deed Applicant | 0.00 |
| 4. Ownership and Encumbrance Report Fee | 100.00 |
| 5. Tax Deed Application Fee | 175.00 |
| 6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S. | 310.95 |
| 7. Total (Lines 1 - 6) SUBJECT TO CURRENT YEAR TAXES | 2,195.50 |

Amounts Certified by Clerk of Court (Lines 8-15):

| | |
|--|--------|
| 8. Clerk of Court Statutory Fee for Processing Tax Deed | |
| 9. Clerk of Court Certified Mail Charge | |
| 10. Clerk of Court Advertising Charge | |
| 11. Clerk of Court Recording Fee for Certificate of Notice | |
| 12. Sheriff's Fee | |
| 13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S. | |
| 14. Total (Lines 8 - 13) | |
| 15. One-half Assessed Value of Homestead Property, if Applicable Per Florida Statutes | |
| 16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application, if Applicable Per Florida Statutes | 517.76 |
| 17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable) | |
| 18. Redemption Fee | 6.25 |
| 19. Total Amount to Redeem | |

* Done this the 20th day of September, 2016 Tax Collector of Citrus County

Date of Sale: _____

By

A. Downing

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.

SEP 22 '16 2:11PM



Janice A. Warren, C.F.C.

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

Date

SEP 22 2016

Account # 1956714
Certificate # 13-6306

TO: Angela Vick, Clerk Of Circuit Court

The following is a list of names and addresses you are required to notify according to Florida Statutes for Tax Deed Application covered by the above referenced Tax Certificate. This list is pursuant to the attached ownership and encumbrance report.

(ASSESSED OWNER)

RAE M BIRD
%CECELIA BOSTIC
310 S ARCTURAS AVE APT 1
CLEARWATER, FL 33765

(ASSESSED OWNER, ADDITIONAL ADDRESS)

RAE M BIRD NKA RAE MARIE BROCK
5639 W OSMOND LN
DUNNELLON, FL 34433-3708

RAE M BIRD NKA RAE MARIE BROCK
1280 MORTOLA DR NE
ST PETERSBURG, FL 33702-1446

(APPLICANT)

WAPN AS CUSTODIAN FOR TC 13 SUBSIDIARY LLC
PO BOX 173017
TAMPA, FL 33672

(OTHER INTERESTED PARTIES)

CECELIA E BOSTIC
6400 GREENSBORO HWY
QUINCY FL, 32351-9100

(CONT)

AK# 1956714

CERT# 13-6306

CECELIA E BOSTIC
GADSDEN CORRECTIONAL FACILITY
6044 GREENSBORO HWY
QUINCY FL, 32351-9100

MICHAEL E HAZLEGROVE
11118 PINE TREE LN
PORT RICHEY FL 34668-2174

DIANE M HAZLEGROVE
575 S BARBOUR ST
BEVERLY HILLS FL 34465

ACCU-SEARCH TITLE EXAMINATION INC
P.O. BOX 10295
TAMPA, FLORIDA 33679

ACCU-16-2048
Order Date: 08/12/16

Cert.# 13-6306
Date filed: 10/20/15
Records thru: 08/31/16 updated
Key: 1956714

| <u>Section</u> | <u>Township</u> | <u>Range</u> | <u>Subdivision</u> | <u>Parcel</u> |
|----------------|-----------------|--------------|--------------------|---------------|
| R18 | 17S | 18E | 2A000 | 0190 |

LEGAL DESCRIPTION:

**EIGHTEEN OAKS UNREC SUB TRACT 19
FURTHER DESC IN OR BK 1139 PG 1231**

TO: Clerk the Circuit Court, Citrus County, Florida

APPLICANT: WAPN AS CUSTODIAN FOR TC 13 SUBSIDIARY LLC

Dear Sir: Application is made to this office for Tax Deed on the above property. I certify that the legal description and following information is correct as required under Chapter 197 Florida Statute.

Apparent title holder and address on record:

OR 1139 PAGE 1231

**RAE M. BIRD*
5639 W. OSMOND LANE
DUNNELLON, FL 34433-3708
*NKA RAE MARIE BROCK
OR 1583 PAGE 431**

Vendee of recorded contract for deed:

NONE

Lien holder and address of record:

NONE

SEE ATTACHED PAGE THREE

Accu-16-2048

Special assessments: NONE

Location:

See attached map No access

Address on record on current tax roll:

RAE M. BIRD
% CECELIA BOSTIC
310 S ARCTURAS AVE APT 1
CLEARWATER, FL 33765

MOBILE HOME: YES

Application for homestead exemption: NONE

Assessed Value: \$21,141.00

2012

13-6306 BASIS

2013

14-6319


2014

15-6394

This is to Certify that this "OWNERSHIP AND ENCUMBERANCE REPORT" shows the apparent record owner and all liens, as required by Chapter 197 Florida Statutes. It applies to the property described in said Tax Collector's Certification, and is based upon a search of the Public Records on file in the Office of the Clerk of the Circuit Court in and for CITRUS COUNTY, FLORIDA

In Witness Whereof, Gary S. Jerome has caused this certificate to be signed hereto by An authorized agent.

By:



Accu- Search Title Examination Inc.

Accu-16-2048

OTHERS TO NOTIFY:

**CECELIA E. BOSTIC
6400 GREENSBORO HWY.
QUINCY, FL. 32351-9100**

**MICHAEL E. HAZLEGROVE
11118 PINETREE LANE
PORT RITCHIE, FL.**

**DIANE M. HAZLEGROVE
575 BARBOUR AVENUE
BEVERLY HILLS, FL.**

Documentary Tax Paid

\$ 704

Intangible Tax Paid

\$ -0-

Notary Public,
Clerk of Circuit Court
Citrus County, Florida

By: H. Lambert n.c.

Space above this line for Recorders Use Only

LED & RECORDED
CITRUS COUNTY, FLORIDA
BY STRIFLER, CLERK

VERIFIED BY:

JUN 5 AM 10 49

060752

Tax I.D. Number: R16-17S-18E-2A000-0190
Parcel Number:

File #04C02494

10.50 Rec
704 Dc

This Instrument Prepared by
and Return to:

CORRECTIVE WARRANTY DEED

Scott G. Lyons, President
NATURE COAST TITLE COMPANY, INC.
916 N. SUNCOAST BLVD.
CRYSTAL RIVER, FLORIDA, 34429

THIS WARRANTY DEED, made this 20 day of May, A.D. 1995, between

Lettie Bland, Sole Surviving Officer of Withlacoochee Corporation, a dissolved Florida Corporation

hereinafter called the Grantor(s),

whose post office address is: 1429 N.E. 130th Terr., Silver Springs, FL 34488
and

Leo H. Maloney and Dorothy B. Maloney, his wife

whose mailing address is: 1427 Norfolk St N., St. Petersburg, FL 33710

Grantor(s) Social Security # _____

hereinafter called the Grantee(s),

("Grantor" and "Grantee" are used herein for singular and plural, and any gender shall include all genders, as context requires.)

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations to said grantor in hand paid, the receipt whereof is hereby acknowledged, has agreed, has granted, bargained, and sold unto the Grantee and Grantee's heirs, or successors, and assigns forever all that certain parcel of land in the County of Citrus and State of Florida, to-wit:

Tract 19 of EIGHTEEN OAKS SUBDIVISION, an unrecorded subdivision further described as follows:

The East 158.30 feet of the West 866.60 feet of the South 300.20 feet of the Northeast 1/4 of the Southwest 1/4 of Section 18, Township 17 South, Range 18 East. LESS AND EXCEPT the South 25.00 feet thereof.

This document is being recorded to correct that certain Warranty Deed, which was recorded in O.R. Book 552, Page 253, correct legal description.

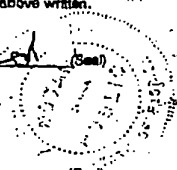
SUBJECT to easements, restrictions and reservations of records. And the same Grantors do(es) hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever, except for taxes and assessments for the year of transfer and subsequent years.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

(Wit.) Velvet C Holley
Name: Velvet C Holley
Please print

(Wit.) Donna Pittman
Name: Donna Pittman
Please print

Lettie Bland (Seal)
Lettie Bland
1429 N.E. 130th Terrace
Silver Springs, FL 34488



BR 1083P60258

STATE OF FLORIDA
COUNTY OF MARION

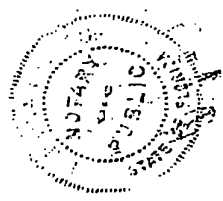
I HEREBY CERTIFY that on this 26th day of MAY, 1995, before me, an officer duly qualified to take acknowledgements, personally appeared:

Lettie Bland, Sole Surviving Officer of Withlacoochee Corporation, a dissolved Florida Corporation

who acknowledged before me that he/she/they executed the foregoing document, and who is/are personally known to me;

or who has produced the following identification: FLDL # B453530198730

Sabrina Leveque
NOTARY PUBLIC
Name: SABRINA LEVEQUE
Please Print



My Commission Expires: AUG. 11, 1995

My Commission Number: 00135407

(Affix Notary Seal/Stamp Above)

BK 1083P60259

R

This Instrument Prepared by and Return to:

SCOTT G. LYONS, PRESIDENT
NATURE COAST TITLE COMPANY, INC.
916 N. SUNCOAST BLVD.
CRYSTAL RIVER, FLORIDA, 34429
File #: 04C02494
Property Appraisers Parcel Identification (Folio) **R18-17S-18E-2A000-0190**
Alternate Key #: 1956714

Documentary Tax Paid

\$ 157.50

Intangible Tax Paid

\$ 0-

By: K. Lambert D.C.

Citrus County, Florida

'95 JUN 5 AM 10 50

VERIFIED BY: KX

F.C.

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK

8 6 0 7 5 4

BK 1083PG0261

10.50 REC
157.50 DJ

Grantees SS #s [redacted] and [redacted] By: K. Lambert D.C.
This Instrument is prepared in connection with the issuance of a Title Insurance Policy.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 15th day of May, A.D. 1995 between

Leo H. Maloney and Dorothy B. Maloney, his wife
herein called the grantors, and

Paul R. Bird and Rae M. Bird, his wife

whose post office address is: 5639 W. OSNOLD LAKE, DUNNELLON, FL 33438
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)

WITNESSETH: That the grantors, 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, allens, remises, releases, conveys and confirms unto the grantees all that certain land situate in Citrus County, State of Florida, viz: **SEE EXHIBIT "A" FOR LEGAL DESCRIPTION**

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 grantors hereby covenant with said grantees that the grantors is/are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 1994, subject to easements, restrictions, and/or reservations of Records.

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

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature

[Signature]
Printed Signature

[Signature]
Witness Signature

[Signature]
Printed Signature

[Signature] L.S.
Leo H. Maloney
5639 W. Osmond Ln., Dunnellon, Florida 33432

[Signature] L.S.
Dorothy B. Maloney
5639 W. Osmond Ln., Dunnellon, Florida 33432

STATE OF FLORIDA
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 15 day of May, 1995 by **Leo H. Maloney and Dorothy B. Maloney, his wife** who ~~before~~ personally known to me or have produced [Signature] as identification and did (did not) take an oath.

SEAL

NOTARIAL SEAL
JAYNE M. FREDERICK
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC13424
MY COMMISSION EXP. OCT. 11, 1997

[Signature]
Notary Signature
JAYNE M. FREDERICK
Printed Notary Signature
My Commission Expires:

EXHIBIT "A"

Tract 19 of EIGHTEEN OAKS SUBDIVISION, an unrecorded subdivision further described as follows:

The East 168.30 feet of the West 666.60 feet of the South 300.20 feet of the Northeast 1/4 of the Southwest 1/4 of Section 18, Township 17 South, Range 18 East. LESS AND EXCEPT the South 25.00 feet thereof.

BK 1083 PG 0262

Our File No. 04C02494

Name: Rae M. Bird
Address: 5639 W. Osmond Lane
Dunnellon, FL 34433-3708

QUIT CLAIM DEED

RAMCO FORM 8

This Instrument Prepared by
Name: Rae M. Bird
Address: 5639 W. Osmond Lane
Dunnellon, FL 34433-3708
Property Appraiser's Parcel Identification
Folio Number(s): 1956714
Grantor(s) B & S (s)

Documentary Tax Paid \$ 49.00
Intangible Tax Paid \$
Bally Striffler,
Clerk of Circuit Court,
Citrus County, Florida
By: [Signature] D.C.

FILED, RECORDED
CITRUS COUNTY, FLORIDA
BALLY STRIFFLER, CLERK
96 JUL 3 AM 10 12
VERIFIED BY: [Signature] D.C.

913657

49.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed, Executed the 31st day of May, 1996, by Paul R. Bird and Rae M. Bird, his wife first party, to Rae M. Bird whose post office address is 5639 W. Osmond Lane, Dunnellon, FL 34433-3708 second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$ 10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Citrus, State of Florida, to-wit:

Tract 19 of Eighteen Oaks Subdivision, an unrecorded subdivision further described as follows: The East 158.30 feet of the West 666.60 feet of the South 300.20 feet of the Northeast 1/4 of the Southwest 1/4 of Section 18, Township 17 South, Range 18 East. LESS AND EXCEPT the South 25.00 feet thereof.

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 first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in the presence of:
 Witness Signature (see to First Paragraph) [Signature]
 Printed Name: SUSAN E. TROY
 Witness Signature (see to First Paragraph) [Signature]
 Printed Name: Hope Roberts
 Witness Signature (see to Co-Grantor, if any) [Signature]
 Printed Name: SUSAN E. TROY
 Witness Signature (see to Co-Grantor, if any) [Signature]
 Printed Name: Hope Roberts

Grantor Signature [Signature] U.S.
 Printed Name: Paul R. Bird
 Post Office Address: 5639 W. Osmond Lane
 Dunnellon, FL 34433

Co-Grantor Signature (if any) [Signature] U.S.
 Printed Name: Rae M. Bird
 Post Office Address: 5639 W. Osmond Lane
 Dunnellon, FL 34433

STATE OF FLORIDA)
 COUNTY OF CITRUS)
 PAUL R. & RAE M. BIRD

I hereby Certify that on this day, before me, as an officer duly authorized to administer oaths and take acknowledgments, personally appeared known to me to be the person S described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was not taken. (Check one: Said person(s) is/are personally known to me. Said person(s) provided the following type of identification: FLORIDA DRIVER LICENSE B6306947298046667334632

Witness my hand and official seal in the County and State last aforesaid this 31st day of May, A.D. 1996
 Notary Signature: [Signature]
 Printed Name: SUSAN E. TROY

NOTARY RUBBER STAMP SEAL
 SUSAN E. TROY
 MY COMMISSION # 00 042541
 EXPIRES November 30, 1998
 Sealed This Notary Public Seal

AK 139PG 1231

BK 1083PG0263

860755

Prepared by
NART LYNN COOPER

800 W. Main St.
Inverness, FL 34450

Documentary Tax Paid
\$ 58.90
Intangible Tax Paid
\$ 32.60
Notarized
Circuit Court and Clerk
Citrus County, Florida
By: J. Chamberlark D.C.

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK

*95 JUN 5 AM 10 50

VERIFIED BY:
KJR D.C.

88.50 RCL
88.10 DS
33.60 J.L.

(Space Above This Line For Recording Data)

MORTGAGE

19362984

THIS MORTGAGE ("Security Instrument") is given on May 15, 1995
The mortgagor is Paul R. Bird and Rae M. Bird, his wife

("Borrower"). This Security Instrument is given to

FIRST FEDERAL SAVINGS BANK OF CITRUS CO.
which is organized and existing under the laws of the United States of America, and whose address is
800 West Main Street
Inverness, FL 34450

("Lender"). Borrower owes Lender the principal sum of

SIXTEEN THOUSAND EIGHT HUNDRED AND 00/100
Dollars (U.S. \$ 16,800.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on June 1, 2005. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in Citrus

County, Florida:

Tract 19, of **EIGHTEEN OAKS SUBDIVISION**, an unrecorded subdivision further described as follows: The East 158.30 feet of the west 666.60 feet of the South 300.20 feet of the Northeast 1/4 of the Southwest 1/4 of Section 18, Township 17 South, Range 18 East. LESS AND EXCEPT the South 25.00 feet thereof. TOGETHER with a 1980 Suncoast Singlewide Mobile, ID# **FLFL1AA19322393**.

which has the address of 5639 W. Osmond Lane Dunnellon
[Street] [City]
Florida 34433 ("Property Address");
[Zip Code]

FLORIDA -- Single Family -- Fannie Mae/Freddie Mac UNIFORM INSTRUMENT
ITEM 1616L1 (9401) (Page 1 of 6 pages)

Form 3010 9/90
Great Lakes Business Forms, Inc. III
To Order Call: 1-800-455-8585 Fax: 815-791-1131

Nature Coast Title Co. File #04C02494



BK1083PG0268

24. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. (Check applicable box(es))

- Adjustable Rate Rider
- Graduated Payment Rider
- Balloon Rider
- Other(s) [specify]
- Condominium Rider
- Planned Unit Development Rider
- Rate Improvement Rider
- 1-4 Family Rider
- Biweekly Payment Rider
- Second Home Rider

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in pages 1 through 6 of this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Signed, sealed and delivered in the presence of:

1. Witness Stephen Varadach (Seal)
Paul R. Bird (Seal) -Borrower
 Paul R. Bird
 1280 Mortola Drive NE
 St. Petersburg, FL 33702-1446 (Seal) -Borrower

2. Witness Nancy Hadley (Seal)
Ram M. Bird (Seal) -Borrower
 Ram M. Bird
 1280 Mortola Drive NE
 St. Petersburg, FL 33702-1446 (Seal) -Borrower

____ (Seal) -Borrower

STATE OF FLORIDA
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 15TH day of May 1995 by Paul R. Bird and Ram M. Bird

~~who is personally known to me or~~ who has produced Drivers license as identification. ✓

My Commission expires: (Seal)

OFFICIAL NOTARY SEAL
 JAYNE M. FREDERICK
 NOTARY PUBLIC STATE OF FLORIDA
 COMMISSION NO. CC315424
 MY COMMISSION EXP. OCT. 11, 1997

Jayne M. Frederick
 Notary Public
Jayne M. Frederick

Recording Requested By:
REGIONS MORTGAGE

When Recorded Return To

SANDRA MCALPIN
REGIONS MORTGAGE
215 FORREST STREET
P O BOX 18001
HATTIESBURG, MS 39401



2005053232 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE \$12.00
2005053232 BK: 1869 PG: 2029
06/16/2005 12:03 PM 1 PG
JPARRISH, DC Receipt #031316

RELEASE OF MORTGAGE

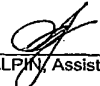
REGIONS MORTGAGE/UPBNA # 0000008175648 "BIRD" Lender ID R44/001/0008175648 Citrus, Florida
KNOW ALL MEN BY THESE PRESENTS that REGIONS BANK SUCCESSOR BY MERGER WITH REGIONS
MORTGAGE INC AKA REGIONS MORTGAGE whose address is 215 FORREST, HATTIESBURG, MS 39401
holder of a certain Mortgage, whose parties, dates and recording information are below, does hereby acknowledge
that it has received full payment and satisfaction of the same, and in consideration thereof, does hereby cancel and
discharge said Mortgage.

Original Mortgagor: PAUL R. BIRD AND RAE M BIRD HIS WIFE
Original Mortgagee: FIRST FEDERAL SAVINGS BANK OF CITRUS CO
Dated: 05/15/1995 Recorded: 06/05/1995 in Book/Reel/Liber: 1083 Page/Folio: 0263 as Instrument No.: 860755
in the County of Citrus State of Florida

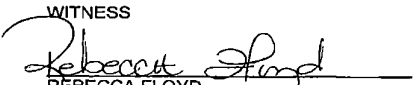
Property Address: 5639W OSMOND LN, DUNNELLON, FL 34433

IN WITNESS WHEREOF, REGIONS BANK SUCCESSOR BY MERGER WITH REGIONS MORTGAGE INC AKA
REGIONS MORTGAGE by the officers duly authorized, has duly executed the foregoing instrument.

REGIONS BANK SUCCESSOR BY MERGER WITH REGIONS MORTGAGE INC AKA REGIONS MORTGAGE
On June 1st, 2005

By: 
SANDRA MCALPIN, Assistant Vice President



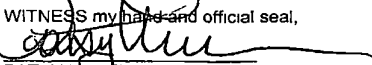
WITNESS

REBECCA FLOYD

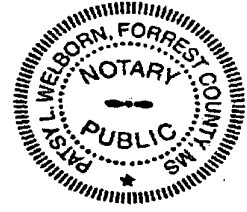
WITNESS

GEORGETTA POWERS

STATE OF Mississippi
COUNTY OF Forrest

On June 1st, 2005, before me, PATSY L. WELBORN, a Notary Public in and for Forrest in the State of Mississippi,
personally appeared SANDRA MCALPIN, Assistant Vice President, personally known to me (or proved to me on the
basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by
his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.

WITNESS my hand and official seal,

PATSY L. WELBORN
Notary Expires: 06/07/2005



Prepared By: Rebecca Floyd, REGIONS MORTGAGE 215 FORREST STREET, HATTIESBURG, MS 39401 (800) 986-2462

*RF*RFUNPL*06/01/2005 03 01 34 PM* UNPL01UNPL0000000000000000169359* FLCITRU* 0000008175648 FLSTATE_MORT_REL *RF*RFUNPL*

FILED & RECORDED
CITRUS COUNTY Florida
BETTY STRIFLER, CLERK

1028434

VERIFIED BY: DA

D.C.

File #08F03241

Space Above this Line for Recorder's Use Only

This Instrument Prepared by
and Return to:
Sylvain Fl. Robitaille, President
FIRST TITLE COMPANY, INC.
2028 Highway 44 West
Inverness, Florida 34453

SATISFACTION OF MORTGAGE

Know All Men By These Presents: That I/We

Sal Peri and Annette Peri, his wife

the owner(s) and holder(s) of a certain mortgage deed executed by

Paul R. Bird and Rae M. Bird, his wife (as to Parcel 2) and Rae Marie Howe, (as to Parcel 1)

to **Sal Peri and Annette Peri, his wife**

bearing date the 27th of November, A.D. 1995, recorded in Official Records Book 1108, Page 1743, in the Office of the Clerk of the Circuit Court of Citrus County, State of Florida, securing that certain note in the principal sum of \$17,000.00

Seventeen Thousand and 00/100

Dollars, and certain promises and obligations set forth in said mortgage deed, upon the property situate in said State and County described as follows, to-wit:

ALL LANDS DESCRIBED THEREIN

hereby acknowledge(s) full payment and satisfaction of said note and mortgage deed, and surrender(s) the same as canceled, and hereby direct(s) the Clerk of Circuit Court to cancel the same of record.

Witness my/our hand(s) and seal(s) this 18 day of August, A.D. 1999.

Sal Peri
Annette Peri

STATE OF Florida
COUNTY OF Citrus


I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgements, personally appeared:


Sal Peri and Annette Peri, his wife
who acknowledged before me that he/she/they executed the foregoing document, and who is/are personally known to me;

or
who has produced the following identification:
Witness my hand and official seal on this 18 day of August, 1999

Corra Lynn Jones
NOTARY PUBLIC
Name: Corra Lynn Jones

Please print
My Commission Expires:
My Commission Number:
(Affix Notary Seal/Stamp Above)

 Corra Lynn Jones
Commission # CC 741302
Expires June 16, 2002
BONDED THRU
ATLANTIC BONDING CO., INC.

 Corra Lynn Jones
Commission # CC 741302
Expires June 16, 2002
BONDED THRU
ATLANTIC BONDING CO., INC.

BK 1260 PG 0392
1998 AU 24 AM 9:08

FORM 512 NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED Application Number
915320

Account Number
1956714

TO: Tax Collector of CITRUS COUNTY

In accordance with the Florida
Statutes, I,

WAPN AS CUSTODIAN FOR TC 13 SUBSIDIARY LLC
PO BOX 173017
TAMPA, FL 33672

, holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

| <u>Certificate No.</u> | <u>Date</u> | <u>Legal Description</u> |
|------------------------|-------------|--|
| 2013/6306 | 06-01-2013 | EIGHTEEN OAKS UNREC SUB TRACT 19 FURTHER DESC IN OR BK 1139 PG 1231 |

I agree to pay all delinquent taxes, redeem all outstanding tax certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to 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 above- mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file

10-20-2015

Applicant's Signature

Date

Janice A. Warren
Citrus County Tax Collector
210 N. Apopka Ave., Ste. 100, Inverness, FL 34450

| | |
|------------------------------|---|
| Transaction # 2603258 | |
| Cashier: | DU |
| Paid By: | WAPN AS CUSTODIAN FOR TC 13 SUBSIDIARY LLC |
| Posted Date: | 10/20/2015 01:53PM |
| Received Via: | In Person |
| Num. Items: | 1 |
| Total Tendered: | \$1,382.19 |
| Receipt #: | 000-14-00017426 |
| Batch: | 647065 |
| Drawer: | DeedExpress |
| Status: | Complete |

| Receipt | | | | |
|--|--|----------------|------------|------------|
| Item | Details | Effective Date | Due | Paid |
| Tax Deed Application | Acc# 1956714 Deed Yr: 2015 | 10/20/2015 | \$1,382.19 | \$1,382.19 |
| Total: | | | \$1,382.19 | \$1,382.19 |
| Payment | Details | Paid | | |
| Advance Deposit (DeedExpress Investor) | Advance Deposit: Bidder -- 10665899 : BIDDER #1 Receipt #002-14-00004318 | \$1,382.19 | | |
| Amount remaining - | | \$0.00 | | |
| Balance: | | \$0.00 | | |

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

PC Code 0200 - MOBILE HOME
 Bldg Counts Res / MH / Comm
 Nbhd 6600 - MINI FARMS WEST
 Tax District 000X
 Subdivision 000663 - EIGHTEEN OAKS
 Short Legal EIGHTEEN OAKS UNREC SUB TRACT 19 FURTHER
 DESC IN OR BK 1139 PG 1231
 Est. Parcel Sqft 44,076
 Est. Parcel Acres 1.01
 Map SC-TW-RG 18-17S-18E

Mailing Address

Name BIRD RAE M
 Mailing Address 310 S ARCTURAS AVE APT 1
 CLEARWATER FL 33765

All Owners

| Name | Owner Type |
|------------|------------|
| BIRD RAE M | 00 - Owner |

2016 Preliminary Values

| Year | Land Value | Impr Value | Just Value | Non-Sch. Assessed | Non-Sch. Exemptions | Non-Sch. Taxable | HX Savings |
|------|------------|------------|------------|-------------------|---------------------|------------------|------------|
| 2015 | \$3,160 | \$17,981 | \$21,141 | \$21,141 | \$0 | \$21,141 | \$0 |

Value History and Tax Amount

| Year | Land Value | Impr Value | Just Value | Non-Sch. Assessed | Non-Sch. Exemptions | Non-Sch. Taxable | HX Savings | Tax Amount | Tax Link |
|------|------------|------------|------------|-------------------|---------------------|------------------|------------|------------|----------|
| 2015 | \$3,160 | \$17,981 | \$21,141 | \$21,141 | \$0 | \$21,141 | \$0 | \$421.79 | Link |
| 2014 | \$4,395 | \$18,135 | \$22,530 | \$22,530 | \$0 | \$22,530 | \$0 | \$457.66 | Link |
| 2013 | \$4,753 | \$17,087 | \$21,840 | \$21,840 | \$0 | \$21,840 | \$0 | \$456.51 | Link |
| 2012 | \$5,363 | \$18,430 | \$23,793 | \$23,793 | \$0 | \$23,793 | \$0 | \$399.48 | Link |
| 2011 | \$6,102 | \$17,667 | \$23,769 | \$21,816 | \$21,816 | \$0 | \$1,953 | \$25.00 | Link |

Special Assessment

| Project # | Description | Amount |
|-----------|---------------------------|---------|
| 0030 | SOLID WASTE, RESID IMPRVD | \$20.00 |
| 0131 | FIRE SERVICES ASSESSMENT | \$54.00 |

Sales

| Sale Date | Sale Price | Book/Page | Instr Type | V/I |
|------------|------------|-----------|-------------------------|-----|
| 05/01/1996 | \$7,000 | 1139/1231 | 03-SAME FAMILY/DEED FOL | 1 |

| | | | | |
|------------|----------|-----------|-------------------------|---|
| 05/01/1995 | \$22,500 | 1083/0261 | 00-WARRANTY DEED | I |
| 05/01/1995 | \$100 | 1083/0258 | 01-CORRECTIVE/QC/TD/COT | V |
| 04/01/1991 | \$100 | 0899/0484 | 03-SAME FAMILY/DEED FOL | I |
| 04/01/1991 | \$18,500 | 0899/0485 | 00-WARRANTY DEED | I |

Permit Summary

| Permit Date | Permit Number | Description | Amount | Occupancy Date |
|-------------|---------------|--------------|----------|----------------|
| 07/01/1980 | 25392 | MH | \$15,000 | 08/01/1980 |
| 07/01/1980 | 25391 | ALUM STORAGE | \$900 | 07/01/1980 |

Land & Agricultural

| Line | Land Use | Type | Units | Frontage | Depth | Ag Flag | Classified Value | Just Value | Zoning |
|------|------------------------------------|-----------|-------|----------|-------|---------|------------------|------------|--------|
| 1 | 0208-MOBILE HOME NON-WATERFRONT | A-ACREAGE | 1.01 | 158.0 | 275 | | | \$3,160 | RURMH |

Residential

| | |
|------------------|------------------------------|
| Bldg Number | 1 |
| Class | R5 - RESIDENTIAL MOBILE HOME |
| Year Built | 1980 |
| Total FLA | 840 |
| Total Under Roof | 840 |

| | |
|--------------------------------|--------------------------|
| Exterior Wall | 18 - METAL SIDING |
| Foundation | 6 - MINIMAL |
| HVAC | 106 - FORCED AIR DUCTED |
| Stories | 1 |
| Floor System | 03 - MBL. HOME SUB FLOOR |
| Roof Frame | 07 - MINIMAL/MOBILE |
| Roof Cover | 02 - METAL |
| Fuel | 1 - ELECTRIC |
| Bedrooms/Full Baths/Half Baths | 2/2/ |
| Addl Fixtures | |
| FPL: Stacks/Openings | / |

| | |
|-------|--------|
| RCN | 23,624 |
| RCNLD | 10,101 |

Additions to Base Area

| Building | Description | Year Built | Area |
|----------|--------------|------------|------|
| 1 | MAIN BULDING | | 840 |

Miscellaneous Improvements

| Building # | Line | Description | Year Built | L | W | Units | Area | Value |
|------------|------|--|------------|----|----|-------|------|-------|
| 1 | 1 | CARPOT ALUM UNF WITH CONCRETE SLAB-[1-SF] | 1980 | 24 | 11 | 1 | 264 | 850 |

| | | | | | |
|---|---|---|------|-------|-------------|
| 1 | 2 | UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF] | 1980 | 10 20 | 1 200 240 |
| 1 | 3 | ENCLOSED PORCH ALUM/VINYL-[1-SF] | 1980 | 33 8 | 1 264 2,690 |
| 1 | 4 | SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF] | 1980 | 10 21 | 1 210 1,360 |
| 1 | 5 | UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF] | 2013 | 24 12 | 1 288 2,740 |

| |
|-------------------------|
| Total Misc Value |
|-------------------------|

7,880

Home Parcel Search ▾

Altkey: 1956714
BIRD RAE M

Summary

Legal

Land & Agriculture

Residential

Commercial

Misc Improvements

Values

Sketch

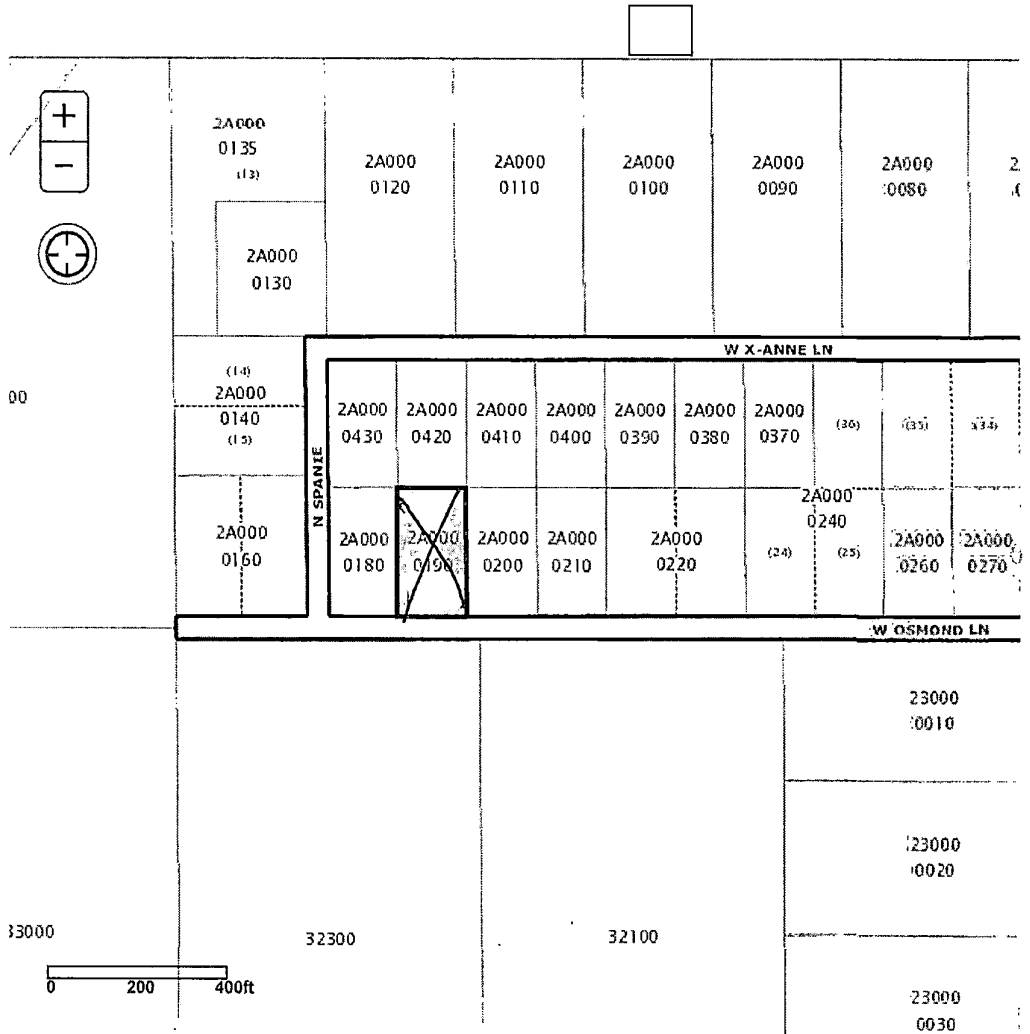
Photos

Permits

Quick Links

Map

Pictometry



Altkey: 1956714
BIRD RAE M

Parcel ID: 18E17S18 2A000 0190
5639 W OSMOND LN , DUNNELLON

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

| | |
|-------------------|---|
| PC Code | 0200 - MOBILE HOME |
| Bldg Counts | Res 0 / MH 1 / Comm 0 |
| Nbhd | 6600 - MINI FARMS WEST |
| Tax District | 000X |
| Subdivision | 000663 - EIGHTEEN OAKS |
| Short Legal | EIGHTEEN OAKS UNREC SUB TRACT 19 FURTHER DESC IN OR BK 1139PG 1231 |
| Est. Parcel Sqft | 44,076 |
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Mailing Address

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All Owners

| Name | Owner Type |
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| Year | Land Value | Impr Value | Just Value | Non-Sch. Assessed | Non-Sch. Exemptions | Non-Sch. Taxable | HX Savings |
|------|------------|------------|------------|-------------------|---------------------|------------------|------------|
| 2016 | \$3,830 | \$19,737 | \$23,567 | \$23,255 | \$0 | \$23,255 | \$0 |

Value History and Tax Amount

| Year | Land Value | Impr Value | Just Value | Non-Sch. Assessed | Non-Sch. Exemptions | Non-Sch. Taxable | HX Savings | Tax Amount | Tax Link |
|------|------------|------------|------------|-------------------|---------------------|------------------|------------|------------|----------------------|
| 2015 | \$3,160 | \$17,981 | \$21,141 | \$21,141 | \$0 | \$21,141 | \$0 | \$421.79 | Link |
| 2014 | \$4,395 | \$18,135 | \$22,530 | \$22,530 | \$0 | \$22,530 | \$0 | \$457.66 | Link |
| 2013 | \$4,753 | \$17,087 | \$21,840 | \$21,840 | \$0 | \$21,840 | \$0 | \$456.51 | Link |
| 2012 | \$5,363 | \$18,430 | \$23,793 | \$23,793 | \$0 | \$23,793 | \$0 | \$399.48 | Link |
| 2011 | \$6,102 | \$17,667 | \$23,769 | \$21,816 | \$21,816 | \$0 | \$1,953 | \$25.00 | Link |

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| Foundation | 6 - MINIMAL |
| HVAC | 106 - FORCED AIR DUCTED |
| Stories | 1 |
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| Roof Frame | 07 - MINIMAL/MOBILE |
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| FPL: Stacks/Openings | / |
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| RCNLD | 11,957 |

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|----------|--------------|------------|------|
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Miscellaneous Improvements

| Building # | Line | Description | Year Built | L | W | Units | Area | Value |
|------------|------|---|------------|----|----|-------|------|-------|
| 1 | 1 | CARPORT ALUM UNF WITH CONCRETE SLAB-[1-SF] | 1980 | 24 | 11 | 1 | 264 | 850 |
| 1 | 2 | UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF] | 1980 | 10 | 20 | 1 | 200 | 240 |
| 1 | 3 | ENCLOSED PORCH ALUM/VINYL-[1-SF] | 1980 | 33 | 8 | 1 | 264 | 2,690 |
| 1 | 4 | SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF] | 1980 | 10 | 21 | 1 | 210 | 1,360 |
| 1 | 5 | UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF] | 2013 | 24 | 12 | 1 | 288 | 2,640 |

| | | | | | | | | |
|-------------------------|--|--|--|--|--|--|--|-------|
| Total Misc Value | | | | | | | | 7,780 |
|-------------------------|--|--|--|--|--|--|--|-------|