

Tax Collector's Certification

2016-450

CTY-513

Date of Tax Deed Application

Oct 28, 2015 915382

This is to certify that CITRUS COUNTY ATTN LAND SECTION, holder of Tax Sale Certificate Number 2013 / 9358, Issued the 1st Day of June, 2013, and which encumbers the following described property in the county of Citrus, State of Florida, to wit: 2765020

Cert Holder:
CITRUS COUNTY ATTN LAND SECTION
110 N APOPKA AVE
INVERNESS, FL 34450

Property Owner:
SMITH DEBRA A
3070 NW 3RD ST
POMPAÑO BEACH, FL 33069

GULF HIGHWAY LAND UNIT 9 PB 4 PG 133 LOT 17

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/ 9358	2765020	06/03/2013	241.39	105.00	346.39
2015/ 9513	2765020	06/03/2015	234.06	17.55	251.61

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
2014/ 9266	2765020	06/03/2014	245.27	0.00	62.54	307.81
2012/ 9835	2765020	06/03/2012	325.98	0.00	200.48	526.46
2011/ 2129	2765020	06/03/2011	461.95	0.00	158.12	620.07
2010/ 2518	2765020	06/03/2010	549.14	0.00	267.71	816.85
2009/ 1903	2765020	06/03/2009	744.40	0.00	823.96	1,568.36

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

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	4,437.55
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	0.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	816.76
7. Total (Lines 1 - 6) SUBJECT TO CURRENT YEAR TAXES	5,354.31

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	248.17
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)	
18. Redemption Fee	37.50
19. Total Amount to Redeem	

* Done this the 3rd day of October, 2016 Tax Collector of Citrus County

OCT 4'16 2:16PM

Date of Sale: _____

By Sherry J. Quinn

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

JAN 4'17 2:14PM



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

OCT - 4 2016

Account# 2765020
TDA# 13-9358

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)

DEBRA A SMITH
3070 NW 3RD ST
POMPANO BEACH, FL 33069

(ASSESSED OWNER-ADDITIONAL ADDRESS)

DEBRA A SMITH
PO BOX 934293
MARGATE, FL 33093

(APPLICANT)

CITRUS COUNTY
ATTN LAND SECTION
110 N APOPKA AVE
INVERNESS, FL 34450

(CERTIFICATE HOLDERS)

PLANNING CONSULTANTS OF TALLAHASSEE INC
& FARMERS AND MERCHANTS BANK
278 ROSEHILL DR E
TALLAHASSEE, FL 32312

SPORTAILOR INC
6501 N.E. 2ND CT
MIAMI, FL 33138

Please visit the "Comments" section on our website to let us know how we're doing.

CB INTERNATIONAL INVESTMENTS LLC
DEPT. 2500
P.O. BOX 830539
BIRMINGHAM, AL 35283

THOMAS J. WITTMAN FAMILY ESTATE LLC
1064 WEST WILLIS WAY
APPLETON, WI 54913

WILLIAM J SCHUMACHER
6655 E PLACITA ALHAJA
TUCSON, AZ 85750

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

ACCU-16-2156
Order Date: 08/31/16

Cert.# 13-9358
Date filed: 10/28/15
Records thru: 12/19/16 updated

Key: 2765020

<u>Section</u>	<u>Township</u>	<u>Range</u>	<u>Subdivision</u>	<u>Parcel</u>
R35	19S	17E	009A	0170

LEGAL DESCRIPTION:

GULF HIGHWAY LAND UNIT 9 PB 4 PG 133 LOT 17

TO: Clerk the Circuit Court, Citrus County, Florida

APPLICANT: CITRUS COUNTY ATTN LAND SECTION

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 1569 PAGE 2344

DEBRA A. SMITH
P.O. BOX 934293
MARGATE, FL 33093

Vendee of recorded contract for deed:

NONE

Lien holder and address of record:

NONE

Accu-16-2156

Location:

 X See attached map No access

Address on record on current tax roll:

**DEBRA A. SMITH
3070 NW 3RD ST
POMPANO BEACH, FL 33069**

MOBILE HOME: NONE

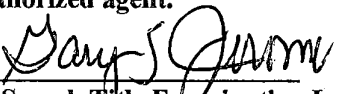
Application for homestead exemption: NONE

Assessed Value: \$11,380.00

2008	09-1903
2009	10-2518
2010	11-2129
2011	12-9835
2012	13-9358 BASIS
2013	14-9266
2014	15-9513

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.

Prepared & Return to:
Jeri Meyers
1326 SE Hwy #19
Crystal River, FL 34429

80.50
VERIFIED BY: [Signature]
11 27 PM 3 17
D.C.
Clerk of Circuit Court,
Citrus County, Florida
By: [Signature] D.C.

RECORDED
COUNTY, FLORIDA
STRIFLER, CLERK

879460

BR 103660305

LR
80-0013

WARRANTY DEED

This WARRANTY DEED made the (1) 23rd day of October, 19 95 by
Franziska Dudin, a single woman

Whose postoffice address is: 5524 137th Street, Flushing, NY 11355-5032
herein after called the grantor, to
Robert M. Schumacher and Patricia A. Schumacher, his wife

Whose postoffice address is:
6620 Dillman Road, West Palm Beach, FL 33413
hereinafter called the grantee:

(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 grantor, for and in consideration of the sum of \$11,500.00 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, viz:

Tract 17, GULF HIGHWAY LAND, UNIT 9, SECTION 1, as per plat thereof recorded in Plat Book 4, Page 133, Public Records of Citrus County, Florida.

GRANTOR HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY IS NOT HER CONSTITUTIONAL HOMESTEAD AS MADE AND PROVIDED BY THE LAWS OF THE STATE OF FLORIDA, AND IS NOT NOW AND NEVER HAS BEEN CONTIGUOUS TO GRANTOR'S HOMESTEAD. THE PROPERTY DESCRIBED HEREIN IS VACANT LAND, AND ALWAYS HAS BEEN VACANT PROPERTY.

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 and assessments accruing subsequent to December 31, 1995, and subject to restrictions, reservations, and easements of record.

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:

(2A) Franziska Dudin (SEAL)
Franziska Dudin

(3) Lance A. Dolbeck
Witness-Signature Only Lance A. Dolbeck
Type or Print Name of Witness

(2B) _____ (SEAL)

(4) Linda Wilkerson
Witness-Signature Only Linda Wilkerson
Type or Print Name of Witness

(2C) _____ (SEAL)

(2D) _____ (SEAL)

State of (5) NEW YORK

County of (6) NEW YORK

(10) (AFFIX NOTARY SEAL)

The foregoing instrument was acknowledged before me this (7) 23rd day of October, 1995 by Franziska Dudin, a single woman, who has produced DRIVERS LICENSE as identification and who did or did not take an oath.

(8) William Goodwin
Notary Public-Signature Only
William Goodwin
Type or Print Name of Notary Public

WILLIAM GOODWIN
Notary Public, State of New York
No. 31462810
Qualifies in New York County
Commission Expires March 30, 1997

My Commission expires: (9) _____

This instrument was prepared by and return to Jeri Meyers of Southeast Title Insurance

Proc. 6.00
Doc. .70

Documentary Tax Paid
\$.70
Intangible Tax Paid
\$
By: A. D. 97 D.C.

QUIT-CLAIM DEED RAMCO FORM B

This Quit-Claim Deed, Executed this 24th day of June

ROBERT M. SCHUMACHER
first party, to

PATRICIA A. SCHUMACHER
whose postoffice address is 11955 54th St., N. West Palm Beach, Florida 33411

second party:

(Wherever used herein the term "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said 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 rentar, release and quit-claim unto the said 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:

LEGAL DESCRIPTION: Tract 17, Gulf Highway Land Unit 9, Section 1, as per plat thereof recorded in plat book 4, page 133, public records of Citrus County Florida.

Grantor herein certifies that the above described property is not his homestead property nor contiguous to his homestead property.

RETURN TO
NATURE COAST TITLE CO.
FILE # 07-1979

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK OF COURTS
DATE 6-9-99 TIME 3:59 p.m.
FILE# 1076802
VERIFIED BY: KRW
BK 1309 PG 1628

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 presence of:

Sharon E. Vega
Sharon E. Vega

Robert M. Schumacher
Robert M. Schumacher

Robert C. Atchison
Robert C. Atchison

6620 Dillman Road
West Palm Beach, FL 33413

STATE OF FLORIDA,
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Robert M. Schumacher

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this August day of August A. D. 1997

DIANE MCCALL
COMMISSIONER OF CO 520410
EXPIRES 100 20, 1999
BONDED thru
ATLANTIC BONDING CO., INC.

This instrument prepared by: Robert M. Schumacher
Address 6620 Dillman Road
West Palm Beach, FL 33413.

Doc 10-50
Doc 715-00

This Instrument Prepared by and For and Station to

11-201

SCOTT G. LYONS, PRESIDENT
NATURE COAST TILE COMPANY, INC.
659 NE HIGHWAY 19
CRYSTAL BEACH, FLORIDA, 34429
File #: 06C07079
Property Appraisals Parcel Identification (Folio) Numbers
35 19S 17E 0000A 0170
Alternate Key #: 2756029
Quintal 53 #

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY D'HIFLER, CLERK OF COURTS
DATE 6-9-99 TIME 3:59 pm
FILE# 1076803
VERIFIED BY: RWJ

BOOK 1309 PAGE 1629

This instrument is prepared in connection with the issuance of a Title Insurance Policy
STATE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 24 day of May, A.D. 1999 between
Patricia Schumacher, a single woman

herein called the grantor, and

Hans Bock

whose post office address is: P.O. Box 3934, Homosassa, Florida 34447
hereinafter called the grantee

Documentary Tax Paid
\$ 29.00
Intangible Tax Paid
\$
Notary Public,
Clerk of Circuit Court,
Citrus County, Florida
By: [Signature] D.C.

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

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

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

TO HAVE AND TO HOLD, the same to the single hereover

AND, the grantor hereby covenants with said grantee that the grantor is/are lawfully seized of said land in fee simple, that
the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land
and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all
incumbrances, except taxes accruing subsequent to December 31, 1990, subject to easements, restrictions, and/or
reservations of records

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

Signed, sealed and delivered by the presence of

Renae Beymann
Renae Beymann
Renae Beymann

Patricia Schumacher
Patricia Schumacher
Patricia Schumacher

Patricia Schumacher
Patricia Schumacher
11056 54th Street North, West Palm Beach, FL 33411

L.S.

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 24 day of May, 1999 by
Patricia Schumacher, a single woman who is/are personally known to me or has produced
FL Dr. L.C. as identification and did/did not take an oath.

SEAL

[Signature]
Notary Signature
Faith Bell
Printed Notary Signature
My Commission Expires:



C

EX 1309 PG 1630

EXHIBIT "A"

Lot 17, GULF HIGHWAY LAND UNIT 9, SECTION 1, according to the map or plat thereof as recorded in Plat Book 4, page 133, of the Public Records of Citrus County, Florida.

Our File No. 05C07979

This instrument prepared by:
Name: **Bill Hudson**
Address: **Land Title Insurance of Citrus County, Inc.
P.O. Box 2049
Homosassa Springs, Fl. 34447**

Return to: **Land Title Insurance of Citrus County, Inc.
FILE NO. LT-23234
Address: P.O. Box 2049
Homosassa Springs, Fl. 34447**

Property Appraisers Parcel Identification Number(s):
R3519S17E 009A 0170
Grantee(s) S.S #'s:

Handwritten:
6/23/01
8/14/01 DS

Documentary Tax Paid \$ 84.00
Intangible Tax Paid \$

Betty Strifler,
Clerk of Circuit Court
Citrus County, Florida
By: an D.C.

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK OF COURTS
DATE 4/18/01 TIME 11:22 AM
FILE # 1135975
VERIFIED BY: EC

BK 1420 PG 1217

SPACE ABOVE THIS LINE FOR RECORDING DATA.

THIS WARRANTY DEED made the 11th day of April, 2001 by Hans Beck whose street address is PO Box 3934, Homosassa Springs, FL 34447, hereinafter called the grantor, to Peter R. Jannuzzi whose street address is 7081 Environ Blvd. #439, Lauderdale Hill, FL 33319 hereinafter called the grantee:

(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 grantor, for and in consideration of the sum \$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, State of FL, is:

Lot 17, Gulf Highway Land Unit 9, Section 1, according to the map or plat thereof as recorded in Plat Book 4, page 133, of the Public Records of Citrus County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantors(s) reside thereon.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining, To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with the 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, 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 31st, 2000. FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

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:

William S. Hudson
Signature

Hans Beck
Hans Beck

Printed Signature
Beverly E. Sutton
Signature
Beverly E. Sutton
Printed Signature

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 11th day of April, 2001 by Hans Beck, who is personally known to me or who produced _____ as identification and who did/did not take an oath.

Beverly E. Sutton
Notary Public

(seal)

My Commission Expires:



BEVERLY E. SUTTON
Notary Public, State of Florida
My Comm. Exp. May 19, 2002
Comm. No. CC 738415



2003005978 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.50
2003005978 BK: 1569 PG: 2344-2345
02/03/2003 11:48 AM 2 PGS
ANELSON, DC Receipt #003710

LF298-04
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 29 day of January, 2003,
by first party, Grantor, Peter R. Jannuzzi
whose post office address is P.O. Box 938752, Margate, FL 33093
to second party, Grantee, Debra A. Smith
whose post office address is P.O. Box 934293, Margate, FL 33093

WITNESSETH, That the said first party, for good consideration and for the sum of
Zero dollars Dollars (\$ 0.00)
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release
and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first
party has in and to the following described parcel of land, and improvements and appurtenances thereto in
the County of Citrus, State of Florida to wit:

Lot 17, Gulf Highway Land Unit 9, Section 1,
according to the map or plat thereof as
recorded in Plat Book 4, page 133, of the
Public Records of Citrus County, Florida.

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 presence of:

Randa A Kader
Signature of Witness

RANDA A. KADER
Print name of Witness

De. Baron - 2 eme
Signature of Witness

LARMEN BARON - 2 AME
Print name of Witness

Peter R Jannuzzi
Signature of First Party

Peter A Jannuzzi
Print name of First Party

Signature of First Party

Print name of First Party

State of Florida
County of Broward

On 1/29/2003 before me, Sharon Coard
appeared Peter R. Jannuzzi

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(ies), and that by his/her/their signature(s) 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.

Sharon Coard
Signature of Notary



Sharon Coard
MY COMMISSION # CC854420 EXPIRES
May 9, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

Affiant Known Produced ID
Type of ID FDL552067664480
(Seal)

State of FLORIDA
County of BROWARD

On JANUARY 29, 2003 before me, CHRISTINE RAITEN
appeared PETER R. JANNUZZI AND DEBRA SMITH

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(ies), and that by his/her/their signature(s) 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.

Christine Raiten
Signature of Notary



Christine Raiten
MY COMMISSION # CC810731 EXPIRES
February 21, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

Affiant Known Produced ID
Type of ID _____
(Seal)

Signature of Preparer
Debra Smith

Print Name of Preparer
P.O. Box 934293, Margate, FL 33093
Address of Preparer

TO: Tax Collector of CITRUS COUNTY

In accordance with the Florida
Statutes, I,

CITRUS COUNTY
ATTN LAND SECTION
110 N APOPKA AVE
INVERNESS, FL 34450

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

Certificate No.	Date	Legal Description
2013/9358	06-01-2013	GULF HIGHWAY LAND UNIT 9 PB 4 PG 133 LOT 17

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

10-28-2015

Applicant's Signature

Date

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

Transaction # 2606863	
Cashier:	DU
Paid By: CITRUS COUNTY ATTN LAND SECTION	
Posted Date:	10/28/2015 04:53PM
Received Via:	In Person
Num. Items:	1
Total Tendered:	\$100.00
Receipt #:	000-14-00017726
Batch:	647292
Drawer:	DeedExpress
Status:	Complete

Receipt				
Item	Details	Effective Date	Due	Paid
Tax Deed Application	Acc# 2765020 Deed Yr: 2015	10/28/2015	\$100.00	\$100.00
Total:			\$100.00	\$100.00
Payment	Details			Paid
Advance Deposit (DeedExpress Investor)	Advance Deposit: Bidder -- 1 : MULTIPLE TDA FIL Receipt #013-14-00003418			\$100.00
Amount remaining -				\$0.00
Balance:				\$0.00

17E19S35009A 0170 SMITH DEBRA A 7227 S FINALE PT HOMOSASSA AK: 2765020 PC: 0000

REVIEW DATES				EXEMPTIONS				OWNER & LEGAL				GRM INFO			
DATE	TYPE INFO		APPR	EXCODE	YRBEG	EXCODE	YRBEG	OWNER: SMITH DEBRA A				GRM FLG/RNT: /			
03/27/2014	LR	5-Conversion	699					MADDR: 3070 NW 3RD ST POMPANO BEACH FL 33069				ECN RENT:			
06/08/2010	IN	5-Conversion	662				UNITS / FACT:								
04/21/2004	RV	5-Conversion	662				GRM VALUE:								

ASSESSMENT HISTORY									MOBILE HOME					
YR	LAND	IMPR	JUSTVAL	ASSESSED	EXMPTNS	TAXABLE	HX	SAVING	WID/LEN: /	BRAND:	SITE:	TITLE: ///	TAG: ///	VIN: ///
15	11,380	0	11,380	11,380	0	11,380	0	0	LEGAL: GULF HIGHWAY LAND UNIT 9 PB 4 PG 133 LOT 17					
14	11,305	0	11,305	11,305	0	11,305	0	0						
13	11,730	0	11,730	11,730	0	11,730	0	0						

LAND											NBHD: 5605	NBHD FACT:
L	T	CD	SF ACRES	UNITS	USE	FRNT	DEP	F%INF	F%INF	VALUE	SOH	MILL: 0000
1	A	108	100,188	2.30	0008	329	304	/	/	11,380		

PHOTO ACTIVE JOB LIST

Circle One	Job #	JobType	Date Created	Info
Complete				
Partial				
Complete				
Partial				
Complete				
Partial				
Complete				
Partial				
Complete				
Partial				

NOTES
 2012 TRIM RETURNED 2013 TRIM NOTICE RETURNED FROM POST OFFICE 8/27/2013 RB 2014
 TRIM NOTICE RETURNED FROM POST OFFICE 10-14 KA
 2015 TRIM NOTICE RETURNED

Altkey: 2765020
SMITH DEBRA A

Parcel ID: 17E19S35009A 0170
7227 S FINALE PT , HOMOSASSA

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

PC Code 0000 - VACANT
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 5605 - GREEN ACRES CARDINAL STREET AREA
Tax District 0000 - COASTAL RIVERS BASIN
Subdivision 000842 - GULF HIGHWAY LAND UNIT 9, SECT
Short Legal GULF HIGHWAY LAND UNIT 9 PB 4 PG 133 LOT 17
Est. Parcel Sqft 100,206
Est. Parcel Acres 2.30
Map SC-TW-RG 08-20S-18E

Mailing Address

Name SMITH DEBRA A
Mailing Address 3070 NW 3RD ST
POMPANO BEACH FL 33069

All Owners

Name	Owner Type
SMITH DEBRA A	O - Owner

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
2016	\$14,200	\$0	\$14,200	\$12,518	\$0	\$12,518	\$0	\$215.13	Link
2015	\$11,380	\$0	\$11,380	\$11,380	\$0	\$11,380	\$0	\$190.00	Link
2014	\$11,305	\$0	\$11,305	\$11,305	\$0	\$11,305	\$0	\$195.31	Link
2013	\$11,730	\$0	\$11,730	\$11,730	\$0	\$11,730	\$0	\$205.53	Link
2012	\$12,835	\$0	\$12,835	\$12,835	\$0	\$12,835	\$0	\$202.00	Link

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	\$2.78

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
01/01/2003	\$100	1569/2344	01-CORRECTIVE/QC/TD/COT	V
04/01/2001	\$12,000	1420/1217	00-WARRANTY DEED	V
06/01/1997	\$100	1309/1628	01-CORRECTIVE/QC/TD/COT	V
10/01/1995	\$11,500	1103/0305	00-WARRANTY DEED	V

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	A-ACREAGE	2.30	329.0	304				RURMH

Total Misc Value

Prepared by and return to:
J. Marvin Guthrie, Esq.
1230 S. Myrtle Avenue, Suite 101
Clearwater, FL 33756

Warranty Deed

Rec 27.00
Doc .70
27.70

THIS INDENTURE made this 28 day of Aug., 2015, between JAMES D. SMITH, JR. and DEBRA A. SMITH, husband and wife, whose address is 8711 East Moccasin Slough Road, Inverness, FL 34450, herein "Grantor," and STEVEN J. SMITH, a single person, whose address is 8747 East Moccasin Slough Road, Inverness, FL 34450, herein "Grantee."

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), to Grantor in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, his heirs and assigns forever, the following described land, situate lying and being in the County of Citrus, State of Florida, to wit:

LOT 32, BLOCK 4, HICKORY HILL RETREATS UNIT NO. 2, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 75 & 76, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Property Appraisers Parcel ID NO. 11-19S-20E-0020-00050-0010.

Subject to easements, restrictions, and reservations of record and taxes for 2015 and subsequent years.

This is a deed of convenience.

Grantor warrants that the above described property is not the Grantor's homestead as that term is defined pursuant to Article X, Section 4, Constitution of the State of Florida because Grantor does not reside on the above described real property or upon any real property contiguous thereto.

And the said Grantor 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 Grantor has hereunto set their hand/s and seal/s the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN OUR PRESENCE:

Brandi Ballard
{first witness signature}

James D. Smith, Jr.
JAMES D. SMITH, JR.

Brandi Ballard
{printed name}

Heidi Spradley
{second witness signature}

Heidi Spradley
{printed name}

Brandi Ballard
{first witness signature}

Debra A. Smith
DEBRA A. SMITH

Brandi Ballard
{printed name}

Heidi Spradley
{second witness signature}

Heidi Spradley
{printed name}

STATE OF FLORIDA)
COUNTY OF CITRUS)

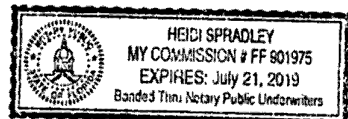
The foregoing instrument was acknowledged before me this 28 day of August, 20 15, by JAMES D. SMITH, JR., who is [select one]:
() personally known to me, or
(X) produced a FL driver's license as identification.

Heidi Spradley
{signature of notary}

Heidi Spradley
{printed name of notary}

Notary Public

My Commission Expires:



STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 28 day of
August, 20 15, by DEBRA A. SMITH, who is [select one]:

personally known to me, or

produced a FL driver's license as identification.

Heidi Spradley
{signature of notary}

Heidi Spradley
{printed name of notary}

Notary Public

My Commission Expires:



