

Tammy Kirby

From: Kristi Hugar
Sent: Monday, April 03, 2017 3:13 PM
To: Tammy Kirby
Subject: FW: [EXTERNAL] Corrected O&E - 2017-0021
Attachments: O and E 1482623.pdf

Thank you!

-Kristi

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From: Alicia Downing [<mailto:ADowning@citrustc.us>]
Sent: Monday, April 03, 2017 1:25 PM
To: Kristi Hugar
Subject: [EXTERNAL] Corrected O&E - 2017-0021

Kristi,

AK# 1482623
Application # 2017-0021

Our vendor has corrected the spelling of Desoto under the PROPERTY ADDRESS heading on PG 1 of the O&E. I have attached it for your records.

Alicia Downing, CFCA

Assistant Tax Manager
Representing Janice A. Warren, Citrus County Tax Collector
210 N. Apopka Ave, Suite 100 | Inverness, FL 34450
Phone: (352) 341-7063 | Fax: (352)341-6514
adowning@citrustc.us | www.citrustc.us



**339 SIXTH AVENUE, SUITE 1400
PITTSBURGH, PA 15222**
Phone: (412) 391-5555 Fax: (412) 391-7608
E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

OWNERSHIP & ENCUMBRANCE REPORT

ORDER DATE: 02/14/2017

O&E REPORT EFFECTIVE DATE: 20 YEARS UP TO 02/07/2017

CERTIFICATE # 2012-5364

ACCOUNT # 1482623

COUNTY, STATE: CITRUS, FL

At the request of the Tax Collector, a search has been made of the Public Records for the following described property:

LEGAL DESCRIPTION: BEVERLY HILLS UNIT 5 PB 9 PG 2 LOT 18 BLK 88

PROPERTY ADDRESS: 104 S. DESOTO ST BEVERLY HILLS, FL

ADDRESS OF OWNER OF RECORD ON CURRENT TAX ROLL:

104 S DESOTA ST
BEVERLY HILLS, FL 34465

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ALPHONSE N HARRIS AND AGNES I HARRIS, OR: 1359, Page: 98
TRUSTEE'S OF THE HARRIS REVOCABLE TRUST
DATED JUNE 1ST, 1995
104 S. DESOTA ST
BEVERLY HILLS, FL 34465 (Per Deed)

ALPHONSE N & AGNES I HARRIS, TRUSTEES HARRIS REVOC TRUST
104 S. DESOTA ST
BEVERLY HILLS, FL 34465 (Property Appraiser)

ALPHONSE N HARRIS AND AGNES I HARRIS,
TRUSTEES OF THE HARRIS REVOCABLE TRUST
DATED JUNE 1, 1995
104 DESOTO ST S
BEVERLY HILLS, FL 34465-4107 (Per Mortgages in 2084-245 and 2443-718)

MORTGAGE HOLDER OF RECORD:

REGIONS BANK DBA AMSOUTH BANK OR: 2443, Page: 718
3860 NORTH LECANTO HIGHWAY
BEVERLY HILLS, FL 34465 (Per Re-recorded Mortgage)

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

CITRUS COUNTY PROPERTY APPRAISER OR: 2659, Page: 986
(no address found on these Liens) OR: 2659, Page: 987
OR: 2659, Page: 988

BEVERLY HILLS CIVIC ASSOCIATION, INC. OR: 325, Page: 525
ONE CIVIC CIRCLE
BEVERLY HILLS, FL 34465 (Per Sunbiz)

BONNIE SCHAEFER, REGISTERED AGENT
OBO BEVERLY HILLS CIVIC ASSOCIATION, INC.
1 CIVIC CIRCLE
BEVERLY HILLS, FL 34465 (Per Sunbiz)

OWNERSHIP & ENCUMBRANCE REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 18E18S110050 00880 0180

CURRENT ASSESSED VALUE: \$32,349

HOMESTEAD EXEMPTION: No

OUTSTANDING CERTIFICATES: N/A

BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Deed OR: 1030, Page: 106

Trustee's Affidavit OR: 2084, Page: 238

Mortgage OR: 2084, Page: 245

This is an Ownership and Encumbrance (O&E) Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5) and Section 627.7843, Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. It 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 Section 627.7843(3), Florida Statutes, the maximum liability for incorrect information in this O&E Report is limited to \$1,000.

Wendy Carter

Title Examiner