

18-495
CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information			
Applicant	A HOMEOWNERS TOUCH LLC 1147 S SALISBURY BLVD STE 8 #302 SALISBURY, MD 21801	Property Owner	BELMONT HOMES INC 2140 S RIVERSIDE DR STE 17 EDGEWATER, FL 32141-4256
Property description	S 20 FT OF W 80 FT OF E 325 FT OF NE1/4 OF NW1/4 TITLE IN OR BK 702 PG 99	Application date	Feb 09, 2018
		Certificate #	2011 / 1658
		Date certificate issued	06/01/2011
		Account number	2665131

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)
# 2011/1658	06/03/2011	38.58	46.87	85.45
→ Part 2: Total*				85.45

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)
# 2017/6059	06/03/2017	33.35	6.25	4.50	44.10
# 2016/7827	06/03/2016	28.24	6.25	8.90	43.39
# 2015/6176	06/03/2015	27.80	6.25	13.76	47.81
# 2014/6101	06/03/2014	27.89	6.25	18.83	52.97
Part 3: Total*					188.27

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)	273.72
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Ownership and encumbrance report fee	200.00
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)	68.12
7. Total Paid (Lines 1-6)	716.84

I certify the above information is true and the tax certificates, interest, ownership and encumbrance report fee, and tax collector's fees have been paid, and that the ownership and encumbrance statement is attached.

Sign here: 

Signature, Tax Collector

Citrus County, Florida
Done this 4th of September, 2018

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

SEP 13 '18 2:31PM



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

TAX DEED APPLICATION COVER LETTER

Account #: 2665131

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.:

Tax Deed Applicant

A HOMEOWNERS TOUCH LLC
1147 S SALISBURY BLVD STE 8 #302
SALISBURY, MD 21801

Owner on Current Tax Roll

BELMONT HOMES INC
2140 S RIVERSIDE DR STE 17
EDGEWATER, FL 32141-4256

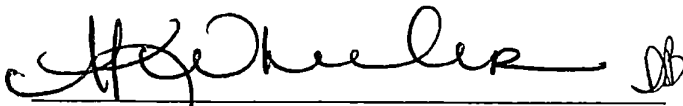
Additional Parties, Per Search

JAMES C. CARDER JR., REGISTERED Other Interested Party
AGENT O/B/O BELMONT HOMES INC
1305 ROYAL PALM DRIVE
EDGEWATER, FL 32132

BELMONT HOMES, INC. Owner
2305 S. RIDGEWOOD AVENUE
EDGEWATER, FL 32032

BELMONT HOMES INC Owner
3580 E GULF TO LAKE HIGHWAY
INVERNESS, FL 34453-3207

Certified By:


Tax Collector or Authorized Designee



A service of **Grant Street Group**

339 SIXTH AVENUE, SUITE 1400

PITTSBURGH, PA 15222

Phone: (412) 391-5555 Fax: (412) 391-7608

E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 09/04/2018

REPORT EFFECTIVE DATE: 20 YEARS UP TO 08/31/2018

CERTIFICATE # 2011-1658

ACCOUNT # 2665131

COUNTY, STATE: CITRUS, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

LEGAL DESCRIPTION: S 20 FT OF W 80 FT OF E 325 FT OF NE1/4 OF NW1/4 TITLE IN OR BK 702 PG 99

** The legal description on the current deed and Property Appraiser records do not match due to numerous outsales to the subject property after the current deed. Unable to locate a deed of record with this new legal description.

PROPERTY ADDRESS: W LONGFELLOW ST, HOMOSASSA

OWNER OF RECORD ON CURRENT TAX ROLL:

BELMONT HOMES INC

2140 S RIVERSIDE DR STE 17

EDGEWATER, FL 32141-4256 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

BELMONT HOMES, INC.

OR: 702, Page: 99

2305 S. RIDGEWOOD AVENUE

EDGEWATER, FL 32032 (Per Corrective Deed. Corrects Deed in 614-1611.)

JAMES C. CARDER JR., REGISTERED AGENT

O/B/O BELMONT HOMES INC

1305 ROYAL PALM DRIVE

EDGEWATER, FL 32132 (Per Sunbiz)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

None found.

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 17E19S150030 000A0 0081

CURRENT ASSESSED VALUE: \$90

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Warranty Deed

OR: 614, Page: 1611

This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. 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 s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Kim Pickett

Title Examiner

This Deed was prepared by Rosemary Carder

WARRANTY DEED
FORM 01 (REV.)

Walt Connors, Inc. Inverness, Florida

This Warranty Deed Made the 8th day of April A. D. 19 83 by
RUDOLPH BURSANI

hereinafter called the grantor, to BELMONT HOMES, INC.

whose postoffice address is 3580 East Gulf to Lake Highway, Inverness, FL. 32650
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 grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienes, re-
leases, releases, conveys and confirms unto the grantees, all that certain land situate in CITRUS
County, Florida, viz: A parcel of land situated in the Southeast $\frac{1}{4}$ of the
Northwest $\frac{1}{4}$ of Section 15, Township 19 South, Range 17 East, Citrus
County, Florida and being more particularly described as follows:

COMMENCE at the Northeast corner of the Southeast $\frac{1}{4}$ of the
Northwest $\frac{1}{4}$ of said Section 15; run thence along the North line
of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 15, said
line also being the North line of plat entitled Crystal River
Highlands as recorded in plat book 3, page 143 of the Public
Records of Citrus County, Florida, S. 89° 17' 37" W., 35.34 feet
to the Northeast corner of Lot 10, Block "A" of said Crystal River
Highlands, the point of BEGINNING; continue thence along said
North line of Crystal River Highlands, S. 89° 17' 37" W., 770.40
feet to the Northwest corner of Lot 2, Block "A" of said Crystal
River Highlands; run thence N. 00° 20' 13" W., 20.00 feet; run
thence along a line parallel to and 20.00 feet North of said
North line Crystal River Highlands, N. 89° 17' 37" E., 770.40 feet;
run thence S. 00° 20' 13" E., 20.00 feet to the point of BEGINNING.
Said parcel containing (15,408.00 sq.ft.) or 0.354 acres m.o.l.
Subject to any and all easements of record.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-
wise 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; that the
grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of
all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent
to December 31, 19 83

CITRUS
COUNTY
44305
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
APR 08 1983
1123
\$ 13.00

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

Signed, sealed and delivered in our presence:

[Signature]
Carolyn A. Morris

[Signature]
Rudolph Bursani

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
acknowledgments, personally appeared
Rudolph Bursani

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 8 day of
April, A. D. 19 83

[Signature]
Carolyn A. Morris

Solary Public, State of Florida at Large
My Commission Expires MAR. 25, 1984

SPACE BELOW FOR RECORDERS USE
FILE NO. 344819
FILED & RECORDED
CITRUS COUNTY, FLORIDA
MAR 11 AM 10 53
BOOK 614 PAGE 1611

5-12
137
Return To: BELMONT Homes Inc.
3580 E. Gulf to Lake Highway
Inverness, FL. 32650

5.50
5.50

QUIT-CLAIM DEED
CITRUS COUNTY
2402

STATE OF FLORIDA
DOCUMENTARY
DEPT. OF REVENUE
MAY 15 PM
00.50

This Quit-Claim Deed, recorded this 28 day of April, A. D. 19 86 .by

RUDOLPH BURSANI
first party, to
BELMONT HOMES, INC.
whose postoffice address is 2305 S. Ridgewood Avenue, Edgewater, Florida, 32032
second party:

(Wherever used herein the terms "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 remise, 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:
A parcel of land situated in the Northeast 1/4 of the Northwest 1/4 of Section 15, Township 19 South, Range 17 East, Citrus County, Florida and being more particularly described as follows: COMMENCE at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 15; run thence along the North line of said Southeast 1/4 of the Northwest 1/4 of said Section 15, said line also being the North line of plat entitled Crystal River Highlands as recorded in Plat Book 3, Page 143, of the Public Records of Citrus County, Florida, S. 89°17'37" W., 35.34 feet to the Northeast corner of Lot 10, Block "A", of said Crystal River Highlands, the Point of BEGINNING; continue thence along said North line of Crystal River Highlands, S. 89°17'37" W., 770.40 feet to the Northwest corner of Lot 2, Block "A", of said Crystal River Highlands; run thence N. 00°20'13" W., 20.00 feet; run thence along a line parallel to and 20.00 feet North of said North line Crystal River Highlands, N. 89°17'37" E., 770.40 feet; run thence S. 00°20'13" E., 20.00 feet to the Point of BEGINNING. Said parcel containing (15,408.00 sq. ft.) or 0.354 acres m.o.l.

THIS IS A CORRECTIVE QUIT-CLAIM DEED FOR THAT CERTAIN WARRANTY DEED IN OFFICIAL RECORDS BOOK 614, PAGE 1611, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, TO CORRECT THE LEGAL DESCRIPTION.

To Have and to Hold the same together with all and singular the appurtenances therunto 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:

[Signature]
RUDOLPH BURSANI

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 acknowledgments, personally appeared RUDOLPH BURSANI 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 28 day of April A. D. 19 86

[Signature]
Notary Public, State of Florida
My Commission Expires Sept. 4, 1988

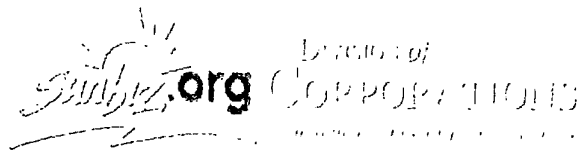
BOOK 702 PAGE 0099

THIS INSTRUMENT WAS PREPARED INCIDENTAL TO:
This INSTRUMENTING OF A LIFE INSURANCE POLICY BY
ROBERT M. CONNELL
Address ADVANCE TITLE SERVICES, INC.
814 E. SILVER SPRINGS BLVD. Ocala, FL 32670

RETURN TO A-9360
ADVANCE TITLE SERVICES, INC.
POST OFFICE BOX 1674
814 E SILVER SPRINGS BLVD,
OCALA, FLORIDA 32670

Advance Title
Services, Inc. ✓ @
P.O. Box 1674
Ocala, Florida 32670

5-30-86
CHECK TICKETS



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Profit Corporation

BELMONT HOMES INC

Filing Information

Document Number 329625

FEI/EIN Number 59-1212427

Date Filed 05/03/1968

State FL

Status ACTIVE

Principal Address

1305 Royal Palm Drive
EDGEWATER, FL 32132

Changed: 04/30/2018

Mailing Address

1305 Royal Palm Drive
EDGEWATER, FL 32132

Changed: 04/30/2018

Registered Agent Name & Address

CARDER, JAMES CJR.
1305 Royal Palm Drive
EDGEWATER, FL 32132

Name Changed: 04/21/2015

Address Changed: 04/28/2017

Officer/Director Detail

Name & Address

Title VPS

CARDER, JAMES CJR.
1305 ROYAL PALM DRIVE
EDGEWATER, FL 32132

Title VPS

CARDER, DALE

1305 Royal Palm Drive
EDGEWATER, FL 32132

Annual Reports

Report Year	Filed Date
2016	04/19/2016
2017	04/28/2017
2018	04/30/2018

Document Images

04/30/2018 -- ANNUAL REPORT	View image in PDF format
04/28/2017 -- ANNUAL REPORT	View image in PDF format
04/19/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
04/16/2014 -- ANNUAL REPORT	View image in PDF format
04/30/2013 -- ANNUAL REPORT	View image in PDF format
07/01/2012 -- ANNUAL REPORT	View image in PDF format
07/18/2011 -- ANNUAL REPORT	View image in PDF format
04/22/2010 -- ANNUAL REPORT	View image in PDF format
04/10/2009 -- ANNUAL REPORT	View image in PDF format
04/02/2008 -- ANNUAL REPORT	View image in PDF format
04/09/2007 -- ANNUAL REPORT	View image in PDF format
04/05/2006 -- ANNUAL REPORT	View image in PDF format
04/20/2005 -- ANNUAL REPORT	View image in PDF format
04/26/2004 -- ANNUAL REPORT	View image in PDF format
04/30/2003 -- ANNUAL REPORT	View image in PDF format
05/06/2002 -- ANNUAL REPORT	View image in PDF format
05/03/2001 -- ANNUAL REPORT	View image in PDF format
06/21/2000 -- ANNUAL REPORT	View image in PDF format
04/25/1999 -- ANNUAL REPORT	View image in PDF format
12/01/1998 -- Reg. Agent Change	View image in PDF format
05/01/1998 -- ANNUAL REPORT	View image in PDF format
05/14/1997 -- ANNUAL REPORT	View image in PDF format
04/24/1996 -- ANNUAL REPORT	View image in PDF format
04/28/1995 -- ANNUAL REPORT	View image in PDF format

Entity Name: BELMONT, BELMONT, INC.

Altkey: 2665131
 BELMONT HOMES INC

Parcel ID: 17E19S150030 000A0 0081
 W LONGFELLOW ST , HOMOSASSA

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

PC Code 0000 - VACANT
 Bldg Counts Res 0 / MH 0 / Comm 0
 Nbhd 3612 - CRYSTAL ACRES, CRYSTAL RIVER HIGHLANDS
 Tax District 00WD - HOMOSASSA SPECIAL WATER
 Subdivision 000567 - CRYSTAL RIVER HIGHLANDS
 Short Legal S 20 FT OF W 80 FT OF E 325 FT OF NE1/4 OF NW1/4 TITLE IN OR BK 702 PG 99
 Est. Parcel Sqft 1,600
 Est. Parcel Acres .04
 Map SC-TW-RG 15-19S-17E

Proposed 3rd Homestead Benefit [CLICK HERE](#)

Mailing Address

Name BELMONT HOMES INC
 Mailing Address 2140 S RIVERSIDE DR STE 17
 EDGEWATER FL 32141 4256

All Owners

Name	Owner Type
BELMONT HOMES INC	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
2017	\$90	\$0	\$90	\$90	\$0	\$90	\$0	\$4.30	Link
2016	\$290	\$0	\$290	\$290	\$0	\$290	\$0	\$7.84	Link
2015	\$290	\$0	\$290	\$281	\$0	\$281	\$0	\$7.74	Link
2014	\$255	\$0	\$255	\$255	\$0	\$255	\$0	\$7.34	Link
2013	\$254	\$1	\$255	\$255	\$0	\$255	\$0	\$7.42	Link

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	\$2.78

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	U-UNIT	1.00	20.0	81			\$90 LDR	

Total Misc Value

Legal Description

Legal Description
 S 20 FT OF W 80 FT OF E 325 FT OF NE1/4 OF NW1/4 TITLE IN
 OR BK 702 PG 99

2665131

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 916761

To: Tax Collector of CITRUS COUNTY, Florida

I,
A HOMEOWNERS TOUCH LLC
2922 CARLYLE CT
ABINGDON, MD 21009,

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	Legal Description
2665131	2011/1658	06-01-2011	S 20 FT OF W 80 FT OF E 325 FT OF NE1/4 OF NW1/4 TITLE IN OR BK 702 PG 99

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.

Electronic signature on file
A HOMEOWNERS TOUCH LLC
2922 CARLYLE CT
ABINGDON, MD 21009

02-09-2018
Application Date

Applicant's signature

Altkey: 2665131
BELMONT HOMES INC

Parcel ID: 17E19S150030 000A0 0081
W LONGFELLOW ST , HOMOSASSA

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

PC Code 0000 - VACANT
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 3612 - CRYSTAL ACRES, CRYSTAL RIVER HIGHLANDS
Tax District 00WD - HOMOSASSA SPECIAL WATER
Subdivision 000567 - CRYSTAL RIVER HIGHLANDS
Short Legal S 20 FT OF W 80 FT OF E 325 FT OF NE1/4 OF NW1/4
TITLE IN OR BK 702 PG 99
Est. Parcel Sqft 1,600
Est. Parcel Acres .04
Map SC-TW-RG 15-19S-17E

Proposed 3rd Homestead Benefit [CLICK HERE](#)

Mailing Address

Name BELMONT HOMES INC
Mailing Address 2140 S RIVERSIDE DR STE 17
EDGEWATER FL 32141 4256

All Owners

Name	Owner Type
BELMONT HOMES INC	O - Owner

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2016	\$290	\$0	\$290	\$290	\$0	\$290	\$0	\$7.84	Link
2015	\$290	\$0	\$290	\$281	\$0	\$281	\$0	\$7.74	Link
2014	\$255	\$0	\$255	\$255	\$0	\$255	\$0	\$7.34	Link
2013	\$254	\$1	\$255	\$255	\$0	\$255	\$0	\$7.42	Link

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	\$2.78

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	U-UNIT	1.00	20.0	81			\$110	LDR

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

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[ZIP Code™ by City and State \(/zip-code-lookup.htm?bycitystate\)](#)

[Cities by ZIP Code \(/zip-code-lookup.htm?citybyzipcode\)](#)

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Cities by ZIP Code™

For more rapid delivery, please use the recommended or recognized city names whenever possible for this ZIP Code™.

You entered:

32141

RECOMMENDED CITY NAME

EDGEWATER FL

OTHER CITY NAMES RECOGNIZED FOR ADDRESSES IN THIS ZIP CODE™

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[Edit and Search Again \(/zip-code-lookup.htm?citybyzipcode\)](#)

Feedback