

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information					
Applicant	TB INVESTMENT TRUST 425 SHAG BARK TRAIL LEXINGTON, SC 29073	Property Owner	VOGEL & ASSOCIATES LLC 2710 THOMAS AVE CHEYENNE, WY 82001		
Property description	CITRUS SPGS UNIT 26 PB 9 PG 7 LOT 17 BLK 1616	Application date	Jan 02, 2020		
		Certificate #	2014 / 3958		
		Date certificate issued	06/01/2014		
		Account number	2093978		
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)	
# 2014/3958	06/03/2014	75.38	76.89	152.27	
→ Part 2: Total*				152.27	
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)
# 2019/4029	06/03/2019	94.20	6.25	11.30	111.75
# 2018/3956	06/03/2018	90.21	6.25	27.06	123.52
# 2017/3961	06/03/2017	90.26	6.25	43.32	139.83
# 2016/5172	06/03/2016	84.58	6.25	55.82	146.65
# 2015/3979	06/03/2015	74.93	6.25	62.94	144.12
Part 3: Total*					665.87
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)				818.14	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				60.44	
4. Property information report fee				250.00	
5. Tax deed application fee				175.00	
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)				78.21	
7. Total Paid (Lines 1-6)				1,381.79	
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Genevieve Holmes			Citrus County, Florida		
Signature, Tax Collector or Designee			Date 8th of May, 2020		

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

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
8. Processing tax deed fee	119.00
9. Certified or registered mail charge	0.00
10. Advertising charge (see s.197.542, F.S.)	0.00
11. Recording fee for certificate of notice	0.00
12. Sheriff's fees	0.00
13. Interest (see Clerk of Court Instructions, page 2)	0.00
14. Total Paid (Lines 8-13)	119.00
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, and 15, if applicable)	1,500.79
17. Redemption fee	6.25
18. Total amount to redeem	1,507.04
Date of sale	
Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8 through 12**. Enter the amount on **Line 13**.

Line 14: Total Paid Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

FULL LEGAL (If applicable)



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

TAX DEED APPLICATION COVER LETTER

Account #: 2093978

This certifies that the following persons shall be notified by the Clerk of the Circuit Court regarding this Tax Deed Application on the above property per 197.502(4), F.S., and 12D-13.060(4), F.A.C. The addresses provided are based on the attached Property Information Report and supporting documents:

Tax Deed Applicant

TB INVESTMENT TRUST
425 SHAG BARK TRAIL
LEXINGTON, SC 29073

Owner on Current Tax Roll

VOGEL & ASSOCIATES LLC
2710 THOMAS AVE
CHEYENNE, WY 82001

Additional Parties, Per Search

CITRUS SPRINGS CIVIC
ASSOCIATION, INC
1570 W CITRUS SPRINGS BLVD
CITRUS SPRINGS, FL 34434

Other Interested Party

CITRUS SPRINGS CIVIC
ASSOCIATION, INC.
P.O. BOX 1387
DUNNELLON, FL 34430

Other Interested Party

JANET BAREK, REGISTERED AGENT
O/B/O CITRUS SPRINGS CIVIC
ASSOCIATION INC
N SANTOS DR
CITRUS SPRINGS, FL 34434

Other Interested Party

210 N. Apopka Ave, Suite 100 | Inverness, FL 34450

Phone: 352-341-6500 | Fax: 352-341-6514

www.citrustc.us



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

JANET BAREK, REGISTERED AGENT Other Interested Party
O/B/O CITRUS SPRINGS CIVIC
ASSOCIATION, INC.
1570 W CITRUS SPRINGS BLVD
CITRUS SPRINGS, FL 34434

Certified By:

Alicia Downing

Tax Collector or Authorized Designee

210 N. Apopka Ave, Suite 100 | Inverness, FL 34450

Phone: 352-341-6500 | Fax: 352-341-6514

www.citrustc.us

TitleExpress[®]

A service of **Grant Street Group**

**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: 04/23/2020

REPORT EFFECTIVE DATE: 20 YEARS UP TO 04/22/2020

CERTIFICATE # 2014-3958

ACCOUNT # 2093978

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: CITRUS SPGS UNIT 26 PB 9 PG 7 LOT 17 BLK 1616

PROPERTY ADDRESS: 9155 N ALAMEDA DR, CITRUS SPRINGS

OWNER OF RECORD ON CURRENT TAX ROLL:

VOGEL & ASSOCIATES LLC

2710 THOMAS AVE

CHEYENNE, WY 82001 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

VOGEL & ASSOCIATES, LLC

OR: 2583, Page: 1896

2710 THOMAS AVE.

CHEYENNE, WY 82001 (Per Deed. No Sunbiz Record found.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

CITRUS SPRINGS CIVIC ASSOCIATION, INC.

P.O. BOX 1387

DUNNELLO, FL 34430 (Per Sunbiz. Declaration recorded in 1104-1877.)

JANET BAREK, REGISTERED AGENT

O/B/O CITRUS SPRINGS CIVIC ASSOCIATION, INC.

1570 W CITRUS SPRINGS BLVD

CITRUS SPRINGS, FL 34434 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 18E17S100260 16160 0170

CURRENT ASSESSED VALUE: \$2,550

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: 586, Page: 1832

Warranty Deed

OR: 1795, Page: 801

Death Certificate

OR: 1807, Page: 621

(Best image available)

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.

Karen Klein

Title Examiner



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

Detail by Entity Name

Florida Not For Profit Corporation
CITRUS SPRINGS CIVIC ASSOCIATION, INC.

Filing Information

Document Number	734809
FEI/EIN Number	59-6543328
Date Filed	01/13/1976
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	01/26/1993
Event Effective Date	NONE

Principal Address

1570 W. CITRUS SPRINGS BLVD
CITRUS SPRINGS, FL 34434

Changed: 02/13/2009

Mailing Address

P.O. BOX 1387
Dunnellon, FL 34430

Changed: 01/12/2017

Registered Agent Name & Address

Barek, Janet
1570 W Citrus Springs Blvd
CITRUS SPRINGS, FL 34434

Name Changed: 06/07/2019

Address Changed: 06/07/2019

Officer/Director Detail

Name & Address

Title TREASURER

Brooks, Michelle
3716 W Riverview

Dunnellon, FL 34433

Title Director

COOPER, MICHAEL
7860 GOLFOVIEW DR
CITRUS SPRINGS, FL 34434

Title D

NOBLITT, PAUL DEED R.
504 W. BLUSTER PLACE
CITRUS SPRINGS, FL 34434

Title President

BAREK, JANET
N SANTOS DR
CITRUS SPRINGS, FL

Title Director

Mize, Thomas
1527 W Elder Lane
Citrus Springs, FL 34434

Title Director

Albrecht, Margaret
9018 N Alpinia Dr
Citrus Springs, FL 34434

Title Secretary

Braglin, Louane
9395 N Greco Ter
Citrus Springs, FL 34434

Annual Reports

Report Year	Filed Date
2019	02/09/2019
2019	06/07/2019
2019	09/26/2019

Document Images

09/26/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
06/07/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
02/09/2019 -- ANNUAL REPORT	View image in PDF format
03/12/2018 -- ANNUAL REPORT	View image in PDF format
01/12/2017 -- ANNUAL REPORT	View image in PDF format

[03/28/2016 -- ANNUAL REPORT](#)

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[01/16/2015 -- ANNUAL REPORT](#)

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[01/29/1996 -- ANNUAL REPORT](#)

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[02/09/1995 -- ANNUAL REPORT](#)

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

PC Code 0000 - VACANT
 Bldg Counts Res 0 / MH 0 / Comm 0
 Nbhd 1526 - CITRUS SPRINGS UNIT 26
 Tax District 00CS - CITRUS SPRINGS
 Subdivision 000412 - CITRUS SPRINGS UNIT 26
 Short Legal CITRUS SPGS UNIT 26 PB 9 PG 7 LOT 17 BLK 1616
 Est. Parcel Sqft 9,942
 Est. Parcel Acres .23
 Map SC-TW-RG 18-17S-19E

Mailing Address

Name VOGEL & ASSOCIATES LLC
 Mailing Address 2710 THOMAS AVE
 CHEYENNE WY 82001

All Owners

Name	Owner Type
VOGEL & ASSOCIATES LLC	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
2019	\$2,550	\$0	\$2,550	\$2,550	\$0	\$2,550	\$0	\$61.67	Link
2018	\$2,550	\$0	\$2,550	\$2,366	\$0	\$2,366	\$0	\$59.65	Link

Special Assessment

Project #	Description	Amount
0024	CITRUS SPRINGS MSBU	\$20.00
0131	FIRE SERVICES ASSESSMENT	\$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
10/01/2013	\$5,300	2583/1896	14-SALE / MORE THAN 1 PARCEL	V
10/01/2004	\$3,000	1795/0801	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	F-FRONT FOOT	83.00	83.0	125			\$2,550	PDR

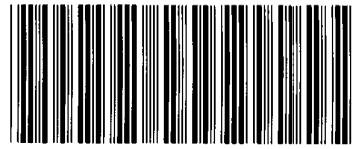
Total Misc Value

Legal Description

Legal Description
 CITRUS SPGS UNIT 26 PB 9 PG 7 LOT 17 BLK 1616

This Document was prepared by and return to:
Suncoast One Title & Closings, Inc.
Samantha J. Beach
357 W. Marion Ave.
Punta Gorda, FL 33950
20130916(3)
Parcel ID Number:
Sales Price: \$5,250.00/Documentary Stamps: \$ 37.10

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$37.10
2013047840 BK: 2583 PG: 1896
10/09/2013 12:06 PM 2 PGS
JCARROLL, DC Receipt #042544



2013047840 2 PGS

General Warranty Deed

Made this October 3, 2013, Richard Heyden a/k/a Rich Heyden and Janet Heyden, husband and wife, 4 Sand Dollar Dr., Ormond Beach, FL 32176, hereinafter called the grantor, to Vogel & Associates, LLC, a Wyoming limited liability company whose post office address is: 2710 Thomas Ave., Cheyenne, WY 82001, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$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, Florida, wit:

Lot 18, Block 1616, Citrus Springs Unit Twenty Six, according to the plat thereof, as recorded in Plat Book 9, Pages 7 through 16, of the Public Records of Citrus County, Florida.

Lot 17, Block 1616, Citrus Springs Unit Twenty Six, according to the plat thereof, as recorded in Plat Book 9, Pages 7 through 16, of the Public Records of Citrus County, Florida.

Lot 37, Block 1267, Citrus Springs Unit Nineteen, according to the plat thereof, as recorded in Plat Book 7, Pages 40 through 48, of the Public Records of Citrus County, Florida.

Said property is vacant land and always has been vacant land and 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 Grantor(s) reside thereon. **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 accruing subsequent to December 31, 2012.

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:

Michelle Patton
1st Witness Sign Name

Michelle Patton
1st Witness Print Name

Denise Kirkpatrick
2nd Witness Sign Name

DENISE KIRKPATRICK
2nd Witness Print Name

Rich Heyden (Seal)
Richard Heyden a/k/a Rich Heyden
P.O. Address: 4 Sand Dollar Dr., Ormond Beach, FL 32176

Janet Heyden (Seal)
Janet Heyden
P.O. Address: 4 Sand Dollar Dr., Ormond Beach, FL 32176

STATE OF FLORIDA
COUNTY OF Volusia

The foregoing instrument was sworn to, subscribed and acknowledged before me this 3rd day of October, 2013, by Richard Heyden a/k/a Rich Heyden and Janet Heyden, husband and wife who is/are personally known to me or who produced FDL as identification and who did take an oath.

Michelle Lynn Patton
Notary Public
Notary Printed Name Michelle Lynn Patton
My Commission Expires: 4/9/16 (Seal)



This Instrument Was Prepared By
The Deltona Corporation,
by Joyce R. Dooley
3250 S. W. 3rd Avenue
Miami, Florida 33129

AFTER RECORDING PLEASE RETURN TO:
DEEDING DEPT., DELTONA CORPORATION
3250 S.W. 3RD AVE., MIAMI, FL. 33129

REC. 4.00
DOC. 11.70
TAX. 13.70

5-29699-40

2,525

Warranty Deed

This Indenture, made this 15th day of October, A.D. 1981, between **THE DELTONA CORPORATION**, a corporation existing under the laws of the State of Delaware, having a place of business in the County of Dade and State of Florida, and lawfully authorized to transact business in the State of Florida, party of the first part, and

Lovie ROOK and Stanley J. ROOK, her husband

parties of the second part, whose mailing address is: **2840 Lardner Street Philadelphia, Pennsylvania 19149**

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** to it in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said parties of the second part, their heirs and assigns forever, the following described land situate, lying and being in the County of Citrus, and State of Florida, to-wit:

Lot 17, Block 1616 of Citrus Springs,
Unit TWENTY-SIX, a Subdivision according to the Plat thereof, recorded in
Plat Book 9, Page 7-16 of the Public Records
of Citrus County, Florida.

This deed is executed subject to restrictions, reservations and easements of record. The party of the first part reserves unto itself the right to enter the above described property to complete certain improvements to the property, and the party of the first part shall pay the taxes on the property through the year in which improvements, requiring access to the property, are completed and the property is usable for building purposes. The right of entry shall automatically terminate upon completion of the above referred to improvements.

And the said party of the first part 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 party of the first part has caused these presents to be signed in its name by its authorized agent and its corporate seal to be affixed the day and year above written.

Signed, sealed and delivered
in the presence of us:

THE DELTONA CORPORATION,

Ester Caszall
Christina P. ...

By *Joyce R. Dooley* (Corporate Seal)
Joyce R. Dooley (Authorized Agent)

STATE OF FLORIDA }
COUNTY OF DADE } SS

I HEREBY CERTIFY, that on this 15th day of October, A.D. 1981 before me personally appeared Joyce R. Dooley of THE DELTONA CORPORATION, a corporation under the laws of the State of Delaware, to me known to be the person who signed the foregoing instrument as such agent and acknowledged the execution thereof to be his free act and deed as such agent for the uses and purposes therein mentioned and that he affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Miami, in the County of Dade and State of Florida the day and year last aforesaid.

My Commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JAN. 25 1983
BONDED THRU ...

RECEIVED BY
Marguerite ... (SEAL)
Notary Public, State of Florida at Large

BOOK 586 PAGE 1832

122908

REC 10.00
ST
SUP
INT



2004090386 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$21.00
2004090386 BK:1795 PG:801-801
12/15/2004 09:29 AM 1 PG
BHINKOFER, DC Receipt #855761

Prepared By
STEWART TITLE OF PINELLAS, INC.
Return to:
FAYE COGAN
STEWART TITLE OF PINELLAS
20757 W. PENNSYLVANIA AVENUE
DUNNELLON, FLORIDA 34431
04161139,

WARRANTY DEED

This Indenture, Made this 10th day of December, 2004, Between

STANLEY J. ROOK, UNREMARIED WIDOWER AND SURVIVING SPOUSE OF LOVIE ROOK, DECEASED

grantor*, whose mailing address is **7702 REVERE STREET, PHILADELPHIA, PA 19147** ^{52 SDR}
and **RICH HEYDEN AND JANET HEYDEN, HUSBAND AND WIFE**

grantee*, whose mailing address is **11031 NW 26TH DRIVE CORAL SPRINGS, FL 33065**

*"Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Lot 17, Block 1616, CITRUS SPRINGS, UNIT 26, according to the plat thereof, as recorded in Plat Book 9, Pages 7 through 16, Public Records of Citrus County, Florida.

BEING KNOWN AS PARCEL NO. 2093978

THIS IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR NAMED HEREIN WHO IN FACT LIVES AND RESIDES AT 7702 REVERE ST. PHILADELPHIA, PA.

Subject to easements, restrictions and reservations of record.

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 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 for the year 2004 and subsequent years.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: Richard W. Maletz Stanley J. Rook (Seal)
Witness Printed Name: **RICHARD W. MALETZ** **STANLEY J. ROOK**

Witness Signature: [Signature] _____ (Seal)
Witness Printed Name: _____

Witness Signature: _____ (Seal)
Witness Printed Name: _____

Witness Signature: _____ (Seal)
Witness Printed Name: _____

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 10th day of December, 2004 by **STANLEY J. ROOK, UNREMARIED WIDOWER AND SURVIVING SPOUSE OF LOVIE ROOK, DECEASED**

who produced DL as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 10th day of December, 2004

[Signature]
Notary Public

My commission expires:
(Notarial Seal)

NOTARIAL SEAL
Christopher Artur, Notary Public
City of Philadelphia, County of Philadelphia
My Commission Expires Oct. 24, 2006

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 918106

To: Tax Collector of CITRUS COUNTY , Florida

I,
TB INVESTMENT TRUST
425 SHAG BARK TRAIL
LEXINGTON, SC 29073,

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
2093978	2014/3958	06-01-2014	CITRUS SPGS UNIT 26 PB 9 PG 7 LOT 17 BLK 1616

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Signature on File
TB INVESTMENT TRUST
425 SHAG BARK TRAIL
LEXINGTON, SC 29073

01-02-2020
Application Date

Applicant's signature

Altkey: 2093978
VOGEL AND ASSOCIATES LLC

Parcel ID: 18E17S100260 16160 0170
9155 N ALAMEDA DR , CITRUS SPRINGS

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

PC Code 0000 - VACANT
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 1526 - CITRUS SPRINGS UNIT 26
Tax District 00CS - CITRUS SPRINGS
Subdivision 000412 - CITRUS SPRINGS UNIT 26
Short Legal CITRUS SPGS UNIT 26 PB 9 PG 7 LOT 17 BLK 1616
Est. Parcel Sqft 9,942
Est. Parcel Acres .23
Map SC-TW-RG 18-17S-19E

Mailing Address

Name VOGEL AND ASSOCIATES LLC
Mailing Address 2710 THOMAS AVE
CHEYENNE WY 82001

All Owners

Name	Owner Type
VOGEL AND ASSOCIATES LLC	BU - Business

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
2019	\$2,550	\$0	\$2,550	\$2,550	\$0	\$2,550	\$0	\$61.67	Link
2018	\$2,550	\$0	\$2,550	\$2,366	\$0	\$2,366	\$0	\$59.65	Link

Special Assessment

Project #	Description	Amount
0024	CITRUS SPRINGS MSBU	\$20.00
0131	FIRE SERVICES ASSESSMENT	\$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
10/01/2013	\$5,300	2583/1896	14-SALE / MORE THAN 1 PARCEL	V
10/01/2004	\$3,000	1795/0801	00-WARRANTY DEED	V

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth				Zoning
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						Ag Flag	Classified Value	Just Value	
1	0008-SFR NON- WATERFRONT	F-FRONT FOOT	83.00	83.0	125				PDR

Total Misc Value
