

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information					
Applicant	FCAP AS CUSTODIAN FOR FTCFIMT, LLC FL TAX CERT FUND I MUNI TAX, LLC PO BOX 775311 CHICAGO, IL 60677	Property Owner	ERMATINGER SUMMER D 6790 N DAMASCUS AVE DUNNELLON, FL 34433		
Property description	MINI FARMS UNIT 8 UNREC SUB PARCEL 32 DESC AS: E 1/2 OF SW 1/4 OF NE 1/4 OF NE 1/4 OF SEC 36-17-17 S (Full legal attached.)	Application date	May 22, 2020		
		Certificate #	2018 / 9288		
		Date certificate issued	06/01/2018		
		Account number	1049067		
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)	
# 2018/9288	06/03/2018	2,097.18	104.86	2,202.04	
→ Part 2: Total*				2,202.04	
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)
# 2019/9318	06/03/2019	1,640.06	6.25	82.00	1,728.31
Part 3: Total*					1,728.31
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)				3,930.35	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				1,570.97	
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)				444.47	
7. Total Paid (Lines 1-6)				6,370.79	
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.					
Alison Wheeler			Citrus County, Florida		
Signature, Tax Collector or Designee			Date 9th of October, 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.	67,064.50
16. Statutory opening bid (total of Lines 7, 14, and 15, if applicable)	73,554.29
17. Redemption fee	6.25
18. Total amount to redeem	73,560.54
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)

MINI FARMS UNIT 8 UNREC SUB PARCEL 32 DESC AS: E 1/2 OF SW 1/4 OF NE 1/4 OF NE 1/4 OF SEC 36-17-17 SUB TO 25 FT EASE AL N BNDRY & E BNDRY FOR R/W DESC IN OR BK 1435 PG 567 SUBJ TO A 50' WIDE EASEMENT AS SHOWN ON THE EXHIBIT "A" DRAWING IN OR BK 2683 PG 1656



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

TAX DEED APPLICATION COVER LETTER

Account #: 1049067

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

FCAP AS CUSTODIAN FOR FTCFIMT, LLC
FL TAX CERT FUND I MUNI TAX, LLC
PO BOX 775311
CHICAGO, IL 60677

Owner on Current Tax Roll

ERMATINGER SUMMER D
6790 N DAMASCUS AVE
DUNNELLON, FL 34433

Additional Parties, Per Search

LITA ARLENE MITCHELL, Mortgage Holder
AS TRUSTEE OF THE LITA ARLENE
MITCHELL
LIVING TRUST AGREEMENT DATED
JANUARY 24, 2018
40 NW 12TH AVENUE
CRYSTAL RIVER, FL 34428-3839

MINI-FARMS PROPERTY OWNERS' Other Interested Party

ASSOCIATION INC
2541 N RESTON TER
HERNANDO, FL 34442

VILLAGES SERVICES COOPERATIVE, Other Interested Party

INC., REGISTERED AGENT
O/B/O MINI-FARMS PROPERTY
OWNERS' ASSOCIATION, INC.

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

2541 N RESTON TERRACE
HERNANDO, FL 34442

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: 09/22/2020

REPORT EFFECTIVE DATE: 20 YEARS UP TO 09/17/2020

CERTIFICATE # 2018-9288

ACCOUNT # 1049067

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: MINI FARMS UNIT 8 UNREC SUB PARCEL 32 DESC AS: E 1/2 OF SW 1/4 OF NE 1/4 OF NE 1/4 OF SEC 36-17-17 SUB TO 25 FT EASE AL N BNDRY & E BNDRY FOR R/W DESC IN OR BK 1435 PG 567 SUBJ TO A 50' WIDE EASEMENT AS SHOWN ON THE EXHIBIT "A" DRAWING IN OR BK 2683 PG 1656

PROPERTY ADDRESS: 6790 N DAMASCUS AVE, DUNNELLON

OWNER OF RECORD ON CURRENT TAX ROLL:

SUMMER D ERMATINGER

6790 N DAMASCUS AVE

DUNNELLON, FL 34433 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

SUMMER D. ERMATINGER

OR: 2766, Page: 2395

6790 NORTH DAMASCUS AVENUE

DUNNELLON, FL 34433 (Per Deed)

MORTGAGE HOLDER OF RECORD:

LITA ARLENE MITCHELL, AS TRUSTEE OF THE

OR: 2881, Page: 414

LITA ARLENE MITCHELL LIVING TRUST

AGREEMENT DATED JANUARY 24, 2018

40 NW 12TH AVENUE

CRYSTAL RIVER, FL 34428-3839 (Per Assignment of Mortgage)

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

VILLAGES SERVICES COOPERATIVE, INC., REGISTERED AGENT

O/B/O MINI-FARMS PROPERTY OWNERS' ASSOCIATION, INC.

2541 N RESTON TERRACE

HERNANDO, FL 34442 (Per Sunbiz. Declaration recorded in 530-591.)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 17E17S36 1A000 0320

CURRENT ASSESSED VALUE: \$134,129

HOMESTEAD EXEMPTION: Yes

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: 862, Page: 352
Quit Claim Deed	OR: 1435, Page: 567
Warranty Deed	OR: 2711, Page: 1
Mortgage	OR: 2766, Page: 2396
Assignment of Mortgage	OR: 2878, Page: 1091

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

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

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	6600 - MINI FARMS SOUTH
Tax District	000X - WITHLACOCHEE RIVER BASIN
Subdivision	001278 - MINI FARMS UNIT 8 UNREC 1A000
Short Legal	MINI FARMS UNIT 8 UNREC SUB PARCEL 32 DESC AS: E 1/2 OF SW1/4 OF NE 1/4 OF NE 1/4 OF SEC 36-17-17 SUB TO 25 FT EASEAL N BNDRY & E BNDRY FOR R/W DESC IN OR BK 1435 PG 567
Est. Parcel Sqft	215,651
Est. Parcel Acres	4.95
Map SC-TW-RG	36-17S-17E

Mailing Address

Name	ERMATINGER SUMMER D
Mailing Address	6790 N DAMASCUS AVE DUNNELLO FL 34433

All Owners

Name	Owner Type
ERMATINGER SUMMER D	IN - Individual

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	\$21,560	\$135,575	\$157,135	\$134,129	\$50,000	\$84,129	\$23,006	\$1,497.30	Link
2018	\$18,940	\$112,688	\$131,628	\$131,628	\$50,000	\$81,628	\$0	\$1,468.50	Link

Special Assessment

Project #	Description	Amount
0030	SOLID WASTE, RESID IMPRVD	\$25.00
0131	FIRE SERVICES ASSESSMENT	\$79.00

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
06/20/2016	\$168,000	2766/2395	00-WARRANTY DEED	I
08/28/2015	\$120,000	2711/0001	00-WARRANTY DEED	I
06/01/1990	\$100	0862/0352	03-SAME FAMILY/DEED FOL	V
01/01/1990	\$9,800	0843/1560	00-WARRANTY DEED	V
06/01/1988	\$100	0790/1267	02-MIN DOC STAMP (\$100)	V
03/01/1978	\$11,500	0493/0548	00-WARRANTY DEED	V
06/01/1977	\$11,500	0467/0754	00-WARRANTY DEED	V

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
05/01/1991	9103489	DETACHED GARAGE	\$19,800	
04/01/1991	9102344	SFR	\$38,144	07/01/1991

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
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Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1991
Total FLA	1,631
Total Under Roof	2,251
Exterior Wall	32 - CONCRETE BLOCK STUCCO
Foundation	3 - CONT. FOOTING-AVG.
HVAC	106 - FORCED AIR DUCTED
Stories	2
Floor System	02 - WOOD SUB-FLOOR
Roof Frame	01 - GABLE
Roof Cover	03 - ASPHALT SHINGLE
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	2/2/1
Addl Fixtures	
FPL: Stacks/Openings	1 / 1
RCN	147,478
RCNLD	122,775

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1991	1,271
1	OPEN PORCH FIN	1991	126
1	SCR PORCH FIN	1991	168
1	OPEN PORCH FIN	1991	32
1	GARAGE FINISHED	1991	294
1	UPPER FLR LIV AREA	1991	360

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	ENCLOSED BARN AVERAGE WOOD OR METAL	1991	30	30	1	900	8,780
1	2	CARPORT ALUM UNF WITH CONCRETE SLAB-[1-SF]	1991	30	30	1	900	3,830
1	3	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	2011	10	12	1	120	190

Total Misc Value
12,800

Legal Description

Legal Description
 MINI FARMS UNIT 8 UNREC SUB PARCEL 32 DESC AS: E 1/2 OF SW
 1/4 OF NE 1/4 OF NE 1/4 OF SEC 36-17-17 SUB TO 25 FT EASE
 AL N BNDRY & E BNDRY FOR R/W DESC IN OR BK 1435 PG 567
 SUBJ TO A 50' WIDE EASEMENT AS SHOWN ON THE
 EXHIBIT "A" DRAWING IN OR BK 2683 PG 1656



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

MINI-FARMS PROPERTY OWNERS' ASSOCIATION, INC.

Filing Information

Document Number	734397
FEI/EIN Number	51-0189511
Date Filed	11/20/1975
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	12/30/2015
Event Effective Date	NONE

Principal Address

2541 N RESTON TERRACE
HERNANDO, FL 34442

Changed: 03/06/2020

Mailing Address

2541 N RESTON TERRACE
HERNANDO, FL 34442

Changed: 03/06/2020

Registered Agent Name & Address

VILLAGES SERVICES COOPERATIVE, INC.
2541 N RESTON TERRACE
HERNANDO, FL 34442

Name Changed: 03/06/2020

Address Changed: 03/06/2020

Officer/Director Detail

Name & Address

Title Director

KISNER, SHIRLEY T
P. O. BOX 1289

CRYSTAL RIVER, FL 34423

Title President

JONES, FINETT
P. O. BOX 1289
CRYSTAL RIVER, FL 34423

Title Secretary

WOODS-STEVENS, JODI
P. O. BOX 1289
CRYSTAL RIVER, FL 34423

Title Director

TURNER, VICKI L
P. O. BOX 1289
CRYSTAL RIVER, FL 34423

Title VP

BACON, GEORGE
P. O. BOX 1289
CRYSTAL RIVER, FL 34423

Title Treasurer

HOLLAND, JOSHUA
2541 N RESTON TERRACE
HERNANDO, FL 34442

Annual Reports

Report Year	Filed Date
2020	03/06/2020
2020	05/27/2020
2020	06/26/2020

Document Images

06/26/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
05/27/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
03/06/2020 -- ANNUAL REPORT	View image in PDF format
03/12/2019 -- ANNUAL REPORT	View image in PDF format
05/18/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
04/03/2018 -- ANNUAL REPORT	View image in PDF format
04/19/2017 -- ANNUAL REPORT	View image in PDF format
04/12/2016 -- ANNUAL REPORT	View image in PDF format
12/30/2015 -- Amendment	View image in PDF format
04/20/2015 -- Articles of Correction	View image in PDF format

03/31/2015 -- ANNUAL REPORT	View image in PDF format
12/02/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
04/10/2014 -- ANNUAL REPORT	View image in PDF format
04/08/2013 -- ANNUAL REPORT	View image in PDF format
03/28/2012 -- ANNUAL REPORT	View image in PDF format
04/06/2011 -- ANNUAL REPORT	View image in PDF format
04/09/2010 -- ANNUAL REPORT	View image in PDF format
07/22/2009 -- ANNUAL REPORT	View image in PDF format
06/30/2009 -- Amendment	View image in PDF format
04/07/2009 -- ANNUAL REPORT	View image in PDF format
05/05/2008 -- ANNUAL REPORT	View image in PDF format
04/19/2007 -- ANNUAL REPORT	View image in PDF format
04/24/2006 -- ANNUAL REPORT	View image in PDF format
03/15/2005 -- ANNUAL REPORT	View image in PDF format
03/16/2004 -- ANNUAL REPORT	View image in PDF format
02/17/2003 -- ANNUAL REPORT	View image in PDF format
04/23/2002 -- ANNUAL REPORT	View image in PDF format
05/22/2001 -- ANNUAL REPORT	View image in PDF format
06/21/2000 -- Amendment	View image in PDF format
04/20/2000 -- ANNUAL REPORT	View image in PDF format
02/25/1999 -- ANNUAL REPORT	View image in PDF format
05/20/1998 -- ANNUAL REPORT	View image in PDF format
04/11/1997 -- ANNUAL REPORT	View image in PDF format
04/19/1996 -- ANNUAL REPORT	View image in PDF format

REC 1000
SS 117600

After Recording Return to:
RETURN TO GRANTEE

This Instrument Prepared by:
Brenda L. Buta
A-1 Title of the Nature Coast
7655 W. Gulf to Lake Hwy., Suite 4
Crystal River, FL 34429
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
36 17S 17E 1A000 0320
File No.: 1612713

WARRANTY DEED

This Warranty Deed, Made the 20th day of June, 2016 by Bruce A. Thompson, a single man, whose post office address is: 2345 Sage Rd #125 Houston TX 77056, hereinafter called the "Grantor", to Summer D. Ermatfirger, a single woman, whose post office address is: 6790 North Damascus Avenue, Dunnellon, FL 34433, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **One Hundred Sixty Eight Thousand Dollars and No Cents (\$168,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, allens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Citrus County, Florida**, to wit:

Parcel No. 32, of Mini Farms Unit No. 8, legally described as follows:

The East 1/2 of The Southwest 1/4 of The Northeast 1/4 of the Northeast 1/4 of Section 36, Township 17 South, Range 17 East of Citrus County, Florida, Subject to a 25' wide easement along the North boundary and along the East boundary thereof for road right of way.

The property is the homestead of the Grantor(s).

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 2015, reservations, restrictions and easements of record, if any. (The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

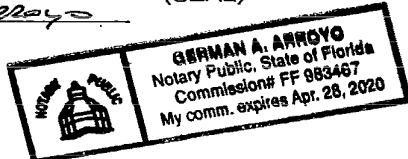
Witness Signature: [Signature] / [Signature]
Printed Name: Carlos Centeno / Bruce A. Thompson

Witness Signature: [Signature]
Printed Name: Juan Pineda

State of FLORIDA
County of HAMILTON

The foregoing instrument was acknowledged before me this 20th day of JUNE, 2016, by Bruce A. Thompson, a single man, who is/are personally known to me or has/have produced driver license(s) as identification.

Notary Public Signature: [Signature] My Commission Expires: April 28, 2020
Printed Name: German Arroyo (SEAL)



Prepared by:
Jeri Lynn Diehl
Title USA, LLC
478 NE 3rd Street, Suite C
Crystal River, FL 34429

Return to: GRANTEE

File Number: T20151483

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 28th day of August, 2015, between Gail David, a single woman, whose post office address is 6790 North Damascus Avenue, Dunnellon, FL 34433, grantor, and Bruce A. Thompson, a single man, whose post office address is 3731 SW 107 Ave, Miami, FL 33165, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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 the Citrus County, Florida, to-wit:

PARCEL NO. 32, OF MINI FARMS UNIT NO. 8, LEGALLY DESCRIBED AS FOLLOWS:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 17 SOUTH, RANGE 17 EAST OF CITRUS COUNTY, FLORIDA, SUBJECT TO A 25 FOOT WIDE EASEMENT ALONG THE NORTH BOUNDARY AND ALONG THE EAST BOUNDARY THEREOF FOR ROAD RIGHT OF WAY.

Subject to easements, restrictions and reservations of record and to taxes for the year 2015 and thereafter.

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, 2014.

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:

[Signature]
Witness Signature
Jeri Lynn Diehl
Witness Printed Name

[Signature]
Gail David

[Signature]
Witness Signature
CHEYL NADAL
Witness Printed Name

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me this 28th day of August, 2015, by Gail David, a single woman she () is personally known to me or () has produced Identities as identification.

[Signature]
Notary Public
Jeri Lynn Diehl
Notary Printed Name



My Commission Expires: _____

THIS INSTRUMENT PREPARED BY AND RETURN TO:
PATRICIA M. MORING
MORING AND MORING, P.A.
7655 W. Gulf to Lake Highway, Suite 12
Crystal River, Florida 34429
Parcel I. D. Number:
Grantor(s) S.S. #(s):
Grantee(s) S.S. #(s):

Documentary Tax Paid \$ 70
Intangible Tax Paid \$ _____
Betty Strifler,
Clerk of Circuit Court
Citrus County, Florida
By: RC D.C.

FILED & RECORDED CITRUS COUNTY, FLORIDA BETTY STRIFLER, CLERK OF COURTS DATE <u>10-17-01</u> TIME <u>2:53</u> p.m. FILE # <u>11983102</u> VERIFIED BY: <u>CA</u>

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 19th day of June, 2001, by FRANK DAVID, herein called the Grantor(s), to GAIL DAVID, an unmarried woman, whose mailing address is: 6790 North Damascus Avenue, Dunnellon, FL 34433, hereinafter called the Grantee:

WITNESSETH, That the Grantor, for and in consideration of dissolution of marriage and other valuable consideration, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee all of the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Citrus, of Florida, to wit:

PARCEL NO. 32, OF THE MINI FARMS, UNIT NO. 8, LEGALLY DESCRIBED AS FOLLOWS;
THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 17 SOUTH, RANGE 17 EAST OF CITRUS COUNTY, FLORIDA. SUBJECT TO A 25 FOOT WIDE EASEMENT ALONG THE NORTH BOUNDARY AND ALONG THE EAST BOUNDARY THEREFORE THE ROAD RIGHT-OF-WAY.

LEGAL DESCRIPTION FURNISHED TO SCRIVENER BY GRANTEE; SCRIVENER GUARANTEES NEITHER TITLE TO PROPERTY NOR ACCURACY OF LEGAL DESCRIPTION THEREOF.

Deed is pursuant to Final Dissolution of marriage & property settlement.

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 Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee.

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

Signed, sealed and delivered in presence of:

Marcia A. Williams
Signature

MARCIA A. Williams
Printed Signature

Frank David
FRANK DAVID
Address: 11081 N. Wabawt Rail
Dunnellon FLA 34433

BK	<u>1485</u>	PG	<u>507</u>
<u>1435</u>			

W. H. McDonald, III
Signature

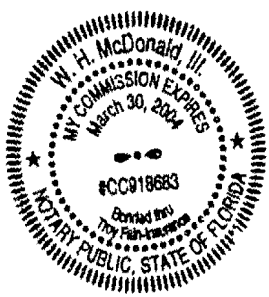
W. H. McDONALD III
Printed Signature

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 19th day of June,
2009, by FRANK DAVID who is personally known to me, or ~~who has produced his~~
as identification.

W. H. McDonald, III
Signature of Notary

Notary Rubber Stamp Seal



BK 1435 PG 508

R: \$ 18.50
D: \$ 588.00
I: \$ 336.00

This Instrument Prepared by and Return to:
Brenda L. Buta of
A-1 Title of the Nature Coast
7655 W. Gulf to Lake Hwy., Suite 4
Crystal River, FL 34429
as necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
36 17S 17E 1A000 0320
File No.: 1612713

THIS MORTGAGE DEED

Executed the 17th day of June, 2016 by **Summer D. Ermatinger, a single woman, hereinafter called the mortgagor, whose mailing address is 6790 North Damascus Avenue, Dunnellon, FL 34433 to Lita A. Mitchell, a single woman and Robert Mitchell, a single man, as joint tenants with rights of survivorship, hereinafter called the mortgagee, whose mailing address is 40 N.W. 12th Avenue, Crystal River, Florida 34428-3839.**

(Wherever used herein the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "note" includes all the notes herein described if more than one.)

Witnesseth, that for good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee all the certain land of which the mortgagor is now seized and in possession situate in **Citrus County, Florida, viz:**

Parcel No. 32, of Mini Farms Unit No. 8, legally described as follows:

The East 1/2 of The Southwest 1/4 of The Northeast 1/4 of the Northeast 1/4 of Section 36, Township 17 South, Range 17 East of Citrus County, Florida, Subject to a 25' wide easement along the North boundary and along the East boundary thereof for road right of way.

Mortgagee hereby requires proof annually that said property taxes and HOA fees are paid in full and that the insurance is in full force and effect.

To Have and to Hold the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee, in fee simple.

And the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor 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 and clear of all encumbrances except taxes accruing subsequent to 2015, restrictions and easements of record, if any.

Provided Always, that if said mortgagor shall pay unto said mortgagee the certain promissory note hereinafter substantially copied or identified to-wit:

"Attached hereto and made a part thereof"

and shall perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, determine and be null and void.

MORTGAGE NOTE

Crystal River, Florida
June 17, 2016

\$168,000.00

FOR VALUE RECEIVED, the undersigned, (jointly and severally, if more than one) promises to pay **Lita A. Mitchell , a single woman and Robert Mitchell, a single man, as joint tenants with rights of survivorship** or order, in the manner hereinafter specified, the principal sum of **One Hundred Sixty Eight Thousand Dollars and No Cents (\$168,000.00)** with interest from June 17, 2016 at the rate of Three Percent (3.00%) on the balance from time to time remaining unpaid. The said principal and interest shall be payable in lawful money of the United States of America at 40 N.W. 12th Avenue, Crystal River, Florida 34428-3839 or at such place as may be hereafter be designated by written notice from the holder to the maker hereof, on the date and in the manner following:

This note shall be paid in monthly installments of SEVEN HUNDRED EIGHT DOLLARS AND 29/100 (\$708.29), the first such payment being due and payable on July 17th, 2016, and like payment each and every month thereafter. The amount of each payment shall be first credited to accrued interest and the balance applied to the unpaid principal. One the due date of the 360th payment the entire principal balance plus any and all accrued interest thereon shall become due and payable in full.

Maker may prepay in whole or any part at any time without penalty.

There shall be a \$25.00 late fee if more than 10 days late.

FLORIDA STATE DOCUMENTARY STAMPS have been paid on and affixed to the mortgage securing this note.

This note with interest is secured by a mortgage on real estate, of even date herewith, made by the maker hereof in favor of the said Payee, and shall be construed and enforced according to the laws of the State of Florida.

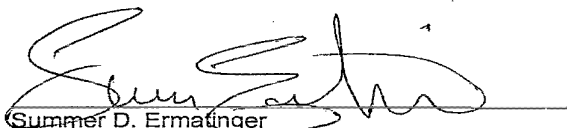
If default be made in the payment of any of the sums or interest mentioned herein or in said mortgage for a period of 30 days, or in the performance of any of the agreements contained herein or in said mortgage, then the entire principal sum and accrued interest shall at the option of the holder hereof become at once due and collectible without notice, time being of the essence; and said principal sum and accrued interest shall both bear interest from such time until paid at the highest rate allowable under the laws of the State of Florida. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default.

Option is hereby given to the undersigned to pay more or the entire principal sum remaining unpaid at any time hereafter, with interest to date of payment only.

Each person liable hereon whether maker or endorser, hereby waives presentment, protest, notice, notice of protest and notice of dishonor and agrees to pay all costs, including a reasonable attorney's fee, whether suit be brought or not, if, after maturity of this note or default hereunder, or under said mortgage, counsel shall be employed to collect this note or to protect the security of said mortgage.

Whenever used herein the terms "holder", "maker" and "payee" shall be construed in the singular or plural as the context may require or admit.

Maker's Address
6790 North Damascus Avenue
Dunnellon, FL 34433


Summer D. Ermatinger

.And the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than **\$168,000.00** in a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred to paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

If any sum of money herein referred to be not promptly paid within 30 days after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

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

Signed, sealed and delivered in our presence.

Haley Jenkins
Witness
Printed Name Haley Jenkins
Brenda L. Buta
Witness
Printed Name Brenda L. Buta

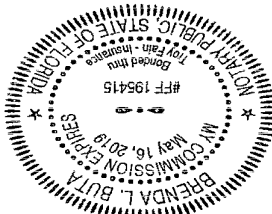
Summer D. Ermatinger
Summer D. Ermatinger

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me this 17 day of June, 2016 by Summer D. Ermatinger, a single woman, who is/are personally known to me or has/have produced driver license(s) as identification.

Brenda L. Buta
Notary Public Signature
Printed Name: Brenda L. Buta

My Commission Expires: 5/16/19



THIS INSTRUMENT WAS PREPARED BY:

RETURN TO:

J. Stephen Pullum, Attorney
Pullum & Pullum, P.A.
250 International Parkway, Suite 340
Lake Mary, Florida 32746

ASSIGNMENT OF NOTE AND MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That **LITA A. MITCHELL, a single woman, and ROBERT MITCHELL, a single man**, whose mailing address is 40 NW 12th Avenue, Crystal River, Florida 34428-3839 ("Assignor"), being the present legal and equitable owner and holder of a certain promissory note ("the Note") in the original principal sum of ONE HUNDRED SIXTY-EIGHT THOUSAND AND NO/100 DOLLARS (\$168,000.00) dated June 17, 2016 made and executed by **SUMMER D. ERMATINGER, a single woman**, in favor of and payable to the order of Assignor ("the Note"), said Note being secured by a Mortgage ("the Mortgage") dated June 17, 2016 given by **SUMMER D. ERMATINGER, a single woman**, in favor of Assignor, and duly recorded in **Official Records Book 2766, Page 2396, Public Records of Citrus County, Florida**, upon the real property hereinafter described does hereby assign said Note, and the Mortgage, to **LITA A. MITCHELL, a single woman**, whose mailing address is 40 NW 12th Avenue, Crystal River, Florida 34428-3839 ("Assignee"). The Mortgage encumbers the real property hereinafter described, to-wit:

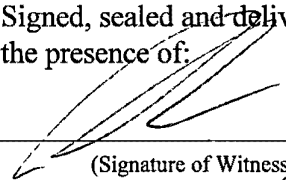
AS DESCRIBED IN SAID MORTGAGE

THIS ASSIGNMENT IS NOT A COLLATERAL ASSIGNMENT

For and in consideration of the foregoing and for other good and valuable consideration, the sufficiency of which is acknowledged, the undersigned Assignor has transferred and assigned, granted and conveyed and by these presents does hereby transfer and assign, grant and convey unto Assignee the interest in the Note together with the Mortgage held by the Assignor.

IN WITNESS WHEREOF, the Assignor has executed this instrument to be effective as of the
24th day of January, A.D. 2018.

Signed, sealed and delivered in
the presence of:



(Signature of Witness #1)

Steve R. [unclear]

(Print Name of Witness #1)



LITA A. MITCHELL

Brenda Thompson - LeShane

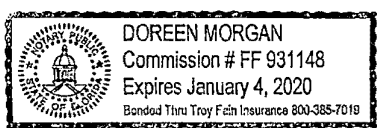
(Signature of Witness #2)

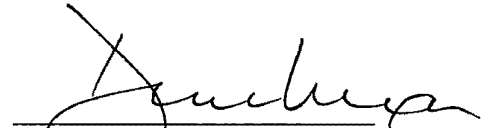
Brenda Thompson - LeShane

(Print Name of Witness #2)

STATE OF FLORIDA
COUNTY OF CITRUS

I hereby certify that on the 24th day of January, A.D. 2018, before me, an officer duly
authorized to administer oaths and take acknowledgements, personally appeared **LITA A.
MITCHELL**, who acknowledged before me that she executed foregoing instrument, and who (check
one) _____ is personally known to me/ produced the following as proof of identity:
FLORIDA DRIVER'S LICENSE.





Notary Public - State of Florida

IN WITNESS WHEREOF, the Assignor has executed this instrument to be effective as of the
25th day of JANUARY, A.D. 2018.

Signed, sealed and delivered in
the presence of:

Kathleen E. Ernst
(Signature of Witness #1)

Robert Mitchell
ROBERT MITCHELL

KATHLEEN E. ERNST
(Print Name of Witness #1)

Kelly Hegstrom
(Signature of Witness #2)

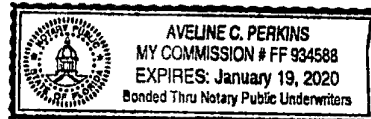
Kelly Hegstrom
(Print Name of Witness #2)

STATE OF FLORIDA
COUNTY OF OTRUS

I hereby certify that on the 25th day of JANUARY, A.D. 2018, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared **ROBERT MITCHELL**, who acknowledged before me that he executed foregoing instrument, and who (check one) is personally known to me/ _____ produced the following as proof of identity:

Aveline C Perkins
Notary Public - State of Florida

S:\Mitchell, Lita\Account Transfers\Assignment of Note and Mortgage.Robert to Lita.doc



THIS INSTRUMENT WAS PREPARED BY:

RETURN TO:

J. Stephen Pullum, Attorney
Pullum & Pullum, P.A.
250 International Parkway, Suite 340
Lake Mary, Florida 32746

Assignment of Promissory Note and Mortgage

KNOW ALL MEN BY THESE PRESENTS: That the undersigned **LITA A. MITCHELL, a single woman**, whose address is 40 NW 12th Avenue, Crystal River, Florida 34428-3839 ("**Assignor**"), being the present legal and equitable owner and holder of a the hereinafter described promissory note, as assigned ("**the Note**"), does hereby assign said Note, and the hereinafter described Mortgage as assigned ("**the Mortgage**"), to **LITA ARLENE MITCHELL, as Trustee of the LITA ARLENE MITCHELL LIVING TRUST AGREEMENT DATED JANUARY 24, 2018**, whose mailing address is 40 NW 12th Avenue, Crystal River, Florida 34428-3839 ("**Assignee**");

Promissory Note ("**the Note**") in the original principal sum of ONE HUNDRED SIXTY-EIGHT THOUSAND AND 00/100 DOLLARS (\$168,000.00) dated June 17, 2016, made and executed by **SUMMER D. ERMATINGER**, as Maker, in favor of and payable to the order of **LITA A. MITCHELL, a single woman, and ROBERT MITCHELL, a single man, as joint tenants with rights of survivorship**, as Payee, said Note being secured by Mortgage Deed ("**the Mortgage**") dated June 17, 2016, given by Maker, as Mortgagor in favor of Payee, as Mortgagee, duly recorded in Official Records Book 2766, at Page 2396; said Mortgage having been assigned by Assignment of Note and Mortgage given by **LITA A. MITCHELL, a single woman, and ROBERT MITCHELL, a single man**, as Assignor, in favor of **LITA A. MITCHELL, a single woman**, as Assignee, and recorded in Official Record Book 2878, at Page 1091, ALL IN THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, upon the real property described as follows:

As Described In Said Mortgage

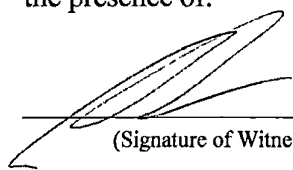
THIS ASSIGNMENT IS NOT A COLLATERAL ASSIGNMENT

For and in consideration of the foregoing and for other good and valuable consideration, the sufficiency of which is acknowledged, the undersigned Assignor has transferred and assigned, granted and conveyed and by these presents does hereby transfer and assign, grant and convey unto Assignee the Note together with interest accrued as of the effective date of this Assignment

and together with the Mortgage owned and held by the Assignor.

IN WITNESS WHEREOF, the Assignor has executed this instrument to be effective as of the 24th day of January, A.D. 2018.

Signed, sealed and delivered in the presence of:



(Signature of Witness #1)

Steve Pillon

(Print Name of Witness #1)

Brenda Thompson - Leshane

(Signature of Witness #2)

Brenda Thompson - Leshane

(Print Name of Witness #2)



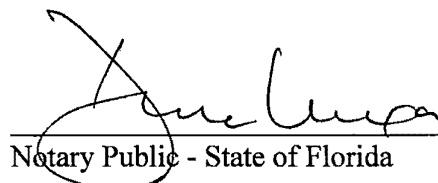
LITA A. MITCHELL

STATE OF FLORIDA
COUNTY OF CITRUS

I hereby certify that on the 24th day of January, A.D. 2018, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared **LITA A. MITCHELL**, who acknowledged before me that she executed foregoing instrument, and who (check one) _____ is personally known to me/ produced the following as proof of identity:

FLORIDA DRIVER'S LICENSE





Notary Public - State of Florida

Return to: (enclose self-addressed stamped envelope)
Name:

WARRANTY DEED
INDIVID TO INDIVID

RAMCO FORM 01

Address:

This Instrument Prepared by: GAIL SHOLES

Address: 8156 West Woodbury Court
Crystal river Fla. 32629

Property Appraisers Parcel I.D. (Folio) Number(s):

Grantee(s) S.S.#(s):

FILE NO. 635154
OFFICE RECORDED
CITRUS COUNTY, FLORIDA
BETTY SPIELER, CLERK
JUN 10 PM 2 42

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 18th day of JUNE A. D. 1990 by
GAIL SHOLES

hereinafter called the grantor, to
GAIL SHOLES OR FRANK DAVID AS JOINT TENANTS WITH RIGHT OF SUVIVORSHIP

whose postoffice address is 8156 W.WOODBURY COURT, CRYSTAL RIVER FL. 32629
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and their 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, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in County, Florida, viz:

PARCEL NO. 32, OF THE MINI FARMS, UNIT NO. 8, LEGALLY DESCRIBED AS FOLLOWS;
THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTH-EAST 1/4 OF SECTION 36, TOWNSHIP 17 SOUTH, RANGE 17 EAST OF CITRUS COUNTY, FLORIDA. SUBJECT TO A 25 FOOT WIDE EASEMENT ALONG THE NORTH BOUNDARY AND ALONG THE EAST BOUNDARY THEREFOR THE ROAD RIGHT-OF-WAY.

THIS PROPERTY IS THE UNDEVELOPED VACANT LAND AND IS NOT THE HOMESTEAD OF THE GRANTOR

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, 19 88 AND ALL VALID RESTRICTONS, 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:

✓ *Kimberly Van Pelt*
✓ *Gail Sholes*

Gail Sholes [Seal]

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

to me known to be the person *Gail Sholes* described in and who executed the foregoing instrument and *did* acknowledged before me that *she* executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 18th day of

JUNE A. D. 1990.

[Signature]
Notary Public, State of Florida
My Commission Expires Aug. 25, 1992

BK0862PG0352

6-27-90

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 918518

To: Tax Collector of CITRUS COUNTY , Florida

I,
FCAP AS CUSTODIAN FOR FTCFIMT, LLC
FL TAX CERT FUND I MUNI TAX, LLC
PO BOX 775311
CHICAGO, IL 60677,

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
1049067	2018/9288	06-01-2018	MINI FARMS UNIT 8 UNREC SUB PARCEL 32 DESC AS: E 1/2 OF SW 1/4 OF NE 1/4 OF NE 1/4 OF SEC 36-17-17 SUB TO 25 FT EASE AL N BNDRY & E BNDRY FOR R/W DESC IN OR BK 1435 PG 567 SUBJ TO A 50' WIDE EASEMENT AS SHOWN ON THE EXHIBIT "A" DRAWING IN OR BK 2683 PG 1656

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
FCAP AS CUSTODIAN FOR FTCFIMT, LLC
FL TAX CERT FUND I MUNI TAX, LLC
PO BOX 775311
CHICAGO, IL 60677

05-22-2020
Application Date

Applicant's signature

Altkey: 1049067
ERMATINGER SUMMER D

Parcel ID: 17E17S36 1A000 0320
6790 N DAMASCUS AVE , DUNNELLO

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

PC Code 0100 - SINGLE FAMILY
Bldg Counts Res 1 / MH 0 / Comm 0
Nbhd 6600 - MINI FARMS SOUTH
Tax District 000X - WITHLACOOCHEE RIVER BASIN
Subdivision 001278 - MINI FARMS UNIT 8 UNREC 1A000
Short Legal MINI FARMS UNIT 8 UNREC SUB PARCEL 32 DESC AS:
E 1/2 OF SW1/4 OF NE 1/4 OF NE 1/4 OF SEC 36-17-17
SUB TO 25 FT EASEAL N BNDRY & E BNDRY FOR R/W
DESC IN OR BK 1435 PG 567
Est. Parcel Sqft 215,651
Est. Parcel Acres 4.95
Map SC-TW-RG 36-17S-17E

Mailing Address

Name ERMATINGER SUMMER D
Mailing Address 6790 N DAMASCUS AVE
DUNNELLO FL 34433

All Owners

Name	Owner Type
ERMATINGER SUMMER D	IN - Individual

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
2020	\$28,220	\$144,406	\$172,626	\$137,214	\$50,000	\$87,214	\$35,412	\$1,519.76	Link
2019	\$21,560	\$135,575	\$157,135	\$134,129	\$50,000	\$84,129	\$23,006	\$1,497.30	Link

Special Assessment

Project #	Description	Amount
0030	SOLID WASTE, RESID IMPRVD	\$25.00
0131	FIRE SERVICES ASSESSMENT	\$79.00

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
06/20/2016	\$168,000	2766/2395	00-WARRANTY DEED	I
08/28/2015	\$120,000	2711/0001	00-WARRANTY DEED	I
06/01/1990	\$100	0862/0352	03-SAME FAMILY/DEED FOL	V
01/01/1990	\$9,800	0843/1560	00-WARRANTY DEED	V

06/01/1988	\$100 0790/1267	02-MIN DOC STAMP (\$100)	V
03/01/1978	\$11,500 0493/0548	00-WARRANTY DEED	V
06/01/1977	\$11,500 0467/0754	00-WARRANTY DEED	V

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
05/01/1991	9103489	DETACHED GARAGE	\$19,800	
04/01/1991	9102344	SFR	\$38,144	07/01/1991

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0108-RESIDENTIAL NON-WATERFRONT	A-ACREAGE	4.95		.0				RURMH

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1991
Total FLA	1,631
Total Under Roof	2,251
Exterior Wall	32 - CONCRETE BLOCK STUCCO
Foundation	3 - CONT. FOOTING-AVG.
HVAC	106 - FORCED AIR DUCTED
Stories	2
Floor System	02 - WOOD SUB-FLOOR
Roof Frame	01 - GABLE
Roof Cover	03 - ASPHALT SHINGLE
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	2/2/1
Addl Fixtures	
FPL: Stacks/Openings	1 / 1
RCN	
RCNLD	

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1991	1,271
1	OPEN PORCH FIN	1991	126
1	SCR PORCH FIN	1991	168
1	OPEN PORCH FIN	1991	32
1	GARAGE FINISHED	1991	294
1	UPPER FLR LIV AREA	1991	360

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	ENCLOSED BARN AVERAGE WOOD OR METAL	1991	30	30	1	900	
1	2	CARPORT ALUM UNF WITH CONCRETE SLAB-[1 -SF]	1991	30	30	1	900	
1	3	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1 -SF]	2011	10	12	1	120	

Total Misc Value
