

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

| Part 1: Tax Deed Application Information | | | |
|---|---|-------------------------|--|
| Applicant | ROGER A OR CAROL A RASHID 1354 BRANDY RUN BLAIRSVILLE, GA 30512 | Property Owner | WADE DARREN WADE VERONICA %ATTN NEW VISTA PROPERTIES INC 8000 GOVERNORS SQ BLVD STE 200 MIAMI LAKES, FL 33016 |
| Property description | CITRUS SPGS UNIT 9 PB 6 PG 61 LOT 20 BLK 619 | Application date | Jun 26, 2020 |
| | | Certificate # | 2018 / 4606 |
| | | Date certificate issued | 06/01/2018 |
| | | Account number | 3406267 |

| 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) |
| # 2018/4606 | 06/03/2018 | 107.35 | 33.82 | 141.17 |
| # 2020/4573 | 06/03/2020 | 114.22 | 5.71 | 119.93 |
| → Part 2: Total* | | | | 261.10 |

| 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) |
| # 2019/4675 | 06/03/2019 | 101.11 | 6.25 | 19.72 | 127.08 |
| # 2017/4625 | 06/03/2017 | 96.17 | 6.25 | 53.37 | 155.79 |
| Part 3: Total* | | | | | 282.87 |

| 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) | 543.97 |
| 2. Delinquent taxes paid by the applicant | 0.00 |
| 3. Current taxes paid by the applicant | 0.00 |
| 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) | 101.74 |
| 7. Total Paid (Lines 1-6) | 1,070.71 |

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.

| | |
|---|---|
| Laurie Duplain _____ Signature, Tax Collector or Designee | Citrus County, Florida Date 4th of January, 2021 |
|---|---|

| 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) | 1,260.12 |
| 17. Redemption fee | 6.25 |
| 18. Total amount to redeem | 1,195.96 |
| 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 #: 3406267

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

ROGER A OR CAROL A RASHID
1354 BRANDY RUN
BLAIRSVILLE, GA 30512

Owner on Current Tax Roll

WADE DARREN
WADE VERONICA
%ATTN NEW VISTA PROPERTIES INC
8000 GOVERNORS SQ BLVD STE 200
MIAMI LAKES, FL 33016

Additional Parties, Per Search

DARREN WADE AND VERONICA Owner
WADE
C/O NEW VISTA PROPERTIES 8000
GOVERNORS SQUARE BLVD, STE 200
MIAMI LAKES, FL 33016

DARREN WADE VERONICA WADE Owner
8000 GOVERNORS SQ BLVD STE 200
MIAMI LAKES, FL 33016

NEW VISTA PROPERTIES, INC. Owner
8000 GOVERNORS SQUARE BLVD,
STE. 200
MIAMI LAKES, FL 33016

NEW VISTA PROPERTIES, INC. Mortgage Holder

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

8000 GOVERNORS SQUARE
BOULEVARD, SUITE 200
MIAMI LAKES, FL 33016

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.
1570 W CITRUS SPRINGS BLVD
CITRUS SPRINGS, FL 34434

Other Interested Party

JOHN EHRLING, REGISTERED AGENT
O/B/O NEW VISTA PROPERTIES, INC.
8000 GOVERNORS SQUARE BLVD
SUITE 200
MIAMI LAKES, FL 33016

Other Interested Party

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: 12/28/2020

REPORT EFFECTIVE DATE: 20 YEARS UP TO 12/11/2020

CERTIFICATE # 2018-4606

ACCOUNT # 3406267

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 9 PB 6 PG 61 LOT 20 BLK 619

PROPERTY ADDRESS: 7122 N WESTBROOK WAY, CITRUS SPRINGS

OWNER OF RECORD ON CURRENT TAX ROLL:

DARREN WADE

VERONICA WADE

%ATTN NEW VISTA PROPERTIES INC

8000 GOVERNORS SQ BLVD STE 200

MIAMI LAKES, FL 33016

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

DARREN WADE AND VERONICA WADE

OR: 2649, Page: 400

C/O NEW VISTA PROPERTIES

8000 GOVERNORS SQUARE BLVD, STE 200

MIAMI LAKES, FL 33016 (Per Deed)

DARREN WADE

VERONICA WADE

8000 GOVERNORS SQ BLVD STE 200

MIAMI LAKES, FL 33016 (Per Property Appraiser)

NEW VISTA PROPERTIES, INC.

OR: 2739, Page: 531

8000 GOVERNORS SQUARE BLVD, STE. 200

MIAMI LAKES, FL 33016

(Per Deed. This deed appears to be invalid as the legal description is incorrect, references the wrong subdivision and wrong mortgage and incorrectly states the property is located in Charlotte. No corrective or re-recorded deed found in the Official Records of Citrus County.)

MORTGAGE HOLDER OF RECORD:

NEW VISTA PROPERTIES, INC.

OR: 2649, Page: 401

8000 GOVERNORS SQUARE BOULEVARD, SUITE 200

MIAMI LAKES, FL 33016 (Per Mortgage)

JOHN EHRLING, REGISTERED AGENT
O/B/O NEW VISTA PROPERTIES, INC.
8000 GOVERNORS SQUARE BLVD SUITE 200
MIAMI LAKES, FL 33016 (Per Sunbiz)

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

CITRUS SPRINGS CIVIC ASSOCIATION, INC.
P.O. BOX 1387
DUNNELLON, 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: 18E17S100090 06190 0200

CURRENT ASSESSED VALUE: \$2,600

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: 1179, Page: 1177
(Legal description incorrectly includes Plat Book 8, should be Book 6.)

Warranty Deed OR: 1804, Page: 2416
(Legal description incorrectly includes Plat Book 8, should be Book 6.)

Warranty Deed OR: 1815, Page: 1255

Warranty Deed OR: 2149, Page: 1329

Certificate of Title OR: 2571, Page: 547

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

Altkey: 3406267
WADE DARREN

Parcel ID: 18E17S100090 06190 0200
7122 N WESTBROOK WAY , CITRUS SPRINGS

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

PC Code 0000 - VACANT
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 1509 - CITRUS SPRINGS UNIT 9
Tax District 00CS - CITRUS SPRINGS
Subdivision 000352 - CITRUS SPRINGS UNIT 09
Short Legal CITRUS SPGS UNIT 9 PB 6 PG 61 LOT 20 BLK 619
Est. Parcel Sqft 9,999
Est. Parcel Acres .23
Map SC-TW-RG 28-17S-18E

Mailing Address

Name WADE DARREN
Mailing Address 8000 GOVERNORS SQ BLVD STE 200
MIAMI LAKES FL 33016

All Owners

| Name | Owner Type |
|---------------|------------------------|
| WADE DARREN | TC - Tenants In Common |
| WADE VERONICA | TC - Tenants In Common |

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 | \$2,600 | \$0 | \$2,600 | \$2,600 | \$0 | \$2,600 | \$0 | \$71.85 | Link |
| 2019 | \$3,040 | \$0 | \$3,040 | \$2,880 | \$0 | \$2,880 | \$0 | \$67.51 | Link |

Special Assessment

| Project # | Description | Amount |
|-----------|--------------------------|---------|
| 0024 | CITRUS SPRINGS MSBU | \$30.00 |
| 0131 | FIRE SERVICES ASSESSMENT | \$4.07 |

Sales

| Sale Date | Sale Price | Book/Page | Instr Type | V/I |
|------------|------------|-----------|-------------------------|-----|
| 01/30/2016 | \$22,500 | 2739/0531 | 98-UNABLE TO PROCESS | V |
| 10/01/2014 | \$25,000 | 2649/0400 | 00-WARRANTY DEED | V |
| 08/01/2013 | \$100 | 2571/0547 | 01-CORRECTIVE/QC/TD/COT | V |
| 07/01/2007 | \$50,000 | 2149/1329 | 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 | 80.00 | 80.0 | 125 | | | \$2,600 | RUR |

Total Misc Value

Legal Description

Legal Description
CITRUS SPGS UNIT 9 PB 6 PG 61 LOT 20 BLK 619

3406267



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

Detail by Entity Name

Florida Profit Corporation
NEW VISTA PROPERTIES, INC.

Filing Information

| | |
|-----------------------------|--------------|
| Document Number | P99000106950 |
| FEI/EIN Number | 65-0966273 |
| Date Filed | 12/10/1999 |
| State | FL |
| Status | ACTIVE |
| Last Event | AMENDMENT |
| Event Date Filed | 08/31/2001 |
| Event Effective Date | NONE |

Principal Address

8000 GOVERNORS SQUARE BLVD
SUITE 200
MIAMI LAKES, FL 33016

Changed: 01/08/2010

Mailing Address

8000 GOVERNORS SQUARE BLVD
SUITE 200
MIAMI LAKES, FL 33016

Changed: 01/08/2010

Registered Agent Name & Address

Ehrling, John
8000 GOVERNORS SQUARE BLVD
SUITE 200
MIAMI LAKES, FL 33016

Name Changed: 02/08/2019

Address Changed: 01/06/2012

Officer/Director Detail

Name & Address

Title DV

REIZEN, RICHARD
5000 N. OCEAN BLVD.
FT. LAUDERDALE, FL 33016

Title D

EHRLING, MICHAEL C
15305 S.W. 73RD. CT.
MIAMI, FL 33016

Title Director, President

EHRLING, JOHN C
8000 GOVERNORS SQUARE BLVD
MIAMI LAKES, FL 33016

Annual Reports

| Report Year | Filed Date |
|--------------------|-------------------|
| 2018 | 01/16/2018 |
| 2019 | 02/08/2019 |
| 2020 | 01/28/2020 |

Document Images

| | |
|---|--|
| 01/28/2020 -- ANNUAL REPORT | View image in PDF format |
| 02/08/2019 -- ANNUAL REPORT | View image in PDF format |
| 01/16/2018 -- ANNUAL REPORT | View image in PDF format |
| 01/04/2017 -- ANNUAL REPORT | View image in PDF format |
| 01/25/2016 -- ANNUAL REPORT | View image in PDF format |
| 01/13/2015 -- ANNUAL REPORT | View image in PDF format |
| 02/01/2014 -- ANNUAL REPORT | View image in PDF format |
| 02/17/2013 -- ANNUAL REPORT | View image in PDF format |
| 01/06/2012 -- ANNUAL REPORT | View image in PDF format |
| 01/19/2011 -- ANNUAL REPORT | View image in PDF format |
| 01/08/2010 -- ANNUAL REPORT | View image in PDF format |
| 03/18/2009 -- ANNUAL REPORT | View image in PDF format |
| 01/08/2008 -- ANNUAL REPORT | View image in PDF format |
| 01/15/2007 -- ANNUAL REPORT | View image in PDF format |
| 01/11/2006 -- ANNUAL REPORT | View image in PDF format |
| 01/24/2005 -- ANNUAL REPORT | View image in PDF format |
| 01/17/2004 -- ANNUAL REPORT | View image in PDF format |
| 03/03/2003 -- ANNUAL REPORT | View image in PDF format |
| 06/03/2002 -- ANNUAL REPORT | View image in PDF format |
| 08/31/2001 -- Amendment | View image in PDF format |
| 01/29/2001 -- ANNUAL REPORT | View image in PDF format |
| 07/31/2000 -- Reg. Agent Change | View image in PDF format |
| 04/28/2000 -- ANNUAL REPORT | View image in PDF format |



Department of State / Division of Corporations / Search Records / Search by Entity Name /

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
7750 N Pocono Drive
Citrus Springs, FL 34434

Title Director

COOPER, MICHAEL
7860 GOLFVIEW DR
CITRUS SPRINGS, FL 34434

Title President

BAREK, JANET
7022 N SANTOS DR
CITRUS SPRINGS, FL 34434

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 VP

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

Title Director

Allard, Richard
10689 N Academy Dr
Citrus Springs, FL 34434

Title Secretary

Bailey, Nancy
9036 N Alpinia Dr
Citrus Springs, FL 34434

Title Architectural Review

Metz, James
3989 W Geraldine Drive
Citrus Springs, FL 34433

Annual Reports

| Report Year | Filed Date |
|--------------------|-------------------|
| 2019 | 02/09/2019 |
| 2019 | 06/07/2019 |
| 2020 | 07/29/2020 |

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 | View image in PDF format |
| 01/16/2015 -- ANNUAL REPORT | View image in PDF format |
| 03/06/2014 -- ANNUAL REPORT | View image in PDF format |
| 01/27/2013 -- ANNUAL REPORT | View image in PDF format |
| 02/05/2012 -- ANNUAL REPORT | View image in PDF format |
| 01/06/2011 -- ANNUAL REPORT | View image in PDF format |
| 01/28/2010 -- ANNUAL REPORT | View image in PDF format |
| 02/13/2009 -- ANNUAL REPORT | View image in PDF format |
| 02/27/2008 -- ANNUAL REPORT | View image in PDF format |
| 08/27/2007 -- ANNUAL REPORT | View image in PDF format |
| 04/05/2006 -- ANNUAL REPORT | View image in PDF format |
| 04/04/2005 -- ANNUAL REPORT | View image in PDF format |
| 03/25/2004 -- ANNUAL REPORT | View image in PDF format |
| 02/13/2003 -- ANNUAL REPORT | View image in PDF format |
| 02/04/2002 -- ANNUAL REPORT | View image in PDF format |
| 01/29/2001 -- ANNUAL REPORT | View image in PDF format |
| 01/27/2000 -- ANNUAL REPORT | View image in PDF format |
| 02/26/1999 -- ANNUAL REPORT | View image in PDF format |
| 02/04/1998 -- ANNUAL REPORT | View image in PDF format |
| 01/21/1997 -- ANNUAL REPORT | View image in PDF format |
| 01/29/1996 -- ANNUAL REPORT | View image in PDF format |
| 02/09/1995 -- ANNUAL REPORT | View image in PDF format |

6-110
10-50 Doc
Funds

This Instrument Prepared By and Return To:
MARIA SANCHEZ
FIVE POINTS TITLE SERVICES CO., INC.
899 Brickell Avenue, Suite 700
Miami, Florida 33131

Documentary Tax Paid

\$ 10.50

Intangible Tax Paid

Betty Striffler,
Clerk of Circuit Court,
Citrus County, Florida

By: JB D.C. D.C.

97 APR 14 PM 2 29

VERIFIED BY:

FILED & RECORDED
CITRUS COUNTY, FLORIDA
PUBLIC STAFF

951861

WARRANTY DEED
(Statutory Form-Section 689.02 F.S.)

This Indenture, made this 18th day of March, 1997, between

JOSEPH C. KROK and GERALDINE V. KROK, HIS WIFE, AS TRUSTEES OF
THE KROK FAMILY TRUST dated April 7, 1987

hereinafter called the Grantor*, and

GARY HABER, A MARRIED PERSON

whose post office address is: 16815 N.W. 74TH AVENUE, MIAMI, FL 33015
hereinafter called the grantee*.

WITNESSETH: That said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in CITRUS County, Florida, to wit:

Property Folio No.: 1345847; 1345855 and 1345863

Lots 18, 19 and 20, Block 619, CITRUS SPRINGS UNIT NINE,
according to the Plat thereof, as recorded in Plat Book 8, at
Pages 61 through 68, of the Public Records of Citrus County,
Florida.

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

Said grantor does hereby fully warrant the title to said land, and will defend that same against the lawful claims of all persons whomsoever.

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

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.

Lon D Terpstra
Signature of Witness
Lon D Terpstra
Print/Type name of Witness

Joseph C. Krok
JOSEPH C. KROK, AS TRUSTEE
3060 CROWDER STREET, FT. LAUDERDALE, FL 33080
PORT CHARLOTTE J.K. H.K.

Jeanette T. Lopez
Signature of Witness
Jeanette T. Lopez
Print/Type Name of Witness

Geraldine V. Krok
GERALDINE V. KROK, AS TRUSTEE
3060 CROWDER STREET, FT. LAUDERDALE, FL 33080
PORT CHARLOTTE J.K. H.K.

STATE OF Florida
COUNTY OF BROWARD
CHARLOTTE J.K. H.K.

The foregoing instrument was acknowledged before me this 18th day of March, 1997, by

JOSEPH C. KROK and GERALDINE V. KROK, HIS WIFE, AS TRUSTEES OF
THE KROK FAMILY TRUST dated April 7, 1987,

who are personally known to me or who have produced the following identification:

Jeanette T. Lopez
Notary Public
Printed Name: Jeanette T. Lopez

G.V.K.
J.C.K.
Notary Public, State of Florida
Commission No. CC 338150
My Commission Expires 12/26/97
Recorded Through Fla. Notary Service & Imaging Co.

GRANTEE'S TAX IDENTIFICATION NUMBER INFORMATION:
GARY HABER TIN #

BR 1179PG 1177

This Instrument Prepared by and Return to:

Michael R. McKinley
McKinley, Ittersagen, Gunderson & Berntsson, P.A.
21175 Olean Blvd.
Port Charlotte, Florida 33952

Property Appraisers Parcel I.D. Number: 3401135

File No: 20071152

WARRANTY DEED
(CORPORATION)



2007046471 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$350.00
2007046471 BK:2149 PG:1329
08/06/2007 12:46 PM 1 PG
JPARRISH,DC Receipt #026806

\$0.00 Del
350.00 Doc
360.00

Return to:
McKinley, Ittersagen,
Gunderson & Berntsson, P.A.
21175 Olean Blvd.
Port Charlotte, FL 33952

This Warranty Deed Made the 27th day of July, 2007, by
NEW VISTA PROPERTIES, INC., a Florida corporation, and having its place of business at 15500
New Barn Road, Ste 100, Miami Lakes, Florida 33014, hereinafter called the grantor, and

DAVID L. BERTRAM, whose post office address is: c/o New Vista Properties, Inc., 15500 New
Barn Road, Ste. 100, Miami Lakes, Florida 33014, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable
considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises,
releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, viz:

Lot 20, Block 619, CITRUS SPRINGS, UNIT 9, a subdivision according to the plat thereof,
recorded in Plat Book 6, Pages 61 through 66, of the Public Records of Citrus County,
Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes for the year
2007 and subsequent years.

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.

(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and
assigns of individuals, and the successors and assigns of corporation.)

In Witness Whereof, the Grantor has caused these presents to be executed in its name, and its corporate seal to be
hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: [Signature]
Printed Name: Viviana Benitez

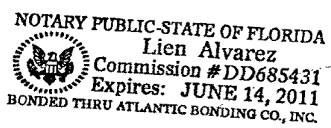
NEW VISTA PROPERTIES, INC., a Florida
corporation
By: [Signature]
Maria Merlo, Deeding Officer

Witness Signature: [Signature]
Printed Name: Lien Alvarez

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 26 day of July, 2007, by Maria Merlo as
Deeding Officer of NEW VISTA PROPERTIES, INC., a Florida corporation, on behalf of the
corporation. He/she is personally known to me or who has produced driver license(s) as identification.

[Signature]
Notary Public Lien Alvarez
Printed Name:
My Commission Expires:



Rec 27⁰⁰
Dec. 3, 4 20

This Instrument Prepared by and Return to:

Michael R. McKinley
McKinley, Iiterangen, Gunderson & Berntsson
18401 Murdock Circle
Port Charlotte, Florida 33948



2005011165 3 PGS

Property Appraisers Parcel I.D. Number:

File No: 20050529

OFFICIAL RECORDS
CITRUS COUNTY
METTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$27.00
DOCUMENTARY TAX: \$31.482 28
2005011165 BK: 1815 PG: 1255-1257
02/09/2005 02:28 PM 3 PGS
T-KIRBY, DC Receipt #000602

WARRANTY DEED
(CORPORATION)

This Warranty Deed Made the 4th day of February, 2005, by
CRYSTAL BALL VENTURES, LLC, a Florida limited liability company, and having its place of
business at 900 South State Road 7, Plantation, Florida 33317, hereinafter called the grantor, and

NEW VISTA PROPERTIES, INC., a Florida corporation, whose post office address is: 15500 NEW
BARN ROAD, STE 100, MIAMI LAKES, Florida 33014, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable
considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises,
releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, viz:

Lot 5, Block 12; Lot 1, Block 35; Lot 11, Block 76; Lot 1, Block 79; Lot 12, Block 92; Lot
24, Block 96; Lot 34, Block 97; and Lot 25, Block 101, CITRUS SPRINGS, UNIT 1, a
subdivision according to the plat thereof, recorded in Plat Book 5, Pages 89 through 106, of
the Public Records of Citrus County, Florida.

Lot 10, Block 200; Lots 28 and 29; Block 204; Lot 13, Block 206; Lots 1 and 2, Block 211;
Lot 18, Block 212; Lot 20, Block 225; Lot 6, Block 227; Lots 18 and 19, Block 232; Lots 3, 4
and 5, Block 238; Lots 3 and 17, Block 251; Lots 11 and 12, Block 254; Lots 11, 19 and 20,
Block 259; Lot 2, Block 268; Lot 2, Block 269; Lot 5, Block 274; Lots 10 and 11, Block 281;
Lots 16, 22, 26 and 35, Block 314; and Lot 4, Block 324, CITRUS SPRINGS, UNIT 3, a
subdivision according to the plat thereof, recorded in Plat Book 5, Pages 116 through 129,
of the Public Records of Citrus County, Florida.

Lots 19 and 46, Block 191; Lot 1, Block 337; Lot 24, Block 339; Lot 10, Block 406; Lot 3,
Block 407; Lot 2, Block 410; Lot 4, Block 416; Lots 3 and 5, Block 447; Lot 1, Block 452;
and Lot 4, Block 453, CITRUS SPRINGS, UNIT 4, a subdivision according to the plat
thereof, recorded in Plat Book 5, Pages 133 through 152, of the Public Records of Citrus
County, Florida.

Lot 4, Block 475; Lot 5, Block 478; Lot 11, Block 483; and Lots 20 and 21, Block 494;
CITRUS SPRINGS, UNIT 5, a subdivision according to the plat thereof, recorded in Plat
Book 6, Pages 1 through 14, of the Public Records of Citrus County, Florida.

Lots 28, 29 and 30, Block 583; Lots 11 and 12, Block 585; Lot 5, Block 588; and Lot 19,
Block 593, CITRUS SPRINGS, UNIT 6, a subdivision according to the plat thereof,
recorded in Plat Book 6, Pages 15 through 22, of the Public Records of Citrus County,
Florida.

Lot 2, Block 723; and Lot 1, Block 794, CITRUS SPRINGS, UNIT 7, a subdivision
according to the plat thereof, recorded in Plat Book 6, Pages 33 through 39, of the Public
Records of Citrus County, Florida.

Lot 7, Block 697; Lot 12, Block 758; Lot 30, Block 760; and Lot 6, Block 771, CITRUS
SPRINGS, UNIT 8, a subdivision according to the plat thereof, recorded in Plat Book 6,
Pages 43 through 49, of the Public Records of Citrus County, Florida.

Lots 18, 19 and 20, Block 619; Lots 16 and 17, Block 620; Lot 16, Block 627; Lots 11 and
12, Block 632; Lot 27, Block 633; Lot 14, Block 642; Lot 14, Block 654; and Lot 4, Block
693, CITRUS SPRINGS, UNIT 9, a subdivision according to the plat thereof, recorded in
Plat Book 6, Pages 61 through 66, of the Public Records of Citrus County, Florida.

Lot 9, Block 834; and Lot 2, Block 837, CITRUS SPRINGS, UNIT 10, a subdivision
according to the plat thereof, recorded in Plat Book 6, Pages 67 through 78, of the Public
Records of Citrus County, Florida.

Lots 13, 14, 29, 30 and 31, Block 662; Lot 10, Block 669; Lot 24, Block 671; Lots 4, 5, 13 and 14, Block 675; and Lots 11 and 12, Block 682, CITRUS SPRINGS, UNIT 11, a subdivision according to the plat thereof, recorded in Plat Book 6, Pages 80 through 86, of the Public Records of Citrus County, Florida.

Lot 4, Block 921; Lot 6, Block 946; Lot 13, Block 954; Lots 12, 13 and 14, Block 956; and Lots 15, 16 and 17, Block 1005, CITRUS SPRINGS, UNIT 13, a subdivision according to the plat thereof, recorded in Plat Book 6, Pages 98 through 108, of the Public Records of Citrus County, Florida.

Lots 16 and 17, Block 747, CITRUS SPRINGS, UNIT 14, a subdivision according to the plat thereof, recorded in Plat Book 6, Pages 110 through 115, of the Public Records of Citrus County, Florida.

Lot 8, Block 1153, CITRUS SPRINGS, UNIT 15, a subdivision according to the plat thereof, recorded in Plat Book 6, Pages 123 through 128, of the Public Records of Citrus County, Florida.

Lot 8, Block 970; Lot 9, Block 977; Lot 23, Block 978; and Lot 18, Block 987, CITRUS SPRINGS, UNIT 16, a subdivision according to the plat thereof, recorded in Plat Book 6, Pages 145 through 150, of the Public Records of Citrus County, Florida.

Lot 8, Block 1178; Lot 2, Block 1182; and Lot 31, Block 1191, CITRUS SPRINGS, UNIT 17, a subdivision according to the plat thereof, recorded in Plat Book 7, Pages 1 through 18, of the Public Records of Citrus County, Florida.

Lot 10, Block 1007; and Lot 3, Block 1023, CITRUS SPRINGS, UNIT 18, a subdivision according to the plat thereof, recorded in Plat Book 7, Pages 34 through 36, of the Public Records of Citrus County, Florida.

Lot 6, Block 1249; Lot 21, Block 1253; Lot 5, Block 1254; Lot 3, Block 1256; Lot 42, Block 1274; Lot 2, Block 1277; and Lot 42, Block 1286; CITRUS SPRINGS, UNIT 19, a subdivision according to the plat thereof, recorded in Plat Book 7, Pages 40 through 48, of the Public Records of Citrus County, Florida.

Lot 6, Block 1298; and Lots 1, 2, 3 and 5, Block 1316, CITRUS SPRINGS, UNIT 20, a subdivision according to the plat thereof, recorded in Plat Book 7, Pages 52 through 66, of the Public Records of Citrus County, Florida.

Lots 8 and 9, Block 1402; Lot 18, Block 1409; Lot 7, Block 1410; Lot 6, Block 1416; Lot 18, Block 1430; Lot 10, Block 1438; Lots 11 and 12, Block 1448; Lot 48, Block 1449; Lot 6, Block 1453; Lot 6, Block 1454; Lots 6, 7 and 11, Block 1455; Lot 45, Block 1512; Lot 9, Block 1516, and Lots 1 and 2, Block 1517, CITRUS SPRINGS, UNIT 21, a subdivision according to the plat thereof, recorded in Plat Book 7, Pages 73 through 83, of the Public Records of Citrus County, Florida.

Lots 12, 13, 23 and 24, Block 1528; Lots 9 and 12, Block 1547; Lot 8, Block 1550; Lots 11 and 12, Block 1552; Lot 14, Block 1562; Lot 21, Block 1566; Lot 5, Block 1595; Lot 19, Block 1596; and Lot 5, Block 1598, CITRUS SPRINGS, UNIT 22, a subdivision according to the plat thereof, recorded in Plat Book 7, Pages 93 through 109, of the Public Records of Citrus County, Florida.

Lot 24, Block 1663; Lots 1 and 2, Block 1670; Lots 5 and 6, Block 1682; Lot 4, Block 1685; Lots 17, 18, 19, 20 and 21, Block 1713; Lots 6 and 7, Block 1714; and Lots 1, 2, 3, 8, 9 and 10, Block 1747, CITRUS SPRINGS, UNIT 23, a subdivision according to the plat thereof, recorded in Plat Book 7, Pages 115 through 133, of the Public Records of Citrus County, Florida.

Lots 40, 41 and 42, Block 1698; Lot 31, Block 1777; and Lots 32 and 33, Block 1780, CITRUS SPRINGS, UNIT 25, a subdivision according to the plat thereof, recorded in Plat Book 8, Pages 19 through 24, of the Public Records of Citrus County, Florida.

Lot 16, Block 1351; Lot 11, Block 1359; Lot 9, Block 1362; Lot 4, Block 1364; Lot 6, Block 1370; Lot 7, Block 1388; Lot 27, Block 1394; Lot 16, Block 1395; Lot 16, Block 1463; Lot 3, Block 1486; and Lot 6, Block 1487, CITRUS SPRINGS, UNIT 27, a subdivision according to the plat thereof, recorded in Plat Book 9, Pages 54 through 70, of the Public Records of Citrus County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes for the year 2005 and subsequent years.

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.
(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

In Witness Whereof, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: _____

Printed Name: _____

Witness Signature: _____

Printed Name: _____

CRYSTAL BALL VENTURES, LLC

By: _____

DANIEL S. GOLDSTEIN, Manager/Member

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this _____ day of February, 2005, by DANIEL S. GOLDSTEIN as Manager/Member of CRYSTAL BALL VENTURES, LLC, a Florida limited liability company, on behalf of the corporation. He/she is personally known to me or who has produced driver license(s) as identification.

Notary Public

Printed Name: _____

My Commission Expires: _____





2005002840 2 PGS

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Nickle Brown

Southern Sun Title Company
8110 S. Suncoast Blvd.
Homosassa, Florida 34446
04082062

Property Appraisers Parcel Identification (Folio) Numbers:
10-17S-18E-0030-02250-0200/etc. / Alternate Key No.: 1251711, ect...
Grantee SS #:

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$1,295.00
2005002840 BK:1804 PG:2416-2417
01/12/2005 10:29 AM 2 PGS
JPARRISH,DC Receipt #001740

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 14 day of September A.D. 2004 by Gary Haber and Evelyn Haber, husband and wife, herein called the grantors, to **Crystal Ball Ventures, LLC** whose post office address is hereinafter called the Grantee: 900 South State Rd. 7, Plantation, FL 33317
(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 grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in CITRUS County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions and reservations of record and to taxes for the year 2003 and thereafter.

Grantor(s) hereby warrant(s) and certify(ies) that the above described property is vacant land.

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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2003.

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

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature
CYNTHIA A YAPP
Witness #1 Printed Name

[Signature]
Witness #2 Signature
Jessenia Estrada
Witness #2 Printed Name

[Signature] L.S.
Gary Haber
2462 SW 22nd Terr., Miami, FL 33145

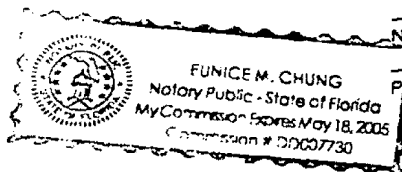
[Signature] L.S.
Evelyn Haber
2462 SW 22nd Terr., Miami, FL 33145

STATE OF FLORIDA
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 14 day of September, 2004 by Gary Haber and Evelyn Haber, husband and wife who are personally known to me or have produced personally known as identification.

SEAL

My Commission Expires:



[Signature]
Notary Signature
Printed Notary Signature

EXHIBIT "A"

Lot 20, Block 225, of CITRUS SPRINGS, UNIT NO. 3, as per plat thereof, recorded in Plat Book 5, Pages 116 through 129, inclusive, of the public records of Citrus County, Florida.

Lot 6, Block 227, of CITRUS SPRINGS, UNIT NO. 3, as per plat thereof, recorded in Plat Book 5, Pages 116 through 129, inclusive, of the public records of Citrus County, Florida.

Lots 18, 19 and 20, Block 619, of CITRUS SPRINGS, UNIT NO. 9, as per plat thereof, recorded in Plat Book 8, Pages 61 through 68, inclusive, of the public records of Citrus County, Florida.

Lot 16, Block 620, of CITRUS SPRINGS, UNIT NO. 9, as per plat thereof, recorded in Plat Book 8, Pages 61 through 68, inclusive, of the public records of Citrus County, Florida.

Lot 17, Block 620, of CITRUS SPRINGS, UNIT NO. 9, as per plat thereof, recorded in Plat Book 8, Pages 61 through 68, inclusive, of the public records of Citrus County, Florida.

Lot 7, Block 1410, of CITRUS SPRINGS, UNIT NO. 21, as per plat thereof, recorded in Plat Book 7, Pages 73 through 83, inclusive, of the public records of Citrus County, Florida.

Lot 11, Block 1448, of CITRUS SPRINGS, UNIT NO. 21, as per plat thereof, recorded in Plat Book 7, Pages 73 through 83, inclusive, of the public records of Citrus County, Florida.

Lot 12, Block 1448, of CITRUS SPRINGS, UNIT NO. 21, as per plat thereof, recorded in Plat Book 7, Pages 73 through 83, inclusive, of the public records of Citrus County, Florida.

Lot 6, Block 1454, of CITRUS SPRINGS, UNIT NO. 21, as per plat thereof, recorded in Plat Book 7, Pages 73 through 83, inclusive, of the public records of Citrus County, Florida.

Lot 1, Block 1670, of CITRUS SPRINGS, UNIT NO. 23, as per plat thereof, recorded in Plat Book 7, Pages 115 through 133, inclusive, of the public records of Citrus County, Florida.

Lot 2, Block 1670, of CITRUS SPRINGS, UNIT NO. 23, as per plat thereof, recorded in Plat Book 7, Pages 115 through 133, inclusive, of the public records of Citrus County, Florida.

This Instrument Prepared by and Return to:
New Vista Properties
8000 Governors Square Blvd, Suite 200
Miami Lakes, FL 33016
\$22,500 x .007 = \$157.50 Doc Stamps
Parcel ID: 3406267

WARRANTY DEED

This Warranty Deed made this 30th day of January 2016 by
Darren Wade and Veronica Wade, hereinafter called the grantor, whose post office address
is 8000 Governors Square Blvd, Suite 200 Miami Lakes, FL 33016

and **NEW VISTA PROPERTIES, INC., a Florida Corporation**, whose post office address is:
8000 Governors Square Blvd, Ste. 200, Miami Lakes, FL 33016, herein after called the
grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars 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 situated in Charlotte County, Florida viz:

This Warranty Deed is an absolute conveyance of the title in consideration of the cancellation of
the debt secured by that certain mortgage, held by New Vista Properties, Inc., a Florida
corporation grantee, dated **April 3, 2015** and recorded in Official Instrument #**2341110**, of the
Public Records of Charlotte County, Florida, and is not to be intended to be an additional
security.

Lot: **20** Block: **619**, PORT CHARLOTTE SUBDIVISION SECTION: **Unit 9**, a subdivision
according to the plat thereof, recorded in Plat Book **6**, Pages **61-66** of the Public Records of
Charlotte County, Florida.

Subject to restrictions, reservations, and easements of records if any, and taxes for the current
year and subsequent years.

Grantor herein covenants that the above-described property is vacant, unimproved land and is not
contiguous to the Grantor's homestead or residence.

This Warranty Deed was prepared without benefit of title search or title exam.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining
To Have and to Hold, the same 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.
(The term "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

In Witness Whereof, Grantor(s) has hereunto set Grantor(s)' hand and seal this day and year first above written.
Signed, sealed and delivered in our presence:

Witness Signature: Crystal Chetram

Printed Name: Crystal Chetram

Witness Signature: Crystal Chetram

Printed Name: Crystal Chetram

Darren Wade
Darren Wade

8000 Governors Square Blvd, Suite 200
Miami Lakes, FL 33016

Veronica Wade
Veronica Wade

STATE OF NEW YORK
COUNTY OF Queens

The foregoing instrument was acknowledged before me on this 30th day of January, 2016, by
Darren Wade and **Veronica Wade**, who is/are known to me or produced a driver's license as
identification.

01/30/2016
JAIPAUL PERSAUD
NOTARY PUBLIC, STATE OF NEW YORK
No. 01PE6123118
QUALIFIED IN QUEENS COUNTY
MY COMMISSION EXPIRES FEB. 28, 2017

Jaipaul Persaud
Notary Public
Printed Name: **JAIPAUL PERSAUD**
My Commission Expires: FEB 28, 2017

NEW VISTA
PROPERTIES



Berntsson, Ittersagen,
Gunderson & Wideikis, LLP
18401 Murdock Circle, Suite C
Port Charlotte, FL 33948

Fee \$52.50
Doc \$82.25
Int \$46.98
30141310

THIS FORM PREPARED BY:

George Vigil
Rasco Reininger Perez & Esquenazi, P.L.
283 Catalonia Avenue
Coral Gables, Florida 33134-6700

PURCHASE MONEY MORTGAGE

Exhibit "B"

Space above this line for recorder's use

THIS MORTGAGE is made this 23rd day of February, 20 14, by and between:

Name(s) JARREN WADE
VERONICA WADE

Address: 210 NEW VISTA PROPERTIES
8000 GOVERNORS SQUARE BLVD. SUITE 200
MIAMI LAKES, FL 33016

("collectively Borrower"); and NEW VISTA PROPERTIES, INC., a Florida corporation ("Lender"), whose address is 8000 Governors Square Boulevard, Suite 200, Miami Lakes, Florida 33016.

The terms Borrower and Lender shall in each instance include their heirs, executors, administrators, successors, legal representatives and assigns.

WITNESSETH

For good and valuable consideration and in consideration of the sum named in the Promissory Note, a copy of which is attached as Exhibit "A" hereto, (the "Note") and to secure Lender the payment, with interest thereon, of the indebtedness evidenced by the Note, and to secure the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant, transfer and assign to Lender, in fee simple, that certain parcel of land located in CITRUS County, Florida, (the "Property") described as follows:

Lot 20, in Block 619 of Section/ Addition Citrus Springs Unit 9,
a Subdivision according to the Plat thereof, recorded in Plat Book 6, Page 601 through
of the public records of CITRUS County, Florida. 606

Together, with all improvements now or hereafter erected on the Property, and all easements, appurtenances, riparian rights, fixtures, articles of personal property now or hereafter attached to or located in or upon the Property and all awards or payments including interest thereon and the right to receive the same growing out of or resulting from any exercise of the power of eminent domain.

THIS MORTGAGE IS A PURCHASE MONEY OBLIGATION GIVEN BY BORROWER TO LENDER AS SECURITY FOR THE UNPAID BALANCE OF THE COST OF ACQUISITION OF THE PROPERTY BY BORROWER FROM LENDER.

Please see reverse side, which is part of this Mortgage.

Initials DW VE

And Borrower does hereby covenant and agree:

1. Payment of Principal and Interest, Prepayment and Late Charges. Borrower will pay when due the debt evidenced by the Note and any late charges due thereunder.

2. Protection of Lender's Rights. In the event of any default in the performance of any of Borrower's covenants or agreements herein, Lender may, at the option of Lender, perform the same, including the payment of taxes, insurance premiums, performance of repairs and appearing in court. Any expenses incurred by Lender under this provision shall bear interest from the date of disbursement at the Note's rate of interest and shall be added to the indebtedness secured by this Mortgage. Borrower shall repay the cost thereof to Lender upon notice from Lender to Borrower requesting payment.

3. Charges, Liens. Borrower will pay all taxes, assessments, liens, encumbrances, and other charges now or hereafter levied against the Property or any part thereof when due, together with any penalties or interest on any of the foregoing. Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall not, without the prior written consent of Lender, create or consent to the creation of any liens, charges or encumbrances which have priority over this Mortgage. If Lender determines that any part of the Property is encumbered by a lien which may attain priority over this Mortgage, Lender may give Borrower notice identifying the lien, and Borrower shall satisfy the lien within 10 days of receipt of such notice; with prior approval from Lender, Borrower shall have the right to contest a lienor's claim, provided that Borrower shall furnish a good and sufficient bond, surety or other security as requested by, and found satisfactory to, Lender.

4. Estoppel Letter. Borrower, within six (6) days upon request in person or within ten (10) days upon request by mail, will furnish a written statement duly acknowledged of the amount due on the Note and whether any offsets or defenses exist against the mortgage debt.

5. Borrower's Covenants. Borrower warrants that Borrower has good and marketable title to the Property in fee simple, and has full power and lawful authority to mortgage the same; that this Mortgage is a first mortgage lien; that Borrower shall and will make, execute and deliver any other deeds or assurances as may be reasonably desired or required for Lender, its successors or assigns, for the purposes aforesaid; and that Borrower will warrant and defend the Property against all claims and demands, subject to any encumbrances of record, none of which create a prior lien to this Mortgage.

6. Maintenance and Inspection of Property. Borrower will maintain the Property in good condition and repair, will not commit or suffer any waste thereof, and will

comply with or cause to be complied with, all statutes, ordinances and requirements of any governmental authority relating to the Property; that Borrower will complete and pay for, within a reasonable time, any structure at any time in the process of construction on the Property. Lender or its agents shall have the right to enter and inspect the Property at all reasonable times upon previous written notice to Borrower.

7. Transfer of the Property or a Beneficial Interest in Borrower. Borrower shall not, without the prior written consent of Lender, convey, grant, assign or transfer all or any portion of (a) Borrower's rights, title or interest in the Property, whether legal or equitable, by outright sale, deed, installment sale contract, land contract, contract for deed, option, lease option, leasehold interest, contract, or any other method of conveyance of real property interests, to any person or entity; or (b) a beneficial interest in Borrower, if Borrower is not a natural person.

8. Acceleration; Remedies. Lender, at its option, may accelerate the loan and demand payment of the balance of all sums secured by the Note and Mortgage without further demand and may foreclose this Mortgage by judicial proceeding:

a. After failure by Borrower to pay any payment of principal or interest due within ten (10) days of the date such sums are due; or

b. After default in the payment of any tax or assessment after the same first becomes delinquent; or

c. If any of the following defaults remain uncured by Borrower for a period of thirty (30) days after Lender delivers written notice of same to Borrower:

i. Failure upon request to furnish a statement of the amount due on the Note or Mortgage and whether any offsets or defenses exist against the mortgage debt, as herein before provided; or

ii. Failure on request to remedy any waste of the Property, or

iii. Failure to maintain any improvements on the Property in reasonably good repair; or

iv. Failure to comply with any requirement or order or notice of violation of law or ordinance issued by any governmental department claiming jurisdiction over the Property; or

v. Failure upon request to make payment of any other sums required to be paid on the Note or this Mortgage; or

vi. Failure upon request to comply with any other covenants or conditions contained in the Note or this Mortgage.

d. If Borrower shall (i) be generally not paying its debts as they become due, (ii) file or consent by answer or otherwise to the filing against it of a petition for relief or reorganization of arrangement or any other petition in bankruptcy or insolvency law of any jurisdiction, (iii) make an assignment for the benefit of its creditors, (iv) consent to the appointment of a custodian, receiver, trustee, or other officer with similar powers of itself or of the Property, (v) be adjudicated insolvent or be liquidated, or (vi) take corporate action for the purpose of any of the foregoing; or

e. Upon the sale or further encumbrance of any portion of the Property which is not the subject of a simultaneous release from this Mortgage.

f. If Borrower makes a mortgage of any sort or creates a lien of any nature, without the prior written consent of Lender.

9. Release. Upon payment by Borrower to Lender of all the sums secured by the Note and this Mortgage, and provided Borrower is not then in default under other terms of the Note or Mortgage, Lender shall grant a release of the Property from the lien of this Mortgage. Such release shall be in recordable form, and the cost of preparation and recording thereof shall be borne by Borrower.

10. Sale of Note; Change of Loan Servicer. The Note or an interest in the Note (together with this Mortgage) may be sold one or more times without prior notice to Borrower. A sale may result in a change in the entity known as the "Loan Servicer" that collects the monthly payments due under the Note and this Mortgage. If there is a change of the Loan Servicer, Borrower will be given written notice of the change, and Borrower shall at that time make future payments as directed by the notice.

11. Miscellaneous

a. **Waiver and Modification.** No forgiveness of failure to perform shall be deemed a waiver upon any subsequent violation. Extension of the time for payment or modification of amortization of the sums secured hereby shall not operate to release the liability of Borrower. This Mortgage may be modified only by a written instrument executed by all parties.

b. **Notices.** Notice and demand or request shall be made in writing and shall be served in person, by facsimile, by overnight courier, or by registered or certified mail, return receipt requested, addressed to the party to be served at its address above set forth or at such other address as shall have been given by like notice from the party to be served to the party giving the notice. Notices delivered in person, sent by facsimile or sent by

overnight courier shall be deemed given on the date of delivery. Notices delivered by registered or certified mail shall be deemed given three (3) days after deposit in the U.S. Mail. Borrower stipulates that service of process will be properly made if by certified mail to the address above set forth.

c. **Attorney's Fees.** In the event any action or proceeding is commenced (including an action to foreclose this Mortgage or to collect the indebtedness secured hereby), in which Lender becomes a party or participates, by reason of being the holder of this Mortgage or the debt secured hereby, all sums paid by Lender for the expense of so becoming a party or participating (including reasonable attorney's and paralegals' fees and costs incurred in court, out of court, on appeal or in administrative hearings) shall on notice and demand be paid by Borrower, together with interest thereon at the rate per annum specified in the Note and shall be a lien on the Property, and shall be added to the indebtedness secured by this Mortgage.

d. **Severability.** In the event that any provision or provisions of this Mortgage shall be determined to be invalid, void, or unenforceable, such determination shall not affect the other provisions of this Mortgage which can be given effect without the invalid, void or unenforceable provision or provisions.

e. **Definitions.** Wherever used in this Mortgage, unless the context clearly indicates a contrary intent or unless otherwise specifically provided herein, the word "Borrower" shall mean "Borrower and any subsequent owner or owners of the Property;" the word "Lender" shall mean "Lender or any subsequent holder or holders of the Note or this Mortgage;" the word "Person" shall mean "an individual, corporation, partnership or unincorporated association;" and, the word "Property" shall include the real estate hereinbefore described, together with all condemnation awards and any other rights or property interests at any time made subject to the lien of this Mortgage by the terms hereof.

f. **Covenant Running with Land.** The covenants contained in this Mortgage shall run with the land and bind Borrower, the heirs, personal representatives, successors and assigns of Borrower and all subsequent encumbrances, tenants and subtenants of the Property and shall inure to the benefit of Lender and the successors and assigns of Lender.

g. **Venue.** Any action commenced pursuant to the Note or this Mortgage shall be brought in the County in Florida in which the Property is located. This Mortgage shall be subject to Florida law.

h. **Time is of the Essence of this Mortgage.**

i. **Remedies Cumulative.** All remedies in this Mortgage are cumulative to any other right or remedy under this Mortgage or so afforded by law or equity to Lender and may be exercised concurrently, independently or successively.

IN WITNESS WHEREOF Borrower has executed this Mortgage on the day and date first above written.

Borrower:

Signed, sealed and delivered in the presence of:

Darren Wade
Signature of Borrower Darren Wade

R Khan
Witness #1 Signature

Print Name: Rahaman Khan

Veronica Wade
Signature of Borrower Veronica Wade

J E
Witness #2 Signature

Print Name: John Ehrling

STATE OF FLORIDA

COUNTY OF CITRUS

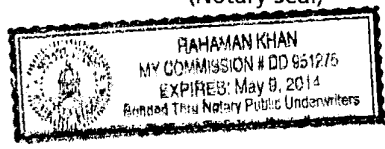
The foregoing instrument was acknowledged before me this 23rd day of FEBRUARY, 2014,
by Darren Wade & Veronica Wade who is personally known to me
or who has produced identification, to be the person(s) described in and who executed the foregoing mortgage.

Personally Known OR Produced Identification

Type of Identification Produced: DL
(Driver's license, passport, U.S. Armed Forces I.D., a State I.D. Card)

(Notary Seal)

Rahaman Khan Notary Public Signature, Commission No.



RAHAMAN KHAN (Name of Notary typed, printed or stamped)

My Commission Expires:

Please see reverse side, which is part of this Mortgage.

NEW VISTA PROPERTIES 

COPY

**DOCUMENTARY STAMP TAX DUE HEREON HAS BEEN PAID AND
STAMPS AFFIXED TO THE MORTGAGE SECURING THIS NOTE.**

PROMISSORY NOTE

EXHIBIT "A"

Amount financed:

\$ 25,490.00

FEBRUARY 23rd, 2014

Reference is hereby made to that Mortgage between New Vista Properties, Inc. and the undersigned to which this Promissory Note is attached (the "Mortgage"). All terms used herein without definition shall have the meanings assigned to them in the Mortgage or in the Homesite Purchase Contract between New Vista Properties, Inc. ("Contract") and the undersigned Borrower.

For value received, the undersigned (Collectively the "Borrower") promises to pay to the order of New Vista Properties, Inc. at 8000 Governors Square Boulevard, Suite 200, Miami Lakes, Florida 33016 (or such other place as the holder of this Note may designate in writing), the AMOUNT FINANCED, set forth above, together with FINANCE CHARGES thereon, as computed and payable, all as provided in the Federal Truth in Lending Disclosures in the Contract and at the ANNUAL PERCENTAGE RATE OF 8.9 %.

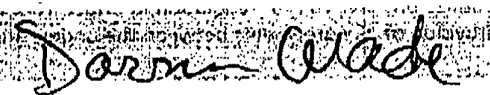
This Note is secured by a Mortgage on the Property.

This Note is payable under the following terms, which include the terms and conditions on the reverse side of this Note and the Truth in Lending Disclosures on page 1 of the Contract.

This Note shall be construed in accordance with and governed by the laws of the State of Florida. This Note may not be changed or terminated orally.

You have the option to cancel your contract or agreement of sale by notice to the seller until midnight of the seventh day following the signing of the contract or agreement. If you did not receive a Property Report prepared pursuant to the rules and regulations of the Bureau of Consumer Financial Protection, in advance of your signing the contract or agreement, this contract or agreement may be revoked at your option for two years from the date of signing.

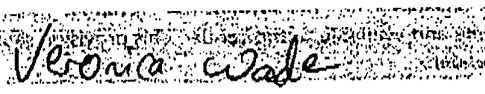
Borrower:

Sign: 

Print: DARLEEN WADE

Social Security #: _____

Borrower:

Sign: 

Print: VERONICA WADE

Social Security #: _____

Please see reverse side, which is part of this Note.

TERMS AND CONDITIONS OF NOTE

1. **Payments.** If payment hereunder becomes due on any day other than a business day, the due date thereof shall be extended to the next succeeding business day. All payments hereunder shall be made in such lawful money of the United States of America. Checks, drafts or similar items of payment received by Lender shall not constitute payment for purposes of computing interest under this Note until such checks, drafts or similar items of payment are finally paid in federal funds. Payments shall be applied first to accrued and unpaid interest, second to any other sums due hereunder and under the Mortgage (defined below), and third to principal due.
2. **Late Charges.** In the event any payment of interest or principal is delinquent more than 10 days, Borrower will pay to Lender a late charge of \$29.00. Except as may be otherwise provided by applicable law, imposition of late charges is not contingent upon the giving of any notice or lapse of any cure period provided in the Mortgage. Acceptance by Lender of any late payment shall not constitute a waiver by Lender of any default hereunder.
3. **Prepayment.** This Note may be prepaid in whole or in part at any time without penalty. At the time the Borrower makes a partial principal prepayment of this Note, Borrower shall pay any or all interest accrued yet unpaid on the entire outstanding balance of the Note, computed at the rate hereinabove set forth. All partial prepayments of principal shall be applied to the last payment of principal becoming due under the Note and shall not postpone the due date of any subsequent installment. Prepayments shall not affect or vary the duty of Borrower to pay all obligations when due, nor shall prepayments affect the right of Lender to pursue all remedies available to it hereunder or under the Mortgage.
4. **Default.** The occurrence of any of the following events shall constitute a default hereunder:
 1. Failure of Borrower to pay in full any principal or interest due hereunder within 10 days after it becomes due; and/or
 2. Occurrence of an event of default under the terms of the MortgageUpon the occurrence of any event of default as defined herein, the entire amount of this Note remaining unpaid shall become due and payable at the option of the Lender and without notice or demand.
5. **Borrowers' Waiver of Rights.** With respect to the payment hereof, Borrower and all persons now and hereafter liable for the payment in accordance with this Note hereby waive (i) demand, presentment, protest, notice of dishonor, suit against any party and all other requirements necessary to charge or hold the Borrower liable hereunder; (ii) all statutory provisions and requirements for the benefit of Borrower, now or hereafter in force (to the extent that same may be waived); and (iii) the right to interpose any set-off or counterclaim of any nature or description in any litigation in which Lender and Borrower shall be adverse parties.
6. **Borrowers' Payment of Fees, Taxes, Expenses.** Except as otherwise agreed to in writing by Lender, Borrower agrees to pay all filing fees and taxes, and all costs of collection or securing or attempting to collect or secure the payment thereof, including attorneys' fees, whether or not involving litigation and/or appellate proceedings. Borrower agrees to pay Lender's collection costs, including attorney's fees at trial and appellate proceedings, incurred by Lender in collecting or securing the indebtedness represented hereby.
7. **Non-Waiver.** Lender shall not by any act, delay, omission or otherwise be deemed to have waived any of its rights or remedies, and no waiver of any kind shall be valid, unless in writing and signed by the Lender.
8. **Usury.** Notwithstanding anything to the contrary, in no event shall the amount charged to or paid by Borrower exceed the maximum rate allowed by Florida law. If, for any circumstances whatsoever, fulfillment of any obligation hereunder shall cause the effective rate of interest to exceed the maximum lawful rate allowed under Florida law, then, *ipso facto*, the obligation shall be reduced to the limit of such validity, and any amounts received by the Lender as interest that would exceed the maximum lawful rate allowed under Florida law shall be applied to the reduction of the unpaid principal balance and not the payment of interest. If such excessive interest exceeds the unpaid principal balance, the excess shall be refunded. In determining whether or not the interest paid or payable hereunder exceeds the maximum lawful rate, the Lender may utilize any law, rule or regulation in effect from time to time and available to the Lender. This provision shall control every other provision of all agreements between the undersigned and Lender.
9. **Joint and Several Liability.** All obligations hereunder are the joint and several obligations of each Borrower.
10. Time is of the Essence of this Note.
11. This Note may not be changed or modified orally.
12. The terms of this Note shall be binding upon each and every one of the undersigned and their respective heirs, executors, administrators, personal representatives, successors and assigns, jointly and severally.

This Instrument Prepared by and Return to:

Miko P. Gunderson
Berntsson, Ittersagen, Gunderson & Wideikis, LLP
THE BIG W LAW FIRM
18401 Murdock Circle
Port Charlotte, Florida 33948
Property Appraisers Parcel I.D. Number: 3406267
File No:20141310

Rec. \$10.00
Doc. \$175.00
★

WARRANTY DEED
(CORPORATION)

This Warranty Deed Made the 1st day of October, 2014, by NEW VISTA PROPERTIES, INC., a Florida corporation, and having its place of business at 8000 Governors Square Blvd., Suite 200, Miami Lakes, Florida 33016, hereinafter called the grantor, and

DARREN WADE and VERONICA WADE, whose post office address is: c/o New Vista Properties, Inc., 8000 Governors Square Blvd, Ste 200, Miami Lakes, Florida 33016, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, viz:

Lot 20, Block 619, CITRUS SPRINGS, UNIT 9, a subdivision according to the plat thereof, recorded in Plat Book 6, Pages 61 through 66, of the Public Records of Citrus County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes for the year 2014 and subsequent years.

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.

(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

In Witness Whereof, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

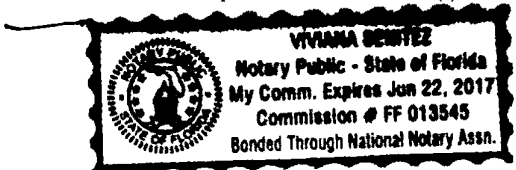
Witness Signature: [Signature]
Printed Name: JOHN EHRLING

NEW VISTA PROPERTIES, INC.
By: [Signature]
MARIA MERLO, as DEEDING OFFICER

Witness Signature: [Signature]
Printed Name: VIVIANA BENITEZ

STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 1st day of October, 2014, by MARIA MERLO as DEEDING OFFICER of NEW VISTA PROPERTIES, INC., a Florida corporation on behalf of the corporation. She is personally known to me or who has produced driver license(s) as identification.



[Signature]
Notary Public
Printed Name: Viviana Benitez
My Commission Expires:

CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS
COUNTY, FLORIDA

CASE NO: 2012 CA 001844 A

NEW VISTA PROPERTIES INC

Plaintiff

Vs

UNKNOWN SPOUSE OF DAVID L BERTRAM and ;
DAVID L BERTRAM

Defendant

CERTIFICATE OF TITLE

The undersigned clerk of the court certifies that he or she executed and filed a certificate of sale in this action on Jul 25, 2013 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Citrus County, Florida:

- a. Property Address: 07122 N Westbrook, Citrus Springs, FL
- b. Legal Description: Lot 20, Block 619, Citrus Springs, Unit 9, a subdivision according to the plat thereof, recorded in Plat Book 6, Pages 61 through 66, of the Public Records of Citrus County, Florida

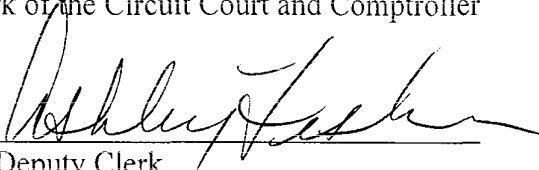
was sold to:

NEW VISTA PROPERTIES, INC.
8000 Governors Square Blvd
Suite 200
Miami Lakes, FL, 33016

WITNESS my hand and the seal of this court on Aug 06, 2013.



ANGELA VICK,
Clerk of the Circuit Court and Comptroller

BY: 
Deputy Clerk

#2013037212 08/06/2013 10:07:24 AM PGS 2 Receipt #33571 BK 2571 PG 547
Recording fee \$0.00 Deed Documentary Tax \$0.70
Mortgage Tax \$0.00 Intangible Tax \$0.00

Electronically Recorded, Citrus County FL
Angela Vick, Clerk of the Circuit Court

2013 AUG 06 10:07 AM

Service List:

Copies furnished to all parties.

Albert J. Tiseo, Jr., Esq., 701 J C Center Court, Suite 3, Port Charlotte, FL 33954
David L. Bertram and Unknown Spouse of David L. Bertram, 32 Stevens Street, #3, Hamden, CT
06517

Furnished by U.S. or

Electronic Mail

Pursuant to SC10-2101 this

6th day of Aug. 20 13

by [Signature] D.C.

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 918577

To: Tax Collector of CITRUS COUNTY , Florida

I,
ROGER A OR CAROL A RASHID
1354 BRANDY RUN
BLAIRSVILLE, GA 30512,

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 |
|----------------|-----------------|------------|---|
| 3406267 | 2018/4606 | 06-01-2018 | CITRUS SPGS UNIT 9 PB 6 PG 61 LOT 20 BLK 619 |

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
ROGER A OR CAROL A RASHID
1354 BRANDY RUN
BLAIRSVILLE, GA 30512

06-26-2020
Application Date

Applicant's signature

Altkey: 3406267
WADE DARREN

Parcel ID: 18E17S100090 06190 0200
7122 N WESTBROOK WAY , CITRUS SPRINGS

Citrus County Property Appraiser, Cregg E. Dalton

| | |
|-------------------|--|
| PC Code | 0000 - VACANT |
| Bldg Counts | Res 0 / MH 0 / Comm 0 |
| Nbhd | 1509 - CITRUS SPRINGS UNIT 9 |
| Tax District | 00CS - CITRUS SPRINGS |
| Subdivision | 000352 - CITRUS SPRINGS UNIT 09 |
| Short Legal | CITRUS SPGS UNIT 9 PB 6 PG 61 LOT 20 BLK 619 |
| Est. Parcel Sqft | 9,999 |
| Est. Parcel Acres | .23 |
| Map SC-TW-RG | 28-17S-18E |

Mailing Address

| | |
|-----------------|--|
| Name | WADE DARREN |
| Mailing Address | 8000 GOVERNORS SQ BLVD STE 200 MIAMI LAKES FL 33016 |

All Owners

| Name | Owner Type |
|---------------|------------------------|
| WADE DARREN | TC - Tenants In Common |
| WADE VERONICA | TC - Tenants In Common |

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 | \$2,600 | \$0 | \$2,600 | \$2,600 | \$0 | \$2,600 | \$0 | \$71.85 | Link |
| 2019 | \$3,040 | \$0 | \$3,040 | \$2,880 | \$0 | \$2,880 | \$0 | \$67.51 | Link |

Special Assessment

| Project # | Description | Amount |
|-----------|--------------------------|---------|
| 0024 | CITRUS SPRINGS MSBU | \$30.00 |
| 0131 | FIRE SERVICES ASSESSMENT | \$4.07 |

Sales

| Sale Date | Sale Price | Book/Page | Instr Type | V/I |
|------------|------------|-----------|-------------------------|-----|
| 01/30/2016 | \$22,500 | 2739/0531 | 98-UNABLE TO PROCESS | V |
| 10/01/2014 | \$25,000 | 2649/0400 | 00-WARRANTY DEED | V |
| 08/01/2013 | \$100 | 2571/0547 | 01-CORRECTIVE/QC/TD/COT | V |
| 07/01/2007 | \$50,000 | 2149/1329 | 00-WARRANTY DEED | V |

Land & Agricultural

| Line | Land Use | Type | Units | Frontage | Depth | Zoning |
|------|----------|------|-------|----------|-------|--------|
|------|----------|------|-------|----------|-------|--------|

| | | | | | | Ag Flag | Classified Value | Just Value | |
|---|-----------------------------|--------------|-------|------|-----|------------|---------------------|---------------|-----|
| 1 | 0008-SFR NON- WATERFRONT | F-FRONT FOOT | 80.00 | 80.0 | 125 | | | | RUR |

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