

RECEIVED

By Tifani White at 4:05 pm, 7/23/21

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

513
R. 07/19
Page 1 of 2**Part 1: Tax Deed Application Information**

Applicant	COMIAN XVII TAX LIEN FUND LLC COMIAN INVESTMENT GROUP 700 RT 130N SUITE 101 CINNAMINSON, NJ 08077	Property Owner	LEVENTURES LLC 783 AVENUE C BAYONNE, NJ 07002
Property description	CITRUS SPGS UNIT 11 PB 6 PG 80 LOT 10 BLK 682	Application date	Mar 31, 2021
		Certificate #	2018 / 2813
		Date certificate issued	06/01/2018
		Account number	1369096

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)
# 2018/2813	06/03/2018	98.59	50.28	148.87
→ Part 2: Total*				148.87

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)
# 2020/2717	06/03/2020	125.96	6.25	18.89	151.10
# 2019/2722	06/03/2019	101.74	6.25	33.57	141.56
# 2017/2682	06/03/2017	101.21	6.25	68.32	175.78
Part 3: Total*					468.44

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)	617.31
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	102.57
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)	68.69
7. Total Paid (Lines 1-6)	1,213.57

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.

Hallie Sullivan _____ Signature, Tax Collector or Designee	Citrus County, Florida Date 23rd of July, 2021
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Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
8. Processing tax deed fee	119.00
9. Certified or registered mail charge	0.00
10. Advertising charge (see s.197.542, F.S.)	0.00
11. Recording fee for certificate of notice	0.00
12. Sheriff's fees	0.00
13. Interest (see Clerk of Court Instructions, page 2)	0.00
14. Total Paid (Lines 8-13)	119.00
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, and 15, if applicable)	1,332.57
17. Redemption fee	6.25
18. Total amount to redeem	1,338.82
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

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
7022 N SANTOS DR
CITRUS SPRINGS, FL 34434

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

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: 07/07/2021

REPORT EFFECTIVE DATE: 20 YEARS UP TO 06/30/2021

CERTIFICATE # 2018-2813

ACCOUNT # 1369096

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 11 PB 6 PG 80 LOT 10 BLK 682

PROPERTY ADDRESS: 7715 N OASIS PT, CITRUS SPRINGS

OWNER OF RECORD ON CURRENT TAX ROLL:

LEVENTURES LLC

783 AVENUE C

BAYONNE, NJ 07002 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

LEVENTURES, LLC

OR: 2765, Page: 639

224 93RD ST

BROOKLYN, NY 11209 (Per Deed. No Sunbiz record found.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

CITY OF INVERNESS

OR: 3029, Page: 736

212 W. MAIN STREET

OR: 3029, Page: 741

INVERNESS, FL 34450 (Per Liens)

OR: 3029, Page: 769

OR: 3029, Page: 774

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: 18E17S100110 06820 0100

CURRENT ASSESSED VALUE: \$3,190

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: 542, Page: 2161
Death Certificate (Best image available)	OR: 1656, Page: 99
Affidavit	OR: 1758, Page: 2190
Warranty Deed	OR: 1758, Page: 2192
Warranty Deed	OR: 1773, Page: 1523
Warranty Deed	OR: 2010, Page: 886
Warranty Deed	OR: 2750, Page: 1495
Warranty Deed	OR: 2760, Page: 771
Trust Affidavit	OR: 2765, Page: 636
Affidavit	OR: 3145, Page: 678

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.

Suzette Servas

Title Examiner

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	1511 - CITRUS SPRINGS UNIT 11
Tax District	00CS - CITRUS SPRINGS
Subdivision	000362 - CITRUS SPRINGS UNIT 11
Short Legal	CITRUS SPGS UNIT 11 PB 6 PG 80 LOT 10 BLK 682
Est. Parcel Sqft	14,147
Est. Parcel Acres	.32
Map SC-TW-RG	27-17S-18E

Mailing Address

Name	LEVENTURES LLC
Mailing Address	783 AVENUE C BAYONNE NJ 07002

All Owners

Name	Owner Type
LEVENTURES LLC	BU - Business

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	\$3,250	\$0	\$3,250	\$3,190	\$0	\$3,190	\$0	\$102.57	Link
2019	\$2,900	\$0	\$2,900	\$2,900	\$0	\$2,900	\$0	\$88.59	Link

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessment

Project #	Description	Amount
0024	CITRUS SPRINGS MSBU	\$30.00
0131	FIRE SERVICES ASSESSMENT	\$4.07
0147	WATER UTILITY AVAIL ASMT	\$21.77

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
05/27/2016	\$27,800	2765/0639	14-SALE / MORE THAN 1 PARCEL	V
05/26/2016	\$18,800	2760/0771	25-TO/FROM RELIG/CHAR/OR BENEVOLENT	V
04/05/2016	\$3,800	2750/1495	25-TO/FROM RELIG/CHAR/OR BENEVOLENT	V
05/01/2006	\$36,000	2010/0886	00-WARRANTY DEED	V
09/01/2004	\$15,000	1773/1523	00-WARRANTY DEED	V
08/01/2004	\$5,000	1758/2192	00-WARRANTY DEED	V
07/01/1979	\$2,300	0542/2161	13-FROM DEVELOPERS	V

Sales do not generally appear in database until approximately 8 to 10 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	F-FRONT FOOT	98.00	98.0	125			\$3,250	RUR

Total Misc Value

Legal Description

Legal Description
CITRUS SPGS UNIT 11 PB 6 PG 80 LOT 10 BLK 682

Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.



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 Archetectural Chairperson

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

Durfee, Barbara
2300 W. Arbutus Dr
Citrus Springs, FL 34434

Title Director, at large

Durfee, Wayne
2300 W. Arbutus Dr
Citrus Springs, FL 34434

Title Communication Director

Dorsey, Donna
8120 N. Voyager Dr
Citrus Springs, FL 34433

Annual Reports

Report Year	Filed Date
2019	02/09/2019
2020	07/29/2020
2021	04/12/2021

Document Images

[04/12/2021 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[07/29/2020 -- ANNUAL REPORT](#)

[View image in PDF format](#)

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

10916-70 2295
This instrument Was Prepared By
The Deltona Corporation,
by Nancy Rocha
3250 S. W. 3rd Avenue
Miami, Florida 33129

AFTER RECORDING PLEASE RETURN TO:
FIVE POINTS TITLE SERVICES CO., INC.
3250 S.W. 3RD AVE., MIAMI, FL. 33129

REC. _____
DOC. _____
SUR. _____
TOT. _____

Warranty Deed

This Indenture, made this 31st day of July, A.D. 19 79,
between THE DELTONA CORPORATION, a corporation existing under the laws of the State of
Delaware, having a place of business in the County of Dade and State of Florida, and lawfully authorized
to transact business in the State of Florida, party of the first part, and

Bernard A. KOLLAR and Jeannette T. KOLLAR, his wife
parties of the second part, whose mailing address is: 43 Freedom Drive
Franklin, New Hampshire 03235 1 4 4

WITNESSETH:

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

Lot 10, Block 682 of Citrus Springs,
Unit ELEVEN, a Subdivision according to the Plat thereof, recorded in
Plat Book 6, Page 80-86 of the Public Records
of Citrus County, Florida.

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

And the said party of the first part does hereby fully warrant the title to said land, and will defend the
same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered
in the presence of us:

THE DELTONA CORPORATION,

Ava Maria Gortain
Clarene Crossfield Jones

By *Amanda W. Hines* (Corporate Seal)
Amanda W. Hines (Authorized Agent)

STATE OF FLORIDA }
COUNTY OF DADE } SS

I HEREBY CERTIFY, that on this 31st day of July, A.D. 19 79
before me personally appeared Amanda W. Hines of THE DELTONA CORPORATION, a corporation
under the laws of the State of Delaware, to me known to be the person who signed the foregoing
instrument as such agent and acknowledged the execution thereof to be his free act and deed as such agent
for the uses and purposes therein mentioned and that he affixed thereto the official seal of said corpora-
tion, and that the said instrument is the act and deed of said corporation.

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

My Commission expires:
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES NOV. 24 1982

ESTHER (SEAL) CAZZULLA
Notary Public, State of Florida at Large
FILED & RECORDED
- CITRUS COUNTY, FLORIDA -
WALT CONNORS, CLERK

BOOK 542 PAGE 2161

FILE NO. 791082

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
2004062014 BK: 1758 PG: 2190-2191
08/30/2004 01:31 PM 2 PGS
KCCR, DC Receipt #039304



R-CPX
50

Prepared by and Return to:
Tom Kozlik, an employee of
First American Title Insurance Company D/B/A Crystal River Title
9030 West Fort Island Trail, Suite 4
Crystal River, Florida 34429
(352) 795-3535

CONTINUOUS MARRIAGE AFFIDAVIT
(Death of Spouse)

State of Florida

County of Citrus

BEFORE ME, the undersigned authority, authorized in the state and county aforesaid to take acknowledgments, personally appeared Jeannette T. Kollar who after being duly sworn deposes and says;

That Affiant is the surviving spouse of Bernard A. Kollar

That Affiant is one and the same person as that certain Jeannette T. Kollar who took title to the following described real property, together with Bernard A. Kollar on July 1977, as husband and wife.

That Affiant was legally married to Bernard A. Kollar at the time they took title to the following described real property located in Citrus County, FL, to-wit:

Lot 10, Block 682 of CITRUS SRPINGS UNIT 11, according to the Plat thereof as recorded in Plat Book 6, Page(s) 80-86, of the Public Records of Citrus County, Florida.

Further, that Affiant was continuously married to Bernard A. Kollar without interruption from the date they acquired title to the above described property until the date of death of Bernard A. Kollar on 07/23/2003.

The purpose of this affidavit is to induce First American Title Insurance Company to eliminate items from its Commitment and issue title insurance pursuant to File No. 1087-598520 insuring the above described property.

FURTHER, Affiant herein agrees to indemnify and hold harmless First American Title Insurance Company against any loss or damage resulting from its issuance of title insurance as stated above based on the information given in this affidavit.

Jeanette T Kollar
Jeanette T. Kollar

State of FL

County of Citrus

Sworn To, Subscribed and Acknowledged before me on Aug. 23, 2004 by Jeanette T. Kollar who is personally known to me or who has produced a valid driver's license as identification.



Thomas J Kozlik
My Commission DD036347
Expires June 25, 2005

Thomas J. Kozlik
NOTARY PUBLIC
Thomas J. Kozlik
Notary Print Name
My Commission Expires: 6/25/05

Prepared by
Tom Kozlik, an employee of
First American Title Insurance Company D/B/A Crystal River Title
9030 West Fort Island Trail, Suite 4
Crystal River, Florida 34429
(352) 795-3535



2004062015 2 PGS

Return to: Grantee

File No.: 1087-598520

WARRANTY DEED

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE \$18.50
DOCUMENTARY TAX \$36.00
2004062015 BK:1758 PG:2192-2193
08/30/2004 01:31 PM 2 PGS
KCCR, DC Receipt #039304

Made this Aug. 23 of 2004 by and between

Jeannette T. Kollar

whose address is: **509 N. Indigo Terr., Hernando, FL 34442**
hereinafter called the "grantor", to

VanNess Properties, Inc., a Florida Corporation

whose post office address is: **5634 N. Lecanto Hwy, Beverly Hills, FL 34465**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Citrus County, Florida**, to-wit:

Lot 10, Block 682 of CITRUS SRPINGS UNIT 11, according to the Plat thereof as recorded in Plat Book 6, Page(s) 80-86, of the Public Records of Citrus County, Florida.

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Parcel Identification Number: **1369096**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2003.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Jeannette T. Kollar
Jeannette T. Kollar

Signed, sealed and delivered in the presence of these witnesses:

Thomas J. Kozlik
Witness Signature
Print Name: Thomas J. Kozlik

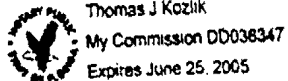
Brandi Lewis
Witness Signature
Print Name: Brandi Lewis

State of Florida

County of Citrus

The Foregoing Instrument was Acknowledged before me on 8/23/04, by Jeannette T. Kollar who is/are personally known to me or who has/have produced Id. D.L. as identification.

Thomas J. Kozlik
NOTARY PUBLIC
Thomas J. Kozlik
Notary Print Name
My Commission Expires: 6/25/05



Prepared by
Tom Kuzlik, an employee of
First American Title Insurance Company D/B/A Crystal River Title
9030 West Fort Island Trail, Suite 4
Crystal River, Florida 34429
(352) 795-3535

Return to: Grantee

File No.: 1087-614813



2004073420 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE \$18 50
DOCUMENTARY TAX \$105 00
2004073420 BK: 1773 PG: 1523-1524
10/13/2004 10:44 AM 2 PGS
KCCR, DC Receipt #045970

CORPORATE WARRANTY DEED

This indenture made on A.D., by

VanNess Properties, Inc, a Florida Corporation

whose address is: **5634 North Lecanto Highway, Lecanto, FL 34461**
hereinafter called the "grantor", to

Ryan F Balz

whose address is: **PO Box 10571, Daytona Beach, FL 32120**
hereinafter called the "grantee":

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Citrus County, Florida**, to-wit:

Lot 10, Block 682 of CITRUS SPRINGS UNIT ELEVEN, according to the Plat thereof as recorded in Plat Book 6, Page(s) 80 through 86, of the Public Records of Citrus County, Florida.

Parcel Identification Number: **1369096**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

VanNess Properties, Inc, a Florida Corporation

Monty VanNess

By: Monty Vanness, President

(Corporate Seal)

Signed, sealed and delivered in our presence:

Thomas J. Kozlik
Witness Signature

Print Name: Thomas J. Kozlik

Tom Durall
Witness Signature

Print Name: Tom Durall

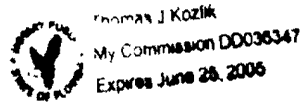
State of **Florida**

County of **Citrus**

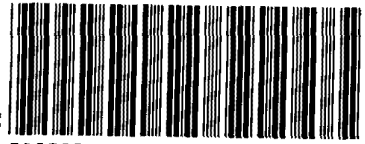
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on , by **Monty Vanness, as President , and , as on behalf of VanNess Properties, Inc, a Florida Corporation,** existing under the laws of the State of Florida, who is/are personally known to me or who has/have produced a valid drivers license as identification.

Thomas J. Kozlik
NOTARY PUBLIC
Thomas J. Kozlik

Printed Name of Notary
My Commission Expires: 6/25/05



REC 1850
SS. 25210



2006037533 2 PGS

Prepared by
Toni Duvall, an employee of
First American Title Insurance Company
9030 West Fort Island Trail, Suite 4
Crystal River, Florida 34429
(352)795-3535

Return to: Grantee

File No.: 1087-1170549

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$252.00
2006037533 BK: 2010 PG: 886
05/24/2006 10:02 AM 2 PGS
ATYRE, DC Receipt #022470

WARRANTY DEED

This indenture made on 15 MAY 06 A.D., by

Ryan F. Balz

whose address is: PO BOX 10571 DAYTONA BEACH, FL 32120
hereinafter called the "grantor", to

William Christopher

whose address is: **2500 John Aderson Drive, Ormond, Beach FL 32176**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Citrus County, Florida**, to-wit:

Lot 10, Block 682 of CITRUS SPRINGS UNIT ELEVEN, according to the plat thereof as recorded in Plat Book 6, Page(s) 80 through 86, of the Public Records of Citrus County, Florida.

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Parcel Identification Number: **1369096**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2005.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.



Ryan F. Balz


Signed, sealed and delivered in our presence:



Witness Signature

Print Name: CATHERINE A.W. SNIDER

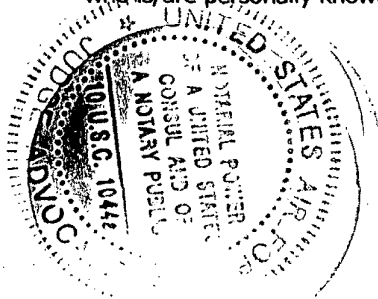
State of Serving with the Armed Forces
overseas, RAF Croughton, UK
County of _____

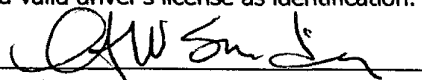


Witness Signature

Print Name: SOPHIA TILMAN

The Foregoing Instrument Was Acknowledged before me on 15 May 06, by Ryan F. Balz who is/are personally known to me or who has/have produced a valid driver's license as identification.





NOTARY PUBLIC

CATHERINE A.W. SNIDER
Notary Print Name

My Commission Expires: indef
CATHERINE W. SNIDER, TSgt, USAF
Paralegal
10 USC 1044A, NOTARY W/SEAL

Prepared by:
Amanda Rowthorn, an employee of
Wollinka Wikle Title Insurance Agency
1904 W. Main Street
Inverness, Florida 34452
Consideration: \$3,750.00
File Number: IN16-037

RETURN TO: GRANTEE

General Warranty Deed

10.00
26.60

Made on this 5 day of April, 2016 A.D. By

William Christopher,
whose address is: 2500 John Anderson Dr, Ormond Beach, Florida 32176, hereinafter called the grantor, to

HABITAT FOR HUMANITY OF CITRUS COUNTY, INC., A FLORIDA NON-PROFIT CORPORATION,
whose post office address is: P.O. BOX 1041, Crystal River, Florida 34423, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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

Lot 10, Block 682, CITRUS SPRINGS UNIT ELEVEN, a subdivision according to the plat thereof recorded at Plat Book 6, Pages 80 through 86, in the Public Records of Citrus County, Florida.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: **18E17S100110 06820 0100**

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, 2015.

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:

x [Signature]
Witness Printed Name Amanda Rowthorn

x [Signature] (Seal)
William Christopher
Address: 2500 John Anderson Dr, Ormond Beach, Florida 32176

x [Signature]
Witness Printed Name Perna Guthrie

x _____ (Seal)
Address: _____

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me this 5 day of April, 2016, by William Christopher, who is/are personally known to me or who has produced [Signature] as identification.



[Signature]
Notary Public
Print Name: Amanda Rowthorn
My Commission Expires: 2/2/20

Prepared by and Return to:
Amanda Rowthorn, an employee of
Wollinka Wikle Title Insurance Agency
1904 W. Main Street
Inverness, Florida 34452
Consideration: \$18,800.00
Our File Number: IN16-079

RETURN TO: GRANTEE

For official use by Clerk's office only

STATE OF Florida) **SPECIAL WARRANTY DEED**
COUNTY OF Citrus) (Corporate Seller)

THIS INDENTURE, made this May 26, 2016, between Habitat for Humanity of Citrus County, Inc., a Florida Non-Profit Corporation, a Florida corporation a/ka/ Habitat for Humanity of Citrus County, Inc., a Florida Not-for-Profit Corporation whose mailing address is: P.O. Box 1041, Crystal River, Florida 34423, party of the first part, and Robert Dobbs, as Trustee of the Land Rescue League Trust Dated 08-25-01, whose mailing address is: P.O. Box 6059, Delray Beach, Florida 33482, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

SEE ATTACHED EXHIBIT "A"

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on May 26, 2016.

Signed, sealed and delivered
in the presence of:

Habitat for Humanity of Citrus County, Inc., a Florida
Non-Profit Corporation ak/a Habitat for Humanity of Citrus
County, Inc., a Florida Not-for-Profit Corporation

Carole Morrissey
Witness signature

CAROLE MORRISSEY
Print witness name

Cecilia Breen
Witness signature

CECILIA BREEN
Print witness name

By: [Signature]
Print Name: Ernest G. Rusaw
Title: President / CEO

(Corporate Seal)

State of Florida
County of Citrus

THE FOREGOING INSTRUMENT was acknowledged before me this 26 day of May, 2016 by Ernest G. Rusaw, President / CEO of Habitat for Humanity of Citrus County, Inc., a Florida Non-Profit Corporation AK/A Habitat for Humanity of Citrus County, Inc., a Florida Not-for-Profit Corporation who is personally known to me or who has produced _____ as identification.

Carole Kaye Morrissey
Notary Public

CAROLE KAYE MORRISSEY
Print Notary Name

My Commission Expires: 02-10-2018

Notary Seal



Exhibit "A"

Parcel 1: Lot 3, Block 101, CITRUS SPRINGS, Unit 1, a Subdivision according to the plat thereof, recorded in Plat Book 5, Page 89-106, of the Public Records of Citrus County, Florida

Parcel 2:

Lot 21, Block 384, CITRUS SPRINGS, Unit 4, a Subdivision according to the plat thereof, recorded in Plat Book 5, Page 133-152, of the Public Records of Citrus County, Florida

Parcel 3:

Lot 10, Block 682, CITRUS SPRINGS UNIT ELEVEN, a subdivision according to the plat thereof recorded at Plat Book 6, Pages 80 through 86, in the Public Records of Citrus County, Florida

Parcel 4:

Lot 16, Block 1756 of CITRUS SPRINGS UNIT TWENTY-THREE, a subdivision according to the plat thereof, recorded in Plat Book 7, Pages 115 through 133, of the Public Records of Citrus County, Florida

Parcel 5:

Lot 17, Block 1756 of CITRUS SPRINGS UNIT TWENTY-THREE, a subdivision according to the plat thereof, recorded in Plat Book 7, Pages 115 through 133, of the Public Records of Citrus County, Florida

Parcel 6:

Lot 3, Block 574, CITRUS SPRINGS UNIT SIX, a subdivision according to the plat thereof recorded at Plat Book 6, Page 15-22, in the Public Records of Citrus County, Florida

Parcel 7:

Lot 3, Block 511, CITRUS SPRINGS UNIT 5, a subdivision according to the plat thereof recorded at Plat Book 6, Page 1-14, in the Public Records of Citrus County, Florida

Parcel 8:

Lot 9, Block 540, CITRUS SPRINGS UNIT 5, a subdivision according to the plat thereof recorded at Plat Book 6, Pages 1-14, in the Public Records of Citrus County, Florida

Parcel 9:

Lot 25, Block 8, INVERNESS ACRES UNIT II, a subdivision according to the plat thereof recorded at Plat Book 6, Page 52-58, in the Public Records of Citrus County, Florida

Parcel 10:

Lot 27, Block 8, INVERNESS ACRES UNIT II, a subdivision according to the plat thereof recorded at Plat Book 6, Page 52-58, in the Public Records of Citrus County, Florida

Parcel 11:

Lot 26, Block 8, INVERNESS ACRES UNIT II, a subdivision according to the plat thereof recorded at Plat Book 6, Page 52-58, in the Public Records of Citrus County, Florida

Parcel 12:

Lot 15, Block 10, INVERNESS ACRES UNIT 2, a subdivision according to the plat thereof recorded at Plat Book 6, Page 52-58, in the Public Records of Citrus County, Florida

Parcel 13:

Lot 14, Block 10, INVERNESS ACRES UNIT 2, a subdivision according to the plat thereof recorded at Plat Book 6, Page 52-58, in the Public Records of Citrus County, Florida

Parcel 14:

Lot 36, Block 9, INVERNESS ACRES UNIT 2, a subdivision according to the plat thereof recorded at Plat Book 6, Page 52-58, in the Public Records of Citrus County, Florida

Parcel 15:

File Number: IN16-079
Legal Description with Non Homestead

Lot 19, Block 10, INVERNESS ACRES UNIT 2, a subdivision according to the plat thereof recorded at Plat Book 6, Page 52-58, in the Public Records of Citrus County, Florida

Parcel 16:

Lot 18, Block 10, INVERNESS ACRES UNIT 2, a subdivision according to the plat thereof recorded at Plat Book 6, Page 52-58, in the Public Records of Citrus County, Florida

Parcel 17:

Lot 37, Block 29, INVERNESS ACRES UNIT 2, a subdivision according to the plat thereof recorded at Plat Book 6, Page 52-58, in the Public Records of Citrus County, Florida

Parcel 18:

Lot 38, Block 29, INVERNESS ACRES UNIT 2, a subdivision according to the plat thereof recorded at Plat Book 6, Page 52-58, in the Public Records of Citrus County, Florida

Parcel 19:

Lot 45, Block 29, INVERNESS ACRES UNIT 2, a subdivision according to the plat thereof recorded at Plat Book 6, Page 52-58, in the Public Records of Citrus County, Florida

Parcel 20:

Lot 46, Block 29, INVERNESS ACRES UNIT 2, a subdivision according to the plat thereof recorded at Plat Book 6, Page 52-58, in the Public Records of Citrus County, Florida

Parcel 21:

Lot 49, Block 29, INVERNESS ACRES UNIT 2, a subdivision according to the plat thereof recorded at Plat Book 6, Page 52-58, in the Public Records of Citrus County, Florida

Parcel 22:

Lot 50, Block 29, INVERNESS ACRES UNIT 2, a subdivision according to the plat thereof recorded at Plat Book 6, Page 52-58, in the Public Records of Citrus County, Florida

Parcel 23:

Lot 54, Block 29, INVERNESS ACRES UNIT 2, a subdivision according to the plat thereof recorded at Plat Book 6, Page 52-58, in the Public Records of Citrus County, Florida

Parcel 24:

Lot 45, Block 30, INVERNESS ACRES UNIT 2, a subdivision according to the plat thereof recorded at Plat Book 6, Page 52-58, in the Public Records of Citrus County, Florida

ROBERT DOBBS

Prepared by: Amanda Rowthorn
and Return to: Wollinka Wikle Title Insurance Agency
1904 W. Main Street
Inverness, Florida 34452
File Number: IN16-080

R-27.00

TRUST AFFIDAVIT

State of: Florida
County of: CITRUS

The undersigned Robert Dobbs, being duly sworn, deposes and says:

That said trust named The Land Rescue League Trust dated 08-25-01 has not been amended, modified or revoked, except as heretofore disclosed, and that the Trust is still in full force and effect and that Robert Dobbs is/are still acting trustee(s) and has/have full power to grant, sell, convey, purchase and refinance the real property described as follows:

Parcel 1: Lot 3, Block 101, CITRUS SPRINGS, Unit 1, a Subdivision according to the plat thereof, recorded in Plat Book 5, Page 89-106, of the Public Records of Citrus County, Florida

Parcel 2:
Lot 21, Block 384, CITRUS SPRINGS, Unit 4, a Subdivision according to the plat thereof, recorded in Plat Book 5, Page 133-152, of the Public Records of Citrus County, Florida

Parcel 3:
Lot 10, Block 682, CITRUS SPRINGS UNIT ELEVEN, a subdivision according to the plat thereof recorded at Plat Book 6, Pages 80 through 86, in the Public Records of Citrus County, Florida

Parcel 4:
Lot 16, Block 1756 of CITRUS SPRINGS UNIT TWENTY-THREE, a subdivision according to the plat thereof, recorded in Plat Book 7, Pages 115 through 133, of the Public Records of Citrus County, Florida

Parcel 5:
Lot 17, Block 1756 of CITRUS SPRINGS UNIT TWENTY-THREE, a subdivision according to the plat thereof, recorded in Plat Book 7, Pages 115 through 133, of the Public Records of Citrus County, Florida

Parcel 6:
Lot 3, Block 574, CITRUS SPRINGS UNIT SIX, a subdivision according to the plat thereof recorded at Plat Book 6, Page 15-22, in the Public Records of Citrus County, Florida

Parcel 7:
Lot 3, Block 511, CITRUS SPRINGS UNIT 5, a subdivision according to the plat thereof recorded at Plat Book 6, Page 1-14, in the Public Records of Citrus County, Florida

Parcel 8:
Lot 9, Block 540, CITRUS SPRINGS UNIT 5, a subdivision according to the plat thereof recorded at Plat Book 6, Pages 1-14, in the Public Records of Citrus County, Florida

ROBERT DOBBS

Parcel 9:

Lot 25, Block 8, INVERNESS ACRES UNIT II, a subdivision according to the plat thereof recorded at Plat Book 6, Page 52-58, in the Public Records of Citrus County, Florida

Parcel 10:

Lot 27, Block 8, INVERNESS ACRES UNIT II, a subdivision according to the plat thereof recorded at Plat Book 6, Page 52-58, in the Public Records of Citrus County, Florida

Parcel 11:

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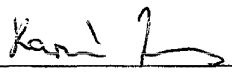
Further your affiant sayeth naught.


ROBERT DOBBS

Robert Dobbs, Trustee

STATE of Florida
County of PALM BEACH

The foregoing instrument was sworn to, subscribed and acknowledged before me on this 27TH day of
May, 2016, by Robert Dobbs, who is/are personally known to me or who produced FL. DRIVER'S
identification and who did take an oath. LIC.


Notary Public

Print Name: KARIN JONES

My Commission expires: 11/06/2018

Notary seal



Prepared by:

Amanda Rowthorn

Wollinka Wikle Title Insurance Agency

1904 W. Main Street

Inverness, Florida 34452

Consideration \$ 27,800.00

File Number: IN16-080

General Warranty Deed

R = 35.50
D = 194.60
Made on this 27th day of May, 2016 A.D., By **Robert Dobbs, Individually and as Trustee of the Land Rescue League Trust dated 08-25-01**, whose post office address is: P.O. Box 6059, Delray Beach, Florida 33482, hereinafter called the grantor, to **Leventures, LLC, a New Jersey limited liability company**, whose post office address is: 224 93rd Street, Brooklyn, New York 11209, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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

See Attached Schedule A

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: 18E17S100010 01010 0030; 18E17S100040 03840 0210; 18E17S100110 06820 0100; 18E17S100230 17560 0160; 18E17S100230 17560 0170; 18E17S100060 05740 0030; 18E17S100050 05110 0030; 18E17S100050 05400 0090; 19E19S120120 00080 0260; 19E19S120120 00080 0250; 19E19S120120 00080 0270; 19E19S120120 00090 0360; 19E19S120120 00100 0140; 19E19S120120 00100 0150; 19E19S120120 00100 0180; 19E19S120120 00100 0190 ; 19E19S120120 00290 0370; 19E19S120120 00290 0380; 19E19S120120 00290 0450; 19E19S120120 00290 0460; 19E19S120120 00290 0490; 19E19S120120 00290 0500; 19E19S120120 00300 0450

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, 2015.

Prepared by:
Amanda Rowthorn
Wollinka Wikle Title Insurance Agency
1904 W. Main Street
Inverness, Florida 34452
Consideration \$ 27,800.00
File Number: IN16-080

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:

ROBERT DOBBS

(Seal)

Robert Dobbs, Individually and as Trustee of the Land
Rescue League Trust dated 08-25-01
Address: P.O. Box 6059
Delray Beach, Florida 33482

Karin Jones
Witness Printed Name KARIN JONES

Farah Malvoin
Witness Printed Name Farah malvoin

(Seal)
Address:

State of Florida
County of PALM BEACH

The foregoing instrument was acknowledged before me this 27th day of May, 2016, by Robert Dobbs, Individually and as Trustee of the Land Rescue League Trust dated 08-25-01, who is/are personally known to me or who has produced FL. DL. as identification.



Karin Jones
Notary Public
Print Name: KARIN JONES
My Commission Expires: 11/06/2018

Exhibit "A"

Parcel 1: Lot 3, Block 101, CITRUS SPRINGS, Unit 1, a Subdivision according to the plat thereof, recorded in Plat Book 5, Page 89-106, of the Public Records of Citrus County, Florida

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Lot 21, Block 384, CITRUS SPRINGS, Unit 4, a Subdivision according to the plat thereof, recorded in Plat Book 5, Page 133-152, of the Public Records of Citrus County, Florida

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Parcel 4:
Lot 16, Block 1756 of CITRUS SPRINGS UNIT TWENTY-THREE, a subdivision according to the plat thereof, recorded in Plat Book 7, Pages 115 through 133, of the Public Records of Citrus County, Florida

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Parcel 7:
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Parcel 8:
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Parcel 19:

Lot 45, Block 29, INVERNESS ACRES UNIT 2, a subdivision according to the plat thereof recorded at Plat Book 6, Page 52-58, in the Public Records of Citrus County, Florida

Parcel 20:

Lot 46, Block 29, INVERNESS ACRES UNIT 2, a subdivision according to the plat thereof recorded at Plat Book 6, Page 52-58, in the Public Records of Citrus County, Florida

Parcel 21:

Lot 49, Block 29, INVERNESS ACRES UNIT 2, a subdivision according to the plat thereof recorded at Plat Book 6, Page 52-58, in the Public Records of Citrus County, Florida

Parcel 22:

Lot 50, Block 29, INVERNESS ACRES UNIT 2, a subdivision according to the plat thereof recorded at Plat Book 6, Page 52-58, in the Public Records of Citrus County, Florida

Parcel 23:

Lot 45, Block 30, INVERNESS ACRES UNIT 2, a subdivision according to the plat thereof recorded at Plat Book 6, Page 52-58, in the Public Records of Citrus County, Florida

File Number: IN16-080

Legal Description with Non Homestead

SPREPARED BY:
CITY OF INVERNESS
212 W. MAIN STREET
INVERNESS, FLORIDA 34450
SUSAN JACKSON - CITY CLERK

**CLAIM OF LIEN
BY
CITY OF INVERNESS, FLORIDA
(Code Compliance)**

**STATE OF FLORIDA
COUNTY OF CITRUS**

Frank DiGiovanni duly authorized representative of the City of Inverness, Florida, 212 W. Main Street, Inverness, Florida 34450, being duly sworn states that in furtherance of the Code Enforcement Special Magistrate, City of Inverness, Florida, the Board caused to be performed the following to Wit:

Code of Ordinances Violation - Section 19, Chapter 11 – On abutting Rights-of-way

to the value of **FIFTY DOLLARS (\$50.00) PER DAY** on the following described real property. (Describe real property sufficiently for identification, giving street and number if known:

2807 MADISON STREET W, INVERNESS – ALT KEY 3194438

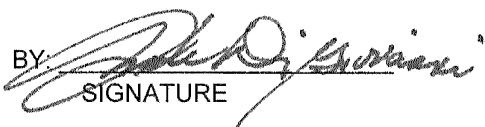
IINVERNESS ACRES UNIT 1 PB 3 PG 24 LOT 5 BLK 14

Parcel Identification: 19E19S120110 00140 0050

Owned by **LEVENTURES, LLC** (name of owner against who interest lien is claimed) whose interest in such real property is Fee Simple, (state owner's interest, as fee simple, life estate, lease-holder, if known).

Further stating the amount claimed by this lien at **\$50.00 per day** penalty will continue to be assessed until compliance is achieved on the real property herein as described.

CITY OF INVERNESS, FLORIDA

BY: 
SIGNATURE

FRANK DIGIOVANNI
Typed

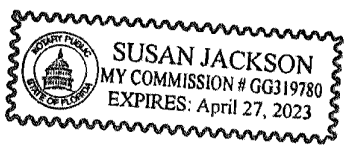
CITY MANAGER
Title

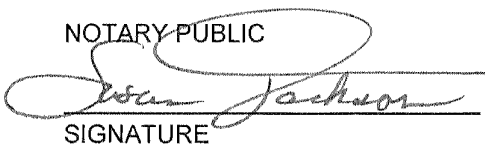
**STATE OF FLORIDA
COUNTY OF CITRUS**

The foregoing instrument was acknowledged before me this 31ST day of DECEMBER, 2019

FRANK DIGIOVANNI, City Manager of the City of Inverness. He is personally known to me and did take an oath.

WITNESS my hand and seal the day and year last above written.



NOTARY-PUBLIC

SIGNATURE

Printed Name of Notary
My Commission Expires:

CODE COMPLIANCE SPECIAL MAGISTRATE OF THE CITY OF INVERNESS, FLORIDA

CASE NUMBER: CESM-2019-178

City of Inverness

Vs

Leventures LLC
294 93rd Street
Brooklyn, NY. 11209

Respondent

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came for public hearing before Inverness Code Enforcement Special Magistrate Michael T. Kovach, Jr., Esq. on November 1, 2019, after due notice to the respondent and the Special Magistrate having heard testimony under oath, received evidence from the Code Enforcement Officer and heard argument, thereupon issues his **Findings of fact, Conclusions of Law and Order**, as follows:

I. FINDINGS OF FACT

1. **Leventures LLC** (hereinafter referred to as "Respondent") whose mailing address is 294 93rd Street, Brooklyn NY. 11209 is/are the owner of the property located at 2807 West Madison Street, Inverness, FL. 34453 and more particularly described as:

ALT KEY: 3194438 - INVERNESS ACRES UNIT 1 PB 3 PG 24 LOT 5 BLK 14

2. *After an investigation on October 7, 2019 at the above mentioned property by Code Enforcement Officer Dallas Cerny, a notice of violation was issued to the Respondent alleging a violation of the Inverness City Code of Ordinances, **Section 18, Chapter 11**, "The existence of excessive accumulation or untended growth of weeds, undergrowth or other dead or living plant life of a height of eighteen (18) inches or more from the ground upon any lot, tract or parcel of land, improved or unimproved, within fifty (50) feet of any improved building within the city limits to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affect and impair the economic welfare of the adjacent property, is hereby prohibited and declared to be a public nuisance."*

a. The respondent was not present despite being notified via certified mail.

3. After a re-inspection on October 30, 2019 there had been no change to the above mentioned violation and at the time of this hearing the above mention violation(s) continue to exist.

II. CONCLUSIONS OF LAW

4. Respondent, by reason of the foregoing has/have violated the above referenced code, in that the Respondent failed, on or before the date set forth in the Notice of Violation to remedy the conditions

as stated, and is therefore subject to the provision of the City of Inverness Municipal Code Section 4, Chapter 11.

III. ORDER

5. Based upon the foregoing FINDINGS OF FACT AND CONCLUSIONS OF LAW, it is hereby ORDERED THAT:

*Based on evidence presented, the property at **2807 West Madison Street**, is found to be in violation. The Respondent was granted 30 days to abate the violation. If the violation isn't abated as ordered, a penalty of \$50 a day will be imposed. The fine will be recorded every 30 days and will constitute a lien on the real personal property of **Leventures LLC**. The City Attorney's Office may seek foreclosure money of any judgement on any unpaid lien of records, three months from the date of first recording; Respondent shall be responsible to pay all costs required by City Ordinance which shall also be filed as a lien of record. It is the responsibility of the Respondent(s) to notify the **CODE COMPLIANCE DIVISION AT (352) 726-3401**, on or before the compliance date to demonstrate to City of Inverness' satisfaction that the violation(s) have been corrected.*

6. **RESERVED** - Admin Fines

7. **RESERVED** - Admin Fines

8. The Findings of Fact and Conclusions of Law set forth in the Order of the Special Magistrate constitute a final administrative order which may be appealed by filing a Notice of Appeal with the circuit court within thirty (30) days of the signing of this Order.

9. A certified copy of this Order may be recorded in the public records of Citrus County, Florida and shall thereafter constitute a notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property.

10. The findings in the Order shall be binding on the Respondent(s), and if the violation concerns real property, and subsequent purchasers, successors in interest, or assigns pursuant to City Ordinance of the Land Development Code Chapter 3 - Section 9 - Sub-Section "L".

11. Failure to comply with this Order shall result in the issuance of an Order Imposing Fine and Lien. The order Imposing Fine and Lien shall not constitute a lien until a certified copy of said Order is recorded pursuant to Section 162.09(3), Florida Statutes.

DONE AND ORDERED this 6th day of November 2019 at the Inverness Government Center

BY *Jean Hamilton*
Recording Secretary

By *[Signature]*
Michael Kovach Jr., Esq., Special Magistrate

I HEREBY ACKNOWLEDGE AND AGREE that the foregoing findings are true and accurate to the best of my knowledge

BY *Dallas Cerny*
Code Enforcement Officer

I HEREBY CERTIFY that a true and correct copy of the foregoing FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER has been furnished via U.S. Certified Mail to Leventures LLC, 294 93rd Street, Brooklyn, NY. 11209 this 6th day of November, 2019

BY *Dallas Cerny*
Code Enforcement Officer

FOR RECORDING ONLY

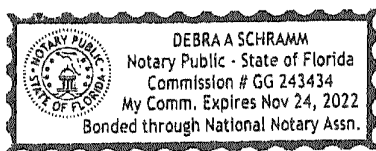
I HEREBY CERTIFY that as an agent of the City of Inverness Community Development Department, the office to whose custody the original order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of the City of Inverness.

Jean Hamilton

Jean Hamilton – Recording Secretary
City of Inverness
Code Enforcement Special Magistrate

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 31st day of December, 2019 by Jean Hamilton, Recording Secretary, City of Inverness Code Enforcement Special Magistrate hearing, who is personally known to me.



Debra A Schramm
NOTARY PUBLIC – STATE OF FLORIDA

Printed Name: Debra A Schramm

Commission #: GG 243434

Expiration Date: 11/24/22

SPREPARED BY:
CITY OF INVERNESS
212 W. MAIN STREET
INVERNESS, FLORIDA 34450
SUSAN JACKSON - CITY CLERK

CLAIM OF LIEN
BY
CITY OF INVERNESS, FLORIDA
(Code Compliance)

STATE OF FLORIDA
COUNTY OF CITRUS

Frank DiGiovanni duly authorized representative of the City of Inverness, Florida, 212 W. Main Street, Inverness, Florida 34450, being duly sworn states that in furtherance of the Code Enforcement Special Magistrate, City of Inverness, Florida, the Board caused to be performed the following to Wit:

Code of Ordinances violation - Section 19, Chapter 11 – On abutting Rights-of-way

to the value of **FIFTY DOLLARS (\$50.00) PER DAY** on the following described real property. (Describe real property sufficiently for identification, giving street and number if known:

0 POPLAR STREET – ALT KEY 2018071

INVERNESS HGLDS SOUTH PB 3 PG 51 LOT 23 BLK 234

Parcel Identification: 20E19S210020 02340 0230

Owned by **LEVENTURES, LLC** (name of owner against who interest lien is claimed) whose interest in such real property is Fee Simple, (state owner's interest, as fee simple, life estate, lease-holder, if known).

Further stating the amount claimed by this lien at **\$50.00 per day** penalty will continue to be assessed until compliance is achieved on the real property herein as described.

CITY OF INVERNESS, FLORIDA

BY *Frank DiGiovanni*
SIGNATURE

FRANK DIGIOVANNI
Typed

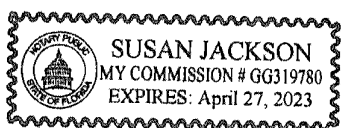
CITY MANAGER
Title

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 31ST day of DECEMBER, 2019

FRANK DIGIOVANNI, City Manager of the City of Inverness. He is personally known to me and did take an oath.

WITNESS my hand and seal the day and year last above written.



NOTARY PUBLIC
Susan Jackson
SIGNATURE

Printed Name of Notary
My Commission Expires:

CODE COMPLIANCE SPECIAL MAGISTRATE OF THE CITY OF INVERNESS, FLORIDA

CASE NUMBER: CESM-2019-176

City of Inverness

Vs

Leventures LLC
294 93rd Street
Brooklyn, NY. 11209

Respondent

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came for public hearing before Inverness Code Enforcement Special Magistrate Michael T. Kovach, Jr., Esq. on November 1, 2019, after due notice to the respondent and the Special Magistrate having heard testimony under oath, received evidence from the Code Enforcement Officer and heard argument, thereupon issues his **Findings of fact, Conclusions of Law and Order**, as follows:

I. FINDINGS OF FACT

1. **Leventures LLC** (hereinafter referred to as "Respondent") whose mailing address is 294 93rd Street, Brooklyn NY. 11209 is/are the owner of the property located at 0 Poplar Street, Inverness, FL. 34452 and more particularly described as:

ALT KEY: 2018071 - INVERNESS HGLDS SOUTH PB 3 PG 51 LOT 23 BLK 234

2. After an investigation on October 7, 2019 at the above mentioned property by Code Enforcement Officer Dallas Cerny, a notice of violation was issued to the Respondent alleging a violation of the Inverness City Code of Ordinances, **Section 19, Chapter 11**, *The owner of any real property abutting any dedicated Rights-of-Way in the city shall be required to keep such Rights-of-Way in a clean and sanitary condition at all times by keeping it free from weeds and trash of all kinds and by keeping the grass mowed. In mowing the grass in the area designated in this section, the property owner shall cut the grass in such a manner that the grass as mowed does not extend over the sidewalk, bicycle path, curb line or edge of pavement of any improved right-of way by more than four (4) inches.*

a. The respondent was not present despite being notified via certified mail.

3. After a re-inspection on October 30, 2019 there had been no change to the above mentioned violation and at the time of this hearing the above mention violation(s) continue to exist.

II. CONCLUSIONS OF LAW

4. Respondent, by reason of the foregoing has/have violated the above referenced code, in that the Respondent failed, on or before the date set forth in the Notice of Violation to remedy the conditions as stated, and is therefore subject to the provision of the City of Inverness Municipal Code Section 4, Chapter 11.

III. ORDER

5. Based upon the foregoing FINDINGS OF FACT AND CONCLUSIONS OF LAW, it is hereby ORDERED THAT:

*Based on evidence presented, the property at **0 Poplar Street**, is found to be in violation. The Respondent was granted 30 days to abate the violation. If the violation isn't abated as ordered, a penalty of \$50 a day will be imposed. The fine will be recorded every 30 days and will constitute a lien on the real personal property of **Leventures LLC**. The City Attorney's Office may seek foreclosure money of any judgement on any unpaid lien of records, three months from the date of first recording; Respondent shall be responsible to pay all costs required by City Ordinance which shall also be filed as a lien of record. It is the responsibility of the Respondent(s) to notify the **CODE COMPLIANCE DIVISION AT (352) 726-3401**, on or before the compliance date to demonstrate to City of Inverness' satisfaction that the violation(s) have been corrected.*

6. **RESERVED** – Admin Fines

7. **RESERVED** – Admin Fines

8. The Findings of Fact and Conclusions of Law set forth in the Order of the Special Magistrate constitute a final administrative order which may be appealed by filing a Notice of Appeal with the circuit court within thirty (30) days of the signing of this Order.

9. A certified copy of this Order may be recorded in the public records of Citrus County, Florida and shall thereafter constitute a notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property.

10. The findings in the Order shall be binding on the Respondent(s), and if the violation concerns real property, and subsequent purchasers, successors in interest, or assigns pursuant to City Ordinance of the Land Development Code Chapter 3 - Section 9 - Sub-Section "L".

11. Failure to comply with this Order shall result in the issuance of an Order Imposing Fine and Lien. The order Imposing Fine and Lien shall not constitute a lien until a certified copy of said Order is recorded pursuant to Section 162.09(3), Florida Statutes.

DONE AND ORDERED this 6th day of November 2019 at the Inverness Government Center

BY Jean Hamilton
Recording Secretary

By [Signature]
Michael Kovach Jr., Esq., Special Magistrate

I HEREBY ACKNOWLEDGE AND AGREE that the foregoing findings are true and accurate to the best of my knowledge

BY Dallas Cerny
Code Enforcement Officer

I HEREBY CERTIFY that a true and correct copy of the foregoing FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER has been furnished via U.S. Certified Mail to Leventures LLC, 294 93rd Street, Brooklyn, NY. 11209 this 6th day of November, 2019

BY Dallas Cerny
Code Enforcement Officer

FOR RECORDING ONLY

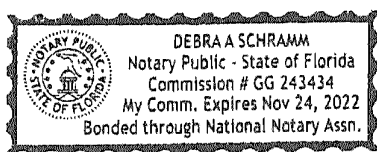
I HEREBY CERTIFY that as an agent of the City of Inverness Community Development Department, the office to whose custody the original order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of the City of Inverness.

Jean Hamilton

Jean Hamilton – Recording Secretary
City of Inverness
Code Enforcement Special Magistrate

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 31st day of December, 2019 by Jean Hamilton, Recording Secretary, City of Inverness Code Enforcement Special Magistrate hearing, who is personally known to me.



Debra A Schramm
NOTARY PUBLIC – STATE OF FLORIDA

Printed Name: Debra A Schramm

Commission #: GG 243434

Expiration Date: 11/24/22

SPREPARED BY:
CITY OF INVERNESS
212 W. MAIN STREET
INVERNESS, FLORIDA 34450
SUSAN JACKSON - CITY CLERK

CLAIM OF LIEN
BY
CITY OF INVERNESS, FLORIDA
(Code Compliance)

STATE OF FLORIDA
COUNTY OF CITRUS

Frank DiGiovanni duly authorized representative of the City of Inverness, Florida, 212 W. Main Street, Inverness, Florida 34450, being duly sworn states that in furtherance of the Code Enforcement Special Magistrate, City of Inverness, Florida, the Board caused to be performed the following to Wit:

Code of Ordinances Violation - Section 19, Chapter 11 – On abutting Rights-of-way

to the value of FIFTY DOLLARS (\$50.00) PER DAY on the following described real property. (Describe real property sufficiently for identification, giving street and number if known:

814 POPLAR STREET – ALT KEY 2018101

INVERNESS HGLDS SOUTH PB 3 PG 51 LOTS 24 & 25 BLK 234

Parcel Identification: 20E19S210020 02340 0240

Owned by LEVENTURES, LLC (name of owner against who interest lien is claimed) whose interest in such real property is Fee Simple, (state owner's interest, as fee simple, life estate, lease-holder, if known).

Further stating the amount claimed by this lien at \$50.00 per day penalty will continue to be assessed until compliance is achieved on the real property herein as described.

CITY OF INVERNESS, FLORIDA

BY: *Frank DiGiovanni*
SIGNATURE

FRANK DIGIOVANNI
Typed

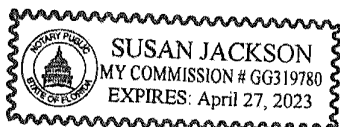
CITY MANAGER
Title

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 31st day of DECEMBER 2019

FRANK DIGIOVANNI, City Manager of the City of Inverness. He is personally known to me and did take an oath.

WITNESS my hand and seal the day and year last above written.



NOTARY PUBLIC
Susan Jackson
SIGNATURE

Printed Name of Notary
My Commission Expires:

CODE COMPLIANCE SPECIAL MAGISTRATE OF THE CITY OF INVERNESS, FLORIDA

CASE NUMBER: CESM-2019-180

City of Inverness

Vs

Leventures LLC
294 93rd Street
Brooklyn, NY. 11209
Respondent

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came for public hearing before Inverness Code Enforcement Special Magistrate Michael T. Kovach, Jr., Esq. on November 1, 2019, after due notice to the respondent and the Special Magistrate having heard testimony under oath, received evidence from the Code Enforcement Officer and heard argument, thereupon issues his **Findings of fact, Conclusions of Law and Order**, as follows:

I. FINDINGS OF FACT

1. **Leventures LLC** (hereinafter referred to as "Respondent") whose mailing address is 294 93rd Street, Brooklyn NY. 11209 is/are the owner of the property located at 814 Poplar Street, Inverness, FL. 34452 and more particularly described as:

ALT KEY: 2018101 - INVERNESS HGLDS SOUTH PB 3 PG 51 LOTS 24 & 25 BLK 234

2. After an investigation on October 7, 2019 at the above mentioned property by Code Enforcement Officer Dallas Cerny, a notice of violation was issued to the Respondent alleging a violation of the Inverness City Code of Ordinances, **Section 19, Chapter 11**, *The owner of any real property abutting any dedicated Rights-of-Way in the city shall be required to keep such Rights-of-Way in a clean and sanitary condition at all times by keeping it free from weeds and trash of all kinds and by keeping the grass mowed. In mowing the grass in the area designated in this section, the property owner shall cut the grass in such a manner that the grass as mowed does not extend over the sidewalk, bicycle path, curb line or edge of pavement of any improved right-of way by more than four (4) inches.*

a. The respondent was not present despite being notified via certified mail.

3. After a re-inspection on October 30, 2019 there had been no change to the above mentioned violation and at the time of this hearing the above mention violation(s) continue to exist.

II. CONCLUSIONS OF LAW

4. Respondent, by reason of the foregoing has/have violated the above referenced code, in that the Respondent failed, on or before the date set forth in the Notice of Violation to remedy the conditions as stated, and is therefore subject to the provision of the City of Inverness Municipal Code Section 4, Chapter 11.

III. ORDER

5. Based upon the foregoing FINDINGS OF FACT AND CONCLUSIONS OF LAW, it is hereby ORDERED THAT:

*Based on evidence presented, the property at **814 Poplar Street**, is found to be in violation. The Respondent was granted 30 days to abate the violation. If the violation isn't abated as ordered, a penalty of \$50 a day will be imposed. The fine will be recorded every 30 days and will constitute a lien on the real personal property of **Leventures LLC**. The City Attorney's Office may seek foreclosure money of any judgement on any unpaid lien of records, three months from the date of first recording; Respondent shall be responsible to pay all costs required by City Ordinance which shall also be filed as a lien of record. It is the responsibility of the Respondent(s) to notify the **CODE COMPLIANCE DIVISION AT (352) 726-3401**, on or before the compliance date to demonstrate to City of Inverness' satisfaction that the violation(s) have been corrected.*

6. **RESERVED** - Admin Fines

7. **RESERVED** - Admin Fines

8. The Findings of Fact and Conclusions of Law set forth in the Order of the Special Magistrate constitute a final administrative order which may be appealed by filing a Notice of Appeal with the circuit court within thirty (30) days of the signing of this Order.

9. A certified copy of this Order may be recorded in the public records of Citrus County, Florida and shall thereafter constitute a notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property.

10. The findings in the Order shall be binding on the Respondent(s), and if the violation concerns real property, and subsequent purchasers, successors in interest, or assigns pursuant to City Ordinance of the Land Development Code Chapter 3 - Section 9 - Sub-Section "L".

11. Failure to comply with this Order shall result in the issuance of an Order Imposing Fine and Lien. The order Imposing Fine and Lien shall not constitute a lien until a certified copy of said Order is recorded pursuant to Section 162.09(3), Florida Statutes.

DONE AND ORDERED this 6th day of November 2019 at the Inverness Government Center

BY Jean Hamilton
Recording Secretary

By [Signature]
Michael Kovach Jr., Esq., Special Magistrate

I HEREBY ACKNOWLEDGE AND AGREE that the foregoing findings are true and accurate to the best of my knowledge

BY Dallas Cerny
Code Enforcement Officer

I HEREBY CERTIFY that a true and correct copy of the foregoing FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER has been furnished via U.S. Certified Mail to Leventures LLC, 294 93rd Street, Brooklyn, NY. 11209 this 6th day of November, 2019

BY Dallas Cerny
Code Enforcement Officer

FOR RECORDING ONLY

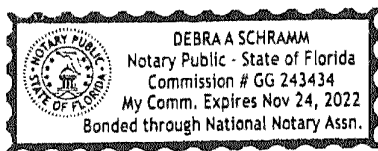
I HEREBY CERTIFY that as an agent of the City of Inverness Community Development Department, the office to whose custody the original order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of the City of Inverness.

Jean Hamilton

Jean Hamilton – Recording Secretary
City of Inverness
Code Enforcement Special Magistrate

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 31st day of December, 2019 by Jean Hamilton, Recording Secretary, City of Inverness Code Enforcement Special Magistrate hearing, who is personally known to me.



Debra A Schramm
NOTARY PUBLIC – STATE OF FLORIDA

Printed Name: Debra A Schramm

Commission #: GG 243434

Expiration Date: 11/24/22

SPREPARED BY:
CITY OF INVERNESS
212 W. MAIN STREET
INVERNESS, FLORIDA 34450
SUSAN JACKSON - CITY CLERK

CLAIM OF LIEN
BY
CITY OF INVERNESS, FLORIDA
(Code Compliance)

STATE OF FLORIDA
COUNTY OF CITRUS

Frank DiGiovanni duly authorized representative of the City of Inverness, Florida, 212 W. Main Street, Inverness, Florida 34450, being duly sworn states that in furtherance of the Code Enforcement Special Magistrate, City of Inverness, Florida, the Board caused to be performed the following to Wit:

Code of Ordinances Violation - Section 19, Chapter 11 – On abutting Rights-of-way

to the value of **FIFTY DOLLARS (\$50.00) PER DAY** on the following described real property. (Describe real property sufficiently for identification, giving street and number if known:

818 POPLAR STREET – ALT KEY 1958326

INVERNESS HGLDS SOUTH PB 3 PG 51 LOTS 21 & 22 BLK 234

Parcel Identification: 20E19S210020 02340 0210

Owned by **LEVENTURES, LLC** (name of owner against who interest lien is claimed) whose interest in such real property is Fee Simple, (state owner's interest, as fee simple, life estate, lease-holder, if known).

Further stating the amount claimed by this lien at **\$50.00 per day** penalty will continue to be assessed until compliance is achieved on the real property herein as described.

CITY OF INVERNESS, FLORIDA

BY *Frank DiGiovanni*
SIGNATURE

FRANK DIGIOVANNI
Typed

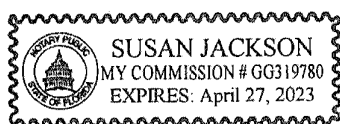
CITY MANAGER
Title

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 31st day of DECEMBER, 2019

FRANK DIGIOVANNI, City Manager of the City of Inverness. He is personally known to me and did take an oath.

WITNESS my hand and seal the day and year last above written.



NOTARY PUBLIC
Susan Jackson
SIGNATURE

Printed Name of Notary
My Commission Expires:

CODE COMPLIANCE SPECIAL MAGISTRATE OF THE CITY OF INVERNESS, FLORIDA

CASE NUMBER: CESM-2019-181

City of Inverness

Vs

Leventures LLC
294 93rd Street
Brooklyn, NY. 11209

Respondent

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came for public hearing before Inverness Code Enforcement Special Magistrate Michael T. Kovach, Jr., Esq. on November 1, 2019, after due notice to the respondent and the Special Magistrate having heard testimony under oath, received evidence from the Code Enforcement Officer and heard argument, thereupon issues his **Findings of fact, Conclusions of Law and Order**, as follows:

I. FINDINGS OF FACT

1. **Leventures LLC** (hereinafter referred to as "Respondent") whose mailing address is 294 93rd Street, Brooklyn NY. 11209 is/are the owner of the property located at 818 Poplar Street, Inverness, FL. 34452 and more particularly described as:

ALT KEY: 1958326 - INVERNESS HGLDS SOUTH PB 3 PG 51 LOTS 21 & 22 BLK 234

2. After an investigation on October 7, 2019 at the above mentioned property by Code Enforcement Officer Dallas Cerny, a notice of violation was issued to the Respondent alleging a violation of the Inverness City Code of Ordinances, **Section 19, Chapter 11**, *The owner of any real property abutting any dedicated Rights-of-Way in the city shall be required to keep such Rights-of-Way in a clean and sanitary condition at all times by keeping it free from weeds and trash of all kinds and by keeping the grass mowed. In mowing the grass in the area designated in this section, the property owner shall cut the grass in such a manner that the grass as mowed does not extend over the sidewalk, bicycle path, curb line or edge of pavement of any improved right-of way by more than four (4) inches.*

a. The respondent was not present despite being notified via certified mail.

3. After a re-inspection on October 30, 2019 there had been no change to the above mentioned violation and at the time of this hearing the above mention violation(s) continue to exist.

II. CONCLUSIONS OF LAW

4. Respondent, by reason of the foregoing has/have violated the above referenced code, in that the Respondent failed, on or before the date set forth in the Notice of Violation to remedy the conditions as stated, and is therefore subject to the provision of the City of Inverness Municipal Code Section 4, Chapter 11.

III. ORDER

5. Based upon the foregoing FINDINGS OF FACT AND CONCLUSIONS OF LAW, it is hereby ORDERED THAT:

*Based on evidence presented, the property at **818 Poplar Street**, is found to be in violation. The Respondent was granted 30 days to abate the violation. If the violation isn't abated as ordered, a penalty of \$50 a day will be imposed. The fine will be recorded every 30 days and will constitute a lien on the real personal property of **Leventures LLC**. The City Attorney's Office may seek foreclosure money of any judgement on any unpaid lien of records, three months from the date of first recording; Respondent shall be responsible to pay all costs required by City Ordinance which shall also be filed as a lien of record. It is the responsibility of the Respondent(s) to notify the **CODE COMPLIANCE DIVISION AT (352) 726-3401**, on or before the compliance date to demonstrate to City of Inverness' satisfaction that the violation(s) have been corrected.*

6. **RESERVED** – Admin Fines

7. **RESERVED** – Admin Fines

8. The Findings of Fact and Conclusions of Law set forth in the Order of the Special Magistrate constitute a final administrative order which may be appealed by filing a Notice of Appeal with the circuit court within thirty (30) days of the signing of this Order.

9. A certified copy of this Order may be recorded in the public records of Citrus County, Florida and shall thereafter constitute a notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property.

10. The findings in the Order shall be binding on the Respondent(s), and if the violation concerns real property, and subsequent purchasers, successors in interest, or assigns pursuant to City Ordinance of the Land Development Code Chapter 3 - Section 9 - Sub-Section "L".

11. Failure to comply with this Order shall result in the issuance of an Order Imposing Fine and Lien. The order Imposing Fine and Lien shall not constitute a lien until a certified copy of said Order is recorded pursuant to Section 162.09(3), Florida Statutes.

DONE AND ORDERED this 6th day of November 2019 at the Inverness Government Center

BY Jean Hamelton
Recording Secretary

By [Signature]
Michael Kovach Jr., Esq., Special Magistrate

I HEREBY ACKNOWLEDGE AND AGREE that the foregoing findings are true and accurate to the best of my knowledge

BY Dallas Cerny
Code Enforcement Officer

I HEREBY CERTIFY that a true and correct copy of the foregoing FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER has been furnished via U.S. Certified Mail to Leventures LLC, 294 93rd Street, Brooklyn, NY. 11209 this 6th day of November, 2019

BY Dallas Cerny
Code Enforcement Officer

FOR RECORDING ONLY

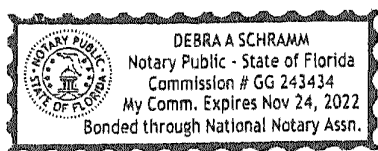
I HEREBY CERTIFY that as an agent of the City of Inverness Community Development Department, the office to whose custody the original order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of the City of Inverness.

Jean Hamilton

Jean Hamilton – Recording Secretary
City of Inverness
Code Enforcement Special Magistrate

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 31st day of December, 2019 by Jean Hamilton, Recording Secretary, City of Inverness Code Enforcement Special Magistrate hearing, who is personally known to me.



Debra A Schramm
NOTARY PUBLIC – STATE OF FLORIDA

Printed Name: Debra A Schramm

Commission #: GG 243434

Expiration Date: 11/24/22

Prepared by and Return to:
Trish Wakefield, an employee of
First International Title - Inverness Branch
213 Courthouse Square
Inverness, FL 34450
File No.: 185285-51

LIMITED LIABILITY COMPANY AFFIDAVIT

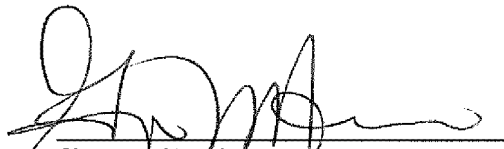
State of *New Jersey*
County of *Hudson*

BEFORE ME, the undersigned authority, personally appeared Giuseppe Mannino, who being by me first duly sworn, on oath deposes and says that:

1. That he/she is a member/manager of Leventures LLC, a New Jersey Limited Liability Company.
2. Said Limited Liability Company is currently in existence under valid articles of organization and regulations and has not been terminated or dissolved.
3. The following parties are all of the members/managers of said limited liability company:

Giuseppe Mannino

4. That Giuseppe Mannino is authorized by the articles of organization or regulations to execute deeds and mortgages on behalf of the limited liability company, and all necessary consents have been obtained.
5. Neither the limited liability company nor any of the members are currently debtors in any bankruptcy proceedings, and this conveyance or mortgage is in the ordinary course of business.
6. This affidavit is given to induce First International Title, Inc. and First American Title Insurance Company to issue its title policy insuring the contemplated transaction.
7. Affiant further states that he is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has fully read this affidavit and understands its contents.


Giuseppe Mannino

State of New Jersey

County of Hudson

Sworn To, Subscribed and Acknowledged before me by means of () physical presence or () online notarization on 3-18-2021, by Giuseppe Mannino, who () is personally known to me or who () produced a valid driver's license as identification and who did take an oath. This document has been notarized pursuant to Florida Statutes, Chapter 668.



Notary Public

Printed Name: Keith Kass

My Commission Expires: 08/22/2022

KEITH D KASS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires August 22, 2022

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 919304

To: Tax Collector of CITRUS COUNTY , Florida

I,
COMIAN XVII TAX LIEN FUND LLC
COMIAN INVESTMENT GROUP
700 RT 130N SUITE 101
CINNAMINSON, NJ 08077,

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
1369096	2018/2813	06-01-2018	CITRUS SPGS UNIT 11 PB 6 PG 80 LOT 10 BLK 682

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
COMIAN XVII TAX LIEN FUND LLC
COMIAN INVESTMENT GROUP
700 RT 130N SUITE 101
CINNAMINSON, NJ 08077

03-31-2021
Application Date

Applicant's signature

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
 Bldg Counts Res 0 / MH 0 / Comm 0
 Nbhd 1511 - CITRUS SPRINGS UNIT 11
 Tax District 00CS - CITRUS SPRINGS
 Subdivision 000362 - CITRUS SPRINGS UNIT 11
 Short Legal CITRUS SPGS UNIT 11 PB 6 PG 80 LOT 10 BLK 682
 Est. Parcel Sqft 14,147
 Est. Parcel Acres .32
 Map SC-TW-RG 27-17S-18E

Mailing Address

Name LEVENTURES LLC
 Mailing Address 783 AVENUE C
 BAYONNE NJ 07002

All Owners

Name	Owner Type
LEVENTURES LLC	BU - Business

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	\$3,250	\$0	\$3,250	\$3,190	\$0	\$3,190	\$0	\$102.57	Link
2019	\$2,900	\$0	\$2,900	\$2,900	\$0	\$2,900	\$0	\$88.59	Link

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessment

Project #	Description	Amount
0024	CITRUS SPRINGS MSBU	\$30.00
0131	FIRE SERVICES ASSESSMENT	\$4.07
0147	WATER UTILITY AVAIL ASMT	\$21.77

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
05/27/2016	\$27,800	2765/0639	14-SALE / MORE THAN 1 PARCEL	V
05/26/2016	\$18,800	2760/0771	25-TO/FROM RELIG/CHAR/OR BENEVOLENT	V
04/05/2016	\$3,800	2750/1495	25-TO/FROM RELIG/CHAR/OR BENEVOLENT	V
05/01/2006	\$36,000	2010/0886	00-WARRANTY DEED	V

09/01/2004	\$15,000	1773/1523	00-WARRANTY DEED	V
08/01/2004	\$5,000	1758/2192	00-WARRANTY DEED	V
07/01/1979	\$2,300	0542/2161	13-FROM DEVELOPERS	V

DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	F-FRONT FOOT	98.00	98.0	125				RUR

Total Misc Value