

RECEIVED

By Tifani White at 2:57 pm, 10/26/21

513
R. 07/19
Page 1 of 2**CERTIFICATION OF TAX DEED APPLICATION**

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	SAVVY FL LLC FTB COLLATERAL ASSIGNEE PO BOX 1000 - DEPT #3035 MEMPHIS, TN 38148-3035	Property Owner	ABELLO JOSE VLADIMIR THE JOSE VLADIMIR ABELO 11290 NW 61ST STREET MIAMI, FL 33178
Property description	OSCEOLA HILLS UNREC SUB LOTS 11B-1 & 11B-2 IN SEC 32-17-18 DESC AS FOLLOWS: 11B-1; W 1/2 OF NW 1/4 O (Full legal attached.)	Application date	Apr 27, 2021
		Certificate #	2019 / 8712
		Date certificate issued	06/01/2019
		Account number	2503360

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)
# 2019/8712	06/01/2019	193.16	36.10	229.26
# 2020/8733	06/01/2020	207.41	21.86	229.27
→ Part 2: Total*				458.53

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)
# /					
Part 3: Total*					0.00

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)	458.53
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	203.58
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)	97.84
7. Total Paid (Lines 1-6)	1,184.95

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 26th of October, 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)	1,303.95
17. Redemption fee	6.25
18. Total amount to redeem	1,310.20
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)

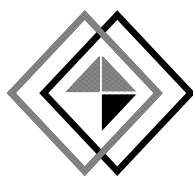
Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus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

OSCEOLA HILLS UNREC SUB LOTS 11B-1 & 11B-2 IN SEC 32-17-18 DESC AS FOLLOWS: 11B-1; W 1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4 OF SW 1/4 & 11B-2; E 1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4 OF SW 1/4 --- TOG WITH A NON EXCLUSIVE EASE FOR INGRESS AND EGRESS OVER THE FOL DESC LANDS; COM AT THE NW COR OF THE NW1/4 OF THE SW1/4 OF SEC

32-17-18, TH N 88D 23M 15S E AL THE S LN OF SD NW1/4 OF THE SW1/4 260 FT TO THE POB, TH CONT N 88D 23M 15S E AL SD S LN 60 FT, TH N 01D 10M 12S W 621.24 FT, TH N88D 13M 34S E 1682.26 FT, TH S 01D 06M 18S E 626.37 FT TO A PT ON THE S LN OF THE NE1/4 OF THE SW 1/4 OF SD SEC 32, TH N 88D 23M 15S E AL SD S LN 60 FT, TH N 01D 06M 18S W 686.57 FT, TH S 88D 13M 34D W 1742.36 FT, TH N 01D 10M 12S W 621.63 FT TO A PT ON THE N LN OF SD NW1/4 OF THE SW1/4, TH S 88D 03M 53S W AL SD N LN 320.02 FT TO THE NW COR OF SD NW1/4 OF THE SW1/4, TH S 01D 10M 12S E AL THE W LN OF SD NW1/4 OF THE SW1/4 25 FT, TH N 88D 03M 53S E PARALLEL TO SD N LN 260.02 FT, TH S 01D 10M 12S E PARALLEL TO SD W LN 1277.93 FT TO THE POB



TAX DEED APPLICATION COVER LETTER

Account #: 2503360

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

SAVVY FL LLC
FTB COLLATERAL ASSIGNEE
PO BOX 1000 - DEPT #3035
MEMPHIS, TN 38148-3035

Owner on Current Tax Roll

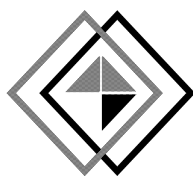
ABELLO JOSE VLADIMIR
THE JOSE VLADIMIR ABELO
11290 NW 61ST STREET
MIAMI, FL 33178

Additional Parties, Per Search

JOSE VLADIMIR ABELLO TRUSTEE Owner
THE JOSE VLADIMIR ABELO
REVOCABLE TRUST U/A.D 8/19/15
11290 NW 61ST STREET
MIAMI, FL 33178

JOSE VLADIMIR ABELLO, AS Owner
TRUSTEE OF THE JOSE VLADIMIR
ABELLO REVOCABLE TRUST UNDER
AGREEMENT DATED AUGUST 19,
2015
11290 NW 61ST STREET
DORAL, FL 33178

Certified By:



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

Hallie Sullivan

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[®]

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www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 10/12/2021

REPORT EFFECTIVE DATE: 20 YEARS UP TO 09/27/2021

CERTIFICATE # 2019-8712

ACCOUNT # 2503360

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: OSCEOLA HILLS UNREC SUB LOTS 11B-1 & 11B-2 IN SEC 32-17-18 DESC AS FOLLOWS: 11B-1; W 1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4 OF SW 1/4 & 11B-2; E 1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4 OF SW 1/4 --- TOG WITH A NON EXCLUSIVE EASE FOR INGRESS AND EGRESS OVER THE FOL DESC LANDS; COM AT THE NW COR OF THE NW1/4 OF THE SW1/4 OF SEC 32-17-18, TH N 88D 23M 15S E AL THE S LN OF SD NW1/4 OF THE SW1/4 260 FT TO THE POB, TH CONT N 88D 23M 15S E AL SD S LN 60 FT, TH N 01D 10M 12S W 621.24 FT, TH N88D 13M 34S E 1682.26 FT, TH S 01D 06M 18S E 626.37 FT TO A PT ON THE S LN OF THE NE1/4 OF THE SW 1/4 OF SD SEC 32, TH N 88D 23M 15S E AL SD S LN 60 FT, TH N 01D 06M 18S W 686.57 FT, TH S 88D 13M 34D W 1742.36 FT, TH N 01D 10M 12S W 621.63 FT TO A PT ON THE N LN OF SD NW1/4 OF THE SW1/4, TH S 88D 03M 53S W AL SD N LN 320.02 FT TO THE NW COR OF SD NW1/4 OF THE SW1/4, TH S 01D 10M 12S E AL THE W LN OF SD NW1/4 OF THE SW1/4 25 FT, TH N 88D 03M 53S E PARALLEL TO SD N LN 260.02 FT, TH S 01D 10M 12S E PARALLEL TO SD W LN 1277.93 FT TO THE POB

** The legal description on the vesting deeds and Property Appraiser records do not match completely. However, they appear to describe the same property. Unable to locate a deed of record with this same legal description as the Property Appraiser.

PROPERTY ADDRESS: 4706 W DISNEY LN, DUNNELLON

OWNER OF RECORD ON CURRENT TAX ROLL:

JOSE VLADIMIR ABELLO
THE JOSE VLADIMIR ABELO
11290 NW 61ST STREET
MIAMI, FL 33178

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

JOSE VLADIMIR ABELLO, AS TRUSTEE OF OR: 2710, Page: 115
THE JOSE VLADIMIR ABELLO REVOCABLE TRUST
UNDER AGREEMENT DATED AUGUST 19, 2015
11290 NW 61ST STREET
DORAL, FL 33178 (Per Deed)

JOSE VLADIMIR ABELLO TRUSTEE
THE JOSE VLADIMIR ABELO REVOCABLE TRUST U/A.D 8/19/15
11290 NW 61ST STREET
MIAMI, FL 33178 (Per Property Appraiser)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

None found.

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 18E17S32 3C000 0115

CURRENT ASSESSED VALUE: \$11,400

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: 726, Page: 1782

(This document references a Purchase Money Wrap-Around Mortgage 726-1783, however release for mortgage was found at 1862-1028 in the Official Records of Citrus County. The Purchase Money Wrap-Around Mortgage references mortgages 632-103, which expired by terms and is no longer valid and mortgage 666-282 which release was found at 971-1274 in the Official Records of Citrus County.)

Satisfaction of Mortgage

OR: 971, Page: 1274

Satisfaction of Mortgage

OR: 1862, Page: 1028

Affidavit

OR: 1862, Page: 1029

Warranty Deed

OR: 1862, Page: 1031

Warranty Deed

OR: 1865, Page: 740

This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Karen Klein

Title Examiner

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	6600 - MINI FARMS SOUTH
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	001364 - OSCEOLA HILLS UNREC 32-17-18SW
Short Legal	OSCEOLA HILLS UNREC SUB LOTS 11B-1 & 11B-2 IN SEC 32-17-18DESC AS FOLLOWS: 11B-1; W 1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4 OF SW 1/4 & 11B-2; E 1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4 OF
Est. Parcel Sqft	111,003
Est. Parcel Acres	2.55
Map SC-TW-RG	32-17S-18E

Mailing Address

Name	ABELLO JOSE VLADIMIR
Mailing Address	11290 NW 61ST STREET MIAMI FL 33178

All Owners

Name	Owner Type
ABELLO JOSE VLADIMIR	TR - Trustee
THE JOSE VLADIMIR ABELO REVOCABLE TRUST U/A.D 8/19/15	UT - Under Trust

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	\$11,400	\$0	\$11,400	\$11,400	\$0	\$11,400	\$0	\$169.74	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
0131	FIRE SERVICES ASSESSMENT	\$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
08/19/2015	\$100	2710/0115	01-CORRECTIVE/QC/TD/COT	V
05/01/2005	\$49,000	1865/0740	00-WARRANTY DEED	V
05/01/2005	\$40,000	1862/1031	00-WARRANTY DEED	V
11/01/1986	\$9,000	0726/1782	03-SAME FAMILY/DEED FOL	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	A-ACREAGE	2.55	.0				\$11,400	RURMH

Total Misc Value

Legal Description

Legal Description

OSCEOLA HILLS UNREC SUB LOTS 11B-1 & 11B-2 IN SEC 32-17-18
DESC AS FOLLOWS: 11B-1; W 1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4
OF SW 1/4 & 11B-2; E 1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4 OF
SW 1/4 --- TOG WITH A NON EXCLUSIVE EASE FOR INGRESS AND
EGRESS OVER THE FOL DESC LANDS; COM AT THE NW COR OF THE
NW1/4 OF THE SW1/4 OF SEC 32-17-18, TH N 88D 23M 15S E AL
THE S LN OF SD NW1/4 OF THE SW1/4 260 FT TO THE POB, TH CONT
N 88D 23M 15S E AL SD S LN 60 FT, TH N 01D 10M 12S W 621.24
FT, TH N88D 13M 34S E 1682.26 FT, TH S 01D 06M 18S E 626.37
FT TO A PT ON THE S LN OF THE NE1/4 OF THE SW 1/4 OF SD SEC
32, TH N 88D 23M 15S E AL SD S LN 60 FT, TH N 01D 06M 18S W
686.57 FT, TH S 88D 13M 34D W 1742.36 FT, TH N 01D 10M 12S W
621.63 FT TO A PT ON THE N LN OF SD NW1/4 OF THE SW1/4, TH S
88D 03M 53S W AL SD N LN 320.02 FT TO THE NW COR OF SD NW1/4
OF THE SW1/4, TH S 01D 10M 12S E AL THE W LN OF SD NW1/4 OF
THE SW1/4 25 FT, TH N 88D 03M 53S E PARALLEL TO SD N LN
260.02 FT, TH S 01D 10M 12S E PARALLEL TO SD W LN 1277.93 FT
TO THE POB

DISCLAIMER

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.

2503360

Prepared by and return recorded copy to:

Maggie Barreto Tercilla, Esq
Avila Rodriguez Hernandez Mena & Ferri LLP
2525 Ponce de Leon Blvd. #1225
Coral Gables, FL 33146

Parcel Identification No.: 32-17S18E-3C000-0115

[Space Above This Line For Recording Data]

Quit Claim Deed

THIS QUIT CLAIM DEED made this 19 day of August, 2015 by **Vladimir Abello, a single man and Clarines Rivera, a single woman**, whose post office address is 11290 NW 61st Street, Doral, FL 33178 ("Grantor") in favor of **Jose Vladimir Abello, as Trustee of The Jose Vladimir Abello Revocable Trust under Agreement dated August 19, 2015**, whose post office address is 11290 NW 61st Street, Doral, FL 33178 ("Grantee").

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to Grantee, and Grantee's heirs and assigns forever, all the right, title, interest, claim and demand which Grantor has in and to the following described land, situate, lying and being in Citrus County, Florida, to-wit:

PARCEL 11B-1:

The West ½ of the NW ¼ of the NW ¼ of the NE ¼ of the SW ¼ of Section 32, Township 17 South, Range 18 East.

Subject to a 30 foot wide easement along the North boundary thereof for road right-of-way.

PARCEL 11B-2:

The East ½ of the NW ¼ of the NW ¼ of the NE ¼ of the SW ¼ of Section 32, Township 17 South, Range 18 East.

Subject to a 30 foot wide easement along the North boundary thereof for road right-of-way.

Together with a non-exclusive easement for ingress and egress over the following described lands:

Commence at the SW Corner of the NW ¼ of the SW ¼ of Section 32, Township 17 South, Range 18 East, thence N 88°23'15" E along the south

Note to Recorder: Pursuant to Florida Statutes Section 201.02 and Florida Administrative Code Rule 12B-4.014, no documentary stamp tax and/or intangible tax is due and payable on this instrument because there is no consideration paid and no outstanding mortgage or other encumbrance.

line of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ a distance of 260 feet to the point of beginning; thence continue N $88^{\circ}23'15''$ E along said south line a distance of 60 feet; thence N $1^{\circ}10'12''$ W 621.24 feet; thence N $88^{\circ}13'34''$ E 1682.26 feet; thence S $1^{\circ}06'18''$ E 626.37 feet, to a point on the south line of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 32; thence N $88^{\circ}23'15''$ E along said south line a distance of 60 feet; thence N $1^{\circ}06'18''$ W 686.57 feet; thence S $88^{\circ}13'34''$ W 1742.36 feet; thence N $1^{\circ}10'12''$ W 621.63 feet to a point on the north line of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence S $88^{\circ}03'53''$ W along said north line a distance of 320.02 feet to the NW corner of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence S $1^{\circ}10'12''$ E along the west line of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ a distance of 25 feet; thence N $88^{\circ}03'53''$ E parallel to said north line a distance of 260.02 feet; thence S $1^{\circ}10'12''$ E parallel to said west line a distance of 1277.93 feet to the point of beginning.

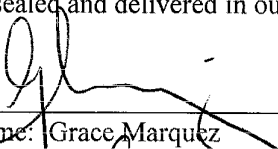
The subject property is not now nor has it ever been the homestead property of the Grantor nor is it contiguous to the homestead property of the Grantor.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of Grantee forever.

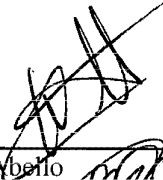
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

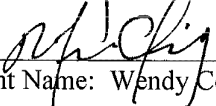
Grantor:



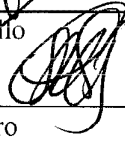
Print Name: Grace Marquez



Vladimir Abello



Print Name: Wendy Couceiro



Clarines Rivero

STATE OF FLORIDA)
 §:
COUNTY OF MIAMI-DADE)

This instrument was acknowledged before me this 19th day of August, 2015 by Vladimir Abello and Clarines Rivero, who [] are personally known to me or [] who have produced as identification.

{ Seal }



Notary Public

My Commission No.: _____

My Commission Expires: _____



Prepared by
Donna Bender, an employee of
First American Title Insurance Company d/b/a Crystal River Title
213 Courthouse Square
Inverness, Florida 34450
(352) 726 8003

Return to: Grantee

File No.: 1091 825638



OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE \$27 00
DOCUMENTARY TAX \$343 00
2005049759 BK: 1065 PG: 740
06/07/2005 02:36 PM 3 PGS
T-KIRBY, OC Receipt #029390

WARRANTY DEED

Made this May 27, of 2005 by and between

Romy Galvez

whose address is: **1322 SW 15th Place, Cape Coral, FL 33991**
hereinafter called the "grantor", to

Vladimir Abello and Clarines Rivera

whose post office address is: **7290 NW 66th Street, Miami, FL 33116**
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:

PARCEL 11B-1:

THE WEST 1/2 OF THE NW1/4 OF THE NW1/4 OF THE NE1/4 OF THE SW1/4 OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 18 EAST.

SUBJECT TO A 30 FOOT WIDE EASEMENT ALONG THE NORTH BOUNDARY THEREOF FOR ROAD RIGHT-OF-WAY.

PARCEL 11B-2:

THE EAST 1/2 OF THE NW1/4 OF THE NW1/4 OF THE NE1/4 OF THE SW1/4 OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 18 EAST.

SUBJECT TO A 30 FOOT WIDE EASEMENT ALONG THE NORTH BOUNDARY THEREOF FOR ROAD RIGHT-OF-WAY.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LANDS:

COMMENCE AT THE SW CORNER OF THE NW1/4 OF THE SW1/4 OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 18 EAST, THENCE N 88°23'15" E ALONG THE SOUTH LINE OF SAID NW1/4 OF THE SW1/4 A DISTANCE OF 260 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 88°23'15" E ALONG SAID SOUTH LINE A DISTANCE OF 60 FEET; THENCE N 1°10'12" W 621.64 FEET; THENCE N 88°13'34" E 1682.26 FEET; THENCE S 1°06'18" E 626.37 FEET, TO A POINT ON THE SOUTH LINE OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 32; THENCE N 88°23'15" E ALONG SAID SOUTH LINE A DISTANCE OF 60 FEET; THENCE N 1°06'18" W 686.57 FEET; THENCE S 88°13'34" W 1742.36 FEET; THENCE N 1°10'12" W 621.63 FEET TO A POINT ON THE NORTH LINE OF SAID NW1/4 OF THE SW1/4; THENCE S 88°03'53" W ALONG SAID NORTH LINE A DISTANCE OF 320.02 FEET TO THE NW CORNER OF SAID NW1/4 OF THE SW1/4; THENCE S 1°10'12" E ALONG THE WEST LINE OF SAID NW1/4 OF THE SW1/4 A DISTANCE OF 25 FEET; THENCE N 88°03'53" E PARALLEL TO SAID NORTH LINE A DISTANCE OF 260.02 FEET; THENCE S 1°10'12" E PARALLEL TO SAID WEST LINE A DISTANCE OF 1277.93 FEET TO THE POINT OF BEGINNING.

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: **32-17S18E-3C000-0115**

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.

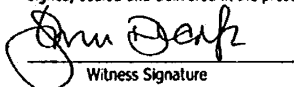
To Have and to Hold, the same in fee simple forever.

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 2004.

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


Romy Galvez

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


Witness Signature

Print Name: GENAS DECUXTE

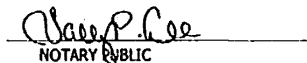

Witness Signature

Print Name: Aurora Galvez

State of FL

County of Lee

The Foregoing Instrument was Acknowledged before me on 05-27-05, by Romy Galvez who is/are personally known to me or who has/have produced FL Drivers License as identification.


NOTARY PUBLIC

Sally P. Lee
Notary Print Name

My Commission Expires: 03-24-2008



Sally P. Lee
Commission #DD303222
Expires: Mar 24, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

Prepared by
Dorina Bender, an employee of
First American Title Insurance Company d/b/a Crystal River Title
213 Courthouse Square
Inverness, Florida 34450
(352) 726-8003

Return to: Grantee

File No.: 1091-828887



OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$27 00
DOCUMENTARY TAX \$280 00
2005047705 BK:1862 PG:1331
05/02/2005 08:09 AM 3 PGS
JPARRISH, DC Receipt #028282

WARRANTY DEED

Made this May 27, of 2005 by and between

Jim Porter

whose address is: **811 Shady Lane, Warsaw, IN 46580-5058**
hereinafter called the "grantor", to

Romy Galvez

whose post office address is: **1322 SW 15th Place, Cape Coral, FL 33991**
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:

PARCEL 11B-1:

THE WEST 1/2 OF THE NW1/4 OF THE NW1/4 OF THE NE1/4 OF THE SW1/4 OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 18 EAST.

SUBJECT TO A 30 FOOT WIDE EASEMENT ALONG THE NORTH BOUNDARY THEREOF FOR ROAD RIGHT-OF-WAY.

PARCEL 11B-2:

THE EAST 1/2 OF THE NW1/4 OF THE NW1/4 OF THE NE1/4 OF THE SW1/4 OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 18 EAST.

SUBJECT TO A 30 FOOT WIDE EASEMENT ALONG THE NORTH BOUNDARY THEREOF FOR ROAD RIGHT-OF-WAY.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LANDS:

COMMENCE AT THE SW CORNER OF THE NW1/4 OF THE SW1/4 OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 18 EAST, THENCE N 88°23'15" E ALONG THE SOUTH LINE OF SAID NW1/4 OF THE SW1/4 A DISTANCE OF 260 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 88°23'15" E ALONG SAID SOUTH LINE A DISTANCE OF 60 FEET; THENCE N 1°10'12" W 621.64 FEET; THENCE N 88°13'34" E 1682.26 FEET; THENCE S 1°06'18" E 626.37 FEET, TO A POINT ON THE SOUTH LINE OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 32; THENCE N 88°23'15" E ALONG SAID SOUTH LINE A DISTANCE OF 60 FEET; THENCE N 1°06'18" W 686.57 FEET; THENCE S 88°13'34" W 1742.36 FEET; THENCE N 1°10'12" W 621.63 FEET TO A POINT ON THE NORTH LINE OF SAID NW1/4 OF THE SW1/4; THENCE S 88°03'53" W ALONG SAID NORTH LINE A DISTANCE OF 320.02 FEET TO THE NW CORNER OF SAID NW1/4 OF THE SW1/4; THENCE S 1°10'12" E ALONG THE WEST LINE OF SAID NW1/4 OF THE SW1/4 A DISTANCE OF 25 FEET; THENCE N 88°03'53" E PARALLEL TO SAID NORTH LINE A DISTANCE OF 260.02 FEET; THENCE S 1°10'12" E PARALLEL TO SAID WEST LINE A DISTANCE OF 1277.93 FEET TO THE POINT OF BEGINNING.

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: **32-17S18E-3C000-0115**

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 2004.

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

Jim Porter

Jim Porter

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

Lori A. Smoker
Witness Signature

[Signature]
Witness Signature

Print Name: Lori A. Smoker

Print Name: Richard Owe

State of INDIANA

County of Kosciusko

The Foregoing Instrument was Acknowledged before me on May 27, 2005, by Jim Porter who is/are personally known to me or who has/have produced David Liscense as identification.

Lori A. Smoker
NOTARY PUBLIC

Lori A. Smoker

Notary Print Name

My Commission Expires: March 18, 2011



Rec 5.00
Doc 45.00

B-0-11840
WARRANTY DEED
INDIVID. TO INDIVID.

Please return to:
HOMESTEAD TITLE, INC.
1125 E. Sterling Road
Suite 4
Inverness, FL 33650

HTI-90501-0287

This Warranty Deed Made the 8th day of Nov. A. D. 19 86 by

Robert G. Porter, also known of record as Bobbie Gene Porter, a/k/a
Bobbie G. Porter
hereinafter called the grantor, to

Jim Porter

whose postoffice address is RR #1, Larwill, IN 46764
hereinafter called the grantee:

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

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantee, all that certain land situate in CITRUS County, Florida, viz: Parcel 11B-1: The West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 32, Township 17 South, Range 18 East.

Parcel 11B-2: The East 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 32, Township 17 South, Range 18 East.

STATE OF FLORIDA
DOCUMENTARY
STAMP TAX
REVENUE
45.00
JAN 22 1987

SUBJECT TO Purchase Money Wrap-Around Mortgage given by grantee herein to grantor herein as part payment of the above described premises.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 85, and subject to all valid restrictions, reservations, and easements of record.

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

Signed, sealed and delivered in our presence:

James J. Zasso
John A. Jackson

Robert G. Porter U.S.
Robert G. Porter U.S.

U.S.
U.S.

STATE OF Florida
COUNTY OF Citrus

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Robert G. Porter, also known of record as Bobbie Gene Porter, a/k/a Bobbie G. Porter to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of Nov., A.D. 19 86.

(Seal)

BOOK 726 PAGE 1782

John A. Jackson
My Commission Expires: 1-07-90

This Instrument prepared by: Tina Lee of HOMESTEAD TITLE, INC., incidental to the issuance of a title insurance policy.

Jennifer Victoria 01-23-87



2005047703 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE \$13.00
2005047703 BK:1362 PG:1028
06/02/2005 08:09 AM 1 PG
JPARRISH,DC Receipt #025282

Prepared by and Return to:
Donna Bender, an employce of
First American Title Insurance Company d/b/a Crystal River Title
213 Courthouse Square
Inverness, Florida 34450
(352) 726-8003

SATISFACTION OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS that **Robert Gene Porter, also known of record as Bobbie Gene Porter, a/k/a Bobbie G. Porter** the owner and holder of a certain mortgage deed executed by **Jim Porter to Robert Gene Porter, also known of record as Bobbie Gene Porter, a/k/a Bobbie G. Porter** recorded on **January 22, 1987** in Official Record Book **726, Page 1783**, in the Office of the Clerk of the Circuit Court of **Citrus County, Florida**, securing a certain note in the principal sum of **\$9,000.00** and certain promises and obligations set forth in said mortgage deed, upon the following described land situate in **Citrus County, Florida**, to wit:

ALL THAT PROPERTY DESCRIBED IN AFORESAID MORTGAGE

hereby acknowledges full payment and satisfaction of said note and mortgage deed, and surrenders the same as cancelled, and hereby directs the Clerk of the said Circuit Court to cancel the same of record.

Bobbie G. Porter

Robert Gene Porter, also known of record as
Bobbie Gene Porter, a/k/a Bobbie G. Porter

State of Texas

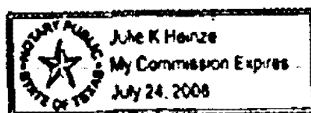
County of Denton

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on May 20, 2005, by **Robert Gene Porter, also known of record as Bobbie Gene Porter, a/k/a Bobbie G. Porter** who is personally known to me or who has produced a valid driver's license as identification.

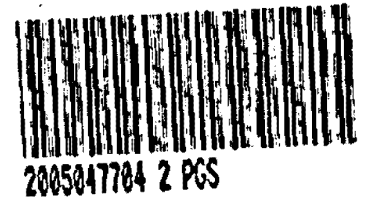
Julie K. Heinze
NOTARY PUBLIC

Julie K. Heinze

Notary Print Name
My Commission Expires: July 24, 2008



Prepared by and Return to:
Donna Bondar, an employee of
First American Title Insurance Company d/b/a Crystal River Title
213 Courthouse Square
Inverness, Florida 34450
(352) 726 8003



NON-HOMESTEAD AFFIDAVIT BY SELLER

State of Florida

County of Citrus

BEFORE ME, the undersigned authority, duly authorized in the state and county aforesaid to administer oaths, personally appeared Jim Porter, *married adult* and who after being by me duly sworn on oath, deposes and says:

THAT, Affiant is the owner of the property known as vacant property, Dunnellon, FL by virtue of that certain Mortgage Deed dated November 22nd, 1986 as recorded in Official Record Book 726, Page 1782, said property being more particularly described as follows:

PARCEL 11B-1:

THE WEST 1/2 OF THE NW1/4 OF THE NW1/4 OF THE NE1/4 OF THE SW1/4 OF SECTION 32,
TOWNSHIP 17 SOUTH, RANGE 18 EAST.

SUBJECT TO A 30 FOOT WIDE EASEMENT ALONG THE NORTH BOUNDARY THEREOF FOR ROAD RIGHT-
OF-WAY.

PARCEL 11B-2:

THE EAST 1/2 OF THE NW1/4 OF THE NW1/4 OF THE NE1/4 OF THE SW1/4 OF SECTION 32,
TOWNSHIP 17 SOUTH, RANGE 18 EAST.

SUBJECT TO A 30 FOOT WIDE EASEMENT ALONG THE NORTH BOUNDARY THEREOF FOR ROAD RIGHT-
OF-WAY.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING
DESCRIBED LANDS:

COMMENCE AT THE SW CORNER OF THE NW1/4 OF THE SW1/4 OF SECTION 32, TOWNSHIP 17
SOUTH, RANGE 18 EAST, THENCE N 88°23'15" E ALONG THE SOUTH LINE OF SAID NW1/4 OF THE
SW1/4 A DISTANCE OF 260 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 88°23'15" E
ALONG SAID SOUTH LINE A DISTANCE OF 60 FEET; THENCE N 1°10'12" W 621.64 FEET; THENCE N
88°13'34" E 1682.26 FEET; THENCE S 1°06'18" E 626.37 FEET, TO A POINT ON THE SOUTH LINE OF
THE NE1/4 OF THE SW1/4 OF SAID SECTION 32; THENCE N 88°23'15" E ALONG SAID SOUTH LINE A
DISTANCE OF 60 FEET; THENCE N 1°06'18" W 686.57 FEET; THENCE S 88°13'34" W 1742.36 FEET;
THENCE N 1°10'12" W 621.63 FEET TO A POINT ON THE NORTH LINE OF SAID NW1/4 OF THE SW1/4;
THENCE S 88°03'53" W ALONG SAID NORTH LINE A DISTANCE OF 320.02 FEET TO THE NW CORNER
OF SAID NW1/4 OF THE SW1/4; THENCE S 1°10'12" E ALONG THE WEST LINE OF SAID NW1/4 OF THE
SW1/4 A DISTANCE OF 25 FEET; THENCE N 88°03'53" E PARALLEL TO SAID NORTH LINE A DISTANCE
OF 260.02 FEET; THENCE S 1°10'12" E PARALLEL TO SAID WEST LINE A DISTANCE OF 1277.93 FEET
TO THE POINT OF BEGINNING.

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE \$18.50
2005047704 BX:1662 PG:1029
06/02/2005 08:09 AM 2 PGS
JPARRISH,DC Receipt #028282

Page 1 of 2
1091 - 82887

That the above described property is not his/her homestead property as defined by the laws and constitution of the State of Florida; said property is not Affiant's residence, nor the residence of any member of his family, nor is it contiguous his/her homestead property;

THAT, Affiant presently resides at: 811 Shady Lane Warsaw, IN 46580-5058 and has resided at that same address for 18 years and will continue to reside there indefinitely;

THAT this Affidavit is given to induce Inverness Escrow to eliminate the requirement of joinder of the Affiant's spouse in the execution of the Deed of Conveyance as required by its Commitment and issue title insurance pursuant to file no. 1091-828887 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.

Further Affiant(s) sayeth naught.

Jim Porter
Jim Porter

State of INDIANA

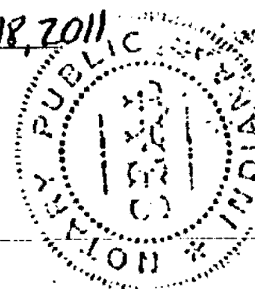
County of KRICKS

Sworn To, Subscribed and Acknowledged before me on May 27, 2005, by Jim Porter who is/are personally known to me or who has/have produced a valid driver's license as identification.

Lori A. Smoker
NOTARY PUBLIC

Lori A. Smoker
Notary Print Name

My Commission Expires: March 18, 2011



Satisfaction of Mortgage

KNOW ALL MEN BY THESE PRESENTS: That American General Home Equity, Inc., successor by
That mortgage to CREDITRIFT, INC., Mortgagee
(Corp. Name)

the owner and holder of a certain mortgage deed executed by ROBERT G. PORTER
to ARLAN F. COOK AND JEAN E. COOK, HIS WIFE

bearing date the 25th day of March, A.D. 1985, recorded in Official Records
Book 666, page 282, in the office of the Clerk of the Circuit Court of Citrus County,

State of Florida, securing a certain note in the principal sum of \$11,625.00
(Eleven thousand six hundred twenty-five & no/100 dollars)
Dollars, and certain promises and obligations set forth in said mortgage deed, upon the property situate in said
State and County described as follows, to-wit:

Legal description as per original mortgage:

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY J. HERRICK, CLERK
751601
99 FEB 22 PM 3 30
VERIFIED BY:
D. J. DAVIS

hereby acknowledges full payment and satisfaction of said note and mortgage deed, and surrenders the same as
cancelled, and hereby directs the Clerk of the said Circuit Court to cancel the same of record.

In witness whereof the mortgagee has caused its name to be hereunto duly signed by its attorney-in-fact, the day
and year first above written.

Nyoka J. Collins American General Home Equity, Inc.
Witness Nyoka J. Collins (Corporate Name)

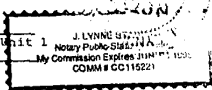
Stephen D. Hoffman By Stephen D. Hoffman
Witness Toni D. Curtis (Manager) Stephen D. Hoffman
Attorney-in-fact

STATE OF FLORIDA)
COUNTY OF Citrus)

The foregoing instrument was acknowledged before me this 12th day of February,
1993 by Stephen D. Hoffman, Attorney-in-Fact, as attorney in fact on
behalf of American General Home Equity, Inc., and who has produced a
Florida Drivers License (Corporate Name) as identification and who has taken an oath

J. Lynne Stubbbs
(Signature of Person Taking Acknowledgment)
J. Lynne Stubbbs
Assistant Manager
(Title)

THIS INSTRUMENT PREPARED BY Toni D. Curtis
7655 W. Gulf to Lake Hwy., Unit 1
ADDRESS Crystal River, FL 34429



APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 919621

To: Tax Collector of CITRUS COUNTY , Florida

I,
SAVVY FL LLC
FTB COLLATERAL ASSIGNEE
PO BOX 1000 - DEPT #3035
MEMPHIS, TN 38148-3035,

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
2503360	2019/8712	06-01-2019	OSCEOLA HILLS UNREC SUB LOTS 11B-1 & 11B-2 IN SEC 32-17-18 DESC AS FOLLOWS: 11B-1; W 1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4 OF SW 1/4 & 11B-2; E 1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4 OF SW 1/4 --- TOG WITH A NON EXCLUSIVE EASE FOR INGRESS AND EGRESS OVER THE FOL DESC LANDS; COM AT THE NW COR OF THE NW1/4 OF THE SW1/4 OF SEC 32-17-18, TH N 88D 23M 15S E AL THE S LN OF SD NW1/4 OF THE SW1/4 260 FT TO THE POB, TH CONT N 88D 23M 15S E AL SD S LN 60 FT, TH N 01D 10M 12S W 621.24 FT, TH N88D 13M 34S E 1682.26 FT, TH S 01D 06M 18S E 626.37 FT TO A PT ON THE S LN OF THE NE1/4 OF THE SW 1/4 OF SD SEC 32, TH N 88D 23M 15S E AL SD S LN 60 FT, TH N 01D 06M 18S W 686.57 FT, TH S 88D 13M 34D W 1742.36 FT, TH N 01D 10M 12S W 621.63 FT TO A PT ON THE N LN OF SD NW1/4 OF THE SW1/4, TH S 88D 03M 53S W AL SD N LN 320.02 FT TO THE NW COR OF SD NW1/4 OF THE SW1/4, TH S 01D 10M 12S E AL THE W LN OF SD NW1/4 OF THE SW1/4 25 FT, TH N 88D 03M 53S E PARALLEL TO SD N LN 260.02 FT, TH S 01D 10M 12S E PARALLEL TO SD W LN 1277.93 FT TO THE POB

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
SAVVY FL LLC
FTB COLLATERAL ASSIGNEE
PO BOX 1000 - DEPT #3035
MEMPHIS, TN 38148-3035

04-27-2021
Application Date

Applicant's signature

Altkey: 2503360
ABELLO JOSE VLADIMIR

Parcel ID: 18E17S32 3C000 0115
4706 W DISNEY LN , DUNNELLON

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	6600 - MINI FARMS SOUTH
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	001364 - OSCEOLA HILLS UNREC 32-17-18SW
Short Legal	OSCEOLA HILLS UNREC SUB LOTS 11B-1 & 11B-2 IN SEC 32-17-18DESC AS FOLLOWS: 11B-1; W 1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4OF SW 1/4 & 11B-2; E 1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4 OF
Est. Parcel Sqft	111,003
Est. Parcel Acres	2.55
Map SC-TW-RG	32-17S-18E

Mailing Address

Name	ABELLO JOSE VLADIMIR
Mailing Address	11290 NW 61ST STREET MIAMI FL 33178

All Owners

Name	Owner Type
ABELLO JOSE VLADIMIR	TR - Trustee
THE JOSE VLADIMIR ABELO REVOCABLE TRUST U/A.D 8/19/15	UT - Under Trust

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
2021	\$15,800	\$0	\$15,800	\$12,540	\$0	\$12,540	\$0	\$201.90	Link
2020	\$11,400	\$0	\$11,400	\$11,400	\$0	\$11,400	\$0	\$169.74	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
0131	FIRE SERVICES ASSESSMENT	\$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
08/19/2015	\$100	2710/0115	01-CORRECTIVE/QC/TD/COT	V
05/01/2005	\$49,000	1865/0740	00-WARRANTY DEED	V
05/01/2005	\$40,000	1862/1031	00-WARRANTY DEED	V
11/01/1986	\$9,000	0726/1782	03-SAME FAMILY/DEED FOL	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	A-ACREAGE	2.55		.0				RURMH

Total Misc Value