

RECEIVED

By Tifani White at 1:28 pm, 2/3/22

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	CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC PO BOX 54347 NEW ORLEANS, LA 70154-4347	Property Owner	DUNBAR RICHARD DAVID 4314 N INDIANHEAD RD HERNANDO, FL 34442
Property description	FAIRVIEW ESTATES PB 12 PG 49 LOT 21 BLK F	Application date	Jul 19, 2021
		Certificate #	2019 / 6319
		Date certificate issued	06/01/2019
		Account number	2357797

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)
# 2019/6319	06/01/2019	4,351.90	217.60	4,569.50
→ Part 2: Total*				4,569.50

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)
# 2021/5102	06/01/2021	4,992.76	6.25	249.64	5,248.65
# 2020/6288	06/01/2020	4,635.92	6.25	231.80	4,873.97
Part 3: Total*					10,122.62

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)	14,692.12
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	250.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	1,587.30
7. Total Paid (Lines 1-6)	16,704.42

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	Citrus County, Florida
Signature, Tax Collector or Designee	Date <u>3rd</u> of February, 2022

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)	21,565.70
17. Redemption fee	6.25
18. Total amount to redeem	16,829.67
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.

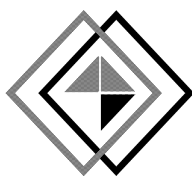
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

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

VILLAGES SERVICES INC.,
REGISTERED AGENT O/B/O
FAIRVIEW ESTATES OF CITRUS
HILLS PROPERTY OWNERS
ASSOCIATION, INC.
2541 N RESTON TERRACE
HERNANDO, FL 34442

Other Interested Party

Certified By:

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

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PROPERTY INFORMATION REPORT

ORDER DATE: 01/20/2022

REPORT EFFECTIVE DATE: 20 YEARS UP TO 01/14/2022

CERTIFICATE # 2019-6319

ACCOUNT # 2357797

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: FAIRVIEW ESTATES PB 12 PG 49 LOT 21 BLK F

PROPERTY ADDRESS: 4314 N INDIANHEAD RD, HERNANDO

OWNER OF RECORD ON CURRENT TAX ROLL:

RICHARD DAVID DUNBAR

4314 N INDIANHEAD RD

HERNANDO, FL 34442 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

RICHARD D. DUNBAR

OR: 2780, Page: 225

4314 NORTH INDIANHEAD ROAD

HERNANDO, FL 34442 (Per Deed)

BRANDON D. DUNBAR

141 WEST BELLECREST AVE.

PITTSBURG, PA 15227 (Per Deed)

(Brandon D. Dunbar was not included as an additional owner on the Property Appraiser and may be deceased. No Death Certificate was found in the Official Records of Citrus County. No probate documents were found, however title was held as tenants in common with the right of survivorship, and therefore not subject to probate for Brandon D. Dunbar, if deceased.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

VILLAGES SERVICES INC., REGISTERED AGENT

O/B/O FAIRVIEW ESTATES OF CITRUS HILLS PROPERTY

OWNERS ASSOCIATION, INC.

2541 N RESTON TERRACE

HERNANDO, FL 34442 (Per Sunbiz. Declaration recorded in 647-1667.)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 19E18S170010 000F0 0210

CURRENT ASSESSED VALUE: \$321,391

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: 1226, Page: 1757

Death Certificate OR: 2436, Page: 488

Warranty Deed OR: 2715, Page: 2421

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	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	7410 - FAIRVIEW ESTATES
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000689 - FAIRVIEW ESTATES
Short Legal	FAIRVIEW ESTATES PB 12 PG 49 LOT 21 BLK F
Est. Parcel Sqft	43,565
Est. Parcel Acres	1.00
Map SC-TW-RG	08-18S-19E

Mailing Address

Name	DUNBAR RICHARD DAVID
Mailing Address	4314 N INDIANHEAD RD HERNANDO FL 34442

All Owners

Name	Owner Type
DUNBAR RICHARD DAVID	IN - Individual

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Estimate	Tax Link
2021	\$13,000	\$308,391	\$321,391	\$321,391	\$0	\$321,391	\$0	\$4,790.18	Link
2020	\$15,650	\$288,480	\$304,130	\$304,130	\$0	\$304,130	\$0	\$4,524.05	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
0030	SOLID WASTE, RESID IMPRVD	\$27.00
0131	FIRE SERVICES ASSESSMENT	\$79.00
0154	STORMWATER	\$100.03

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
08/30/2016	\$100	2780/0225	98-UNABLE TO PROCESS	I
09/30/2015	\$300,000	2715/2421	00-WARRANTY DEED	I
01/01/1998	\$25,000	1226/1757	00-WARRANTY DEED	V
03/01/1994	\$31,695	1023/0496	13-FROM DEVELOPERS	V
03/01/1994	\$100	1025/1961	01-CORRECTIVE/QC/TD/COT	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.

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
12/18/2013	201309320	REROOF - SHED - REPLACE WITH SHINGLE**NOC N/A	\$1,200	
12/18/2013	201309319	RE-ROOF SFD - REPLACE WITH SHINGLE TO INCLUDE (2)	\$17,000	
12/16/2013	201309348	CHANGE OUT 3 A/C SYSTEMS**NOC IN EBRIDGE FOR CHANG	\$11,850	
10/01/1999	199907917	ENCL	\$3,477	
08/01/1999	199906758	DET SHED	\$3,528	
07/01/1999	199905755	INGROUND POOL	\$21,697	
03/01/1999	199902185	SFD LOT 21	\$9	10/01/1999

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0108-RESIDENTIAL NON-WATERFRONT	U-UNIT	1.00		.0			\$13,000	LDR

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1999
Total FLA	3,413
Total Under Roof	4,571
Exterior Wall	32 - CONCRETE BLOCK STUCCO
Foundation	3 - CONT. FOOTING-AVG.
HVAC	109 - HEAT PUMP
Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	02 - HIP
Roof Cover	09 - CUSTOM FIBERGLASS
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	4/3/
Addl Fixtures	3
FPL: Stacks/Openings	/
RCN	357,745
RCNLD	290,991

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1999	3,245
1	OPEN PORCH FIN	1999	343
1	OPEN PORCH FIN	1999	99
1	GARAGE FINISHED	1999	716
1	FLR LIV AREA	1999	168

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	SWIMMING POOL CONCRETE-[1-SF]	1999	24	12	1	288	8,640
1	2	SCREEN ENCLOSURE ALUMINUM-[1-SF]	1999	23	54	1	1,242	4,640
1	3	SPA WITH FOUNTAIN-[3-UNIT]	1999			1	1	2,620
1	4	UTILY BLDG LK HOUSE UNF INT-[1-SF]	1999	14	14	1	196	1,500

Total Misc Value

Legal Description

Legal Description

FAIRVIEW ESTATES PB 12 PG 49 LOT 21 BLK F

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.

2357797



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

Detail by Entity Name

Florida Not For Profit Corporation

FAIRVIEW ESTATES OF CITRUS HILLS PROPERTY OWNERS ASSOCIATION, INC.

Filing Information

Document Number	N16513
FEI/EIN Number	59-2732310
Date Filed	08/25/1986
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	02/23/1987
Event Effective Date	NONE

Principal Address

2541 N RESTON TERRACE
HERNANDO, FL 34442

Changed: 04/08/2011

Mailing Address

2541 N RESTON TERRACE
HERNANDO, FL 34442

Changed: 04/08/2011

Registered Agent Name & Address

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

Name Changed: 04/29/2021

Address Changed: 04/08/2011

Officer/Director Detail

Name & Address

Title Secretary

SIGURDSEN, MARCIANNA

2541 N RESTON TERRACE
HERNANDO, FL 34442

Title Director

LAUER, BARBARA
2541 N RESTON TERRACE
HERNANDO, FL 34442

Title President

Cashman, Daniel
2541 N RESTON TERRACE
HERNANDO, FL 34442

Title Director

Duval, Jacqueline
2541 N RESTON TERRACE
HERNANDO, FL 34442

Title Director

Conley, Mark
2541 N RESTON TERRACE
HERNANDO, FL 34442

Title VP

Richards, Jonathan
2541 N RESTON TERRACE
HERNANDO, FL 34442

Title Treasurer

McNally, Kenneth
2541 N RESTON TERRACE
HERNANDO, FL 34442

Title Director

Blair, James, Jr.
2541 N RESTON TERRACE
HERNANDO, FL 34442

Title Director

Smith, Kenley
2541 N RESTON TERRACE
HERNANDO, FL 34442

Annual Reports

Report Year	Filed Date
2019	03/29/2019
2020	03/10/2020
2021	04/29/2021

Document Images

04/29/2021 -- ANNUAL REPORT	View image in PDF format
03/10/2020 -- ANNUAL REPORT	View image in PDF format
03/29/2019 -- ANNUAL REPORT	View image in PDF format
02/27/2018 -- ANNUAL REPORT	View image in PDF format
04/17/2017 -- ANNUAL REPORT	View image in PDF format
04/19/2016 -- ANNUAL REPORT	View image in PDF format
03/26/2015 -- ANNUAL REPORT	View image in PDF format
04/18/2014 -- ANNUAL REPORT	View image in PDF format
04/26/2013 -- ANNUAL REPORT	View image in PDF format
04/10/2012 -- ANNUAL REPORT	View image in PDF format
04/08/2011 -- ANNUAL REPORT	View image in PDF format
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07/07/2008 -- ANNUAL REPORT	View image in PDF format
04/12/2007 -- ANNUAL REPORT	View image in PDF format
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03/14/2005 -- ANNUAL REPORT	View image in PDF format
03/05/2004 -- ANNUAL REPORT	View image in PDF format
08/05/2003 -- Reg. Agent Change	View image in PDF format
02/27/2003 -- ANNUAL REPORT	View image in PDF format
04/02/2002 -- ANNUAL REPORT	View image in PDF format
03/30/2001 -- ANNUAL REPORT	View image in PDF format
03/24/2000 -- ANNUAL REPORT	View image in PDF format
03/10/1999 -- ANNUAL REPORT	View image in PDF format
04/09/1998 -- ANNUAL REPORT	View image in PDF format
04/15/1997 -- ANNUAL REPORT	View image in PDF format
04/10/1996 -- ANNUAL REPORT	View image in PDF format

THIS INSTRUMENT PREPARED BY:
RECORD AND RETURN TO:
RICHARD D. DUNBAR
4314 North Indianhead Road
Hernando, Florida 34442

QUITCLAIM DEED

THIS DEED, made on the 30th day of August, 2016, between RICHARD D. DUNBAR, (First Party), whose post office address is 4314 North Indianhead Road, Hernando, Florida 34442, TO RICHARD D. DUNBAR, whose post office address is 4314 North Indianhead Road, Hernando, Florida 34442 and BRANDON D. DUNBAR as tenants in common with the right of survivorship ("Second Party") whose post office address is 141 West Bellecrest Ave., Pittsburg, PA 15227.

(Wherever used herein the terms "First Party" and "Second Party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH

That the said First Party, for and in consideration of the sum of \$10.00, in hand paid by the Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Second Party forever, all the right, title, interest claim and demand which the said First Party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Citrus, State of Florida, to wit:

Lot 21, Block F, FAIRVIEW ESTATES, A Subdivision according to the map or plot thereof as recorded in Plat Book 12, pages 49 through 60, inclusive, Public Records of Citrus County, Florida


Parcel ID# 19E-18S-17-0010-000F0-0210

Subject to taxes for 2016 and subsequent years and subject to covenants, easements and restrictions of record although the same are not reimposed by this reference.

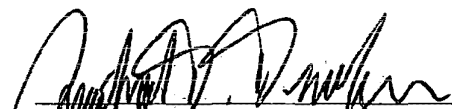
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said First Party, either in law or equity, to the only proper use, benefit and behoof of the said Second Party forever.

THIS QUITCLAIM DEED HAS BEEN PREPARED BASED ON INFORMATION PROVIDED BY THE GRANTOR. THE PREPARER OF THIS QUITCLAIM DEED HAS NOT EXAMINED TITLE AND GIVES NO OPINION AS TO THE CONDITION OF THE TITLE TO THE ABOVE-DESCRIBED PROPERTY NOR THE QUANTITY OR QUALITY OF TITLE CONVEYED BY THIS INSTRUMENT.

Signed, sealed and delivered in the presence of:



MARY PERKOWSKI



RICHARD D. DUNBAR

Clayton Trainer

CLAYTON TRAINER

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me on the 30th day of August, 2016, by **RICHARD D. DUNBAR** who has produced a Florida Driver's License as identification.



Renee McGinn
Notary Public:

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Dawn Martone
American Title Services of Citrus County, Inc.
2230 Highway 44 West
Inverness, Florida 34453
Property Appraisers Parcel I.D. No: 19E-18S-17-0010-000F0-0210

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 30th day of September, 2015 by THOMAS M. MURPHY, WIDOWER AND SURVIVING SPOUSE OF NORMA JEAN MURPHY, DECEASED, whose post office address is, 313 E. CELINA SE, INVERNESS, FL 34453, herein called the grantor, to RICHARD DAVID DUNBAR, whose post office address is, 4314 N. INDIANHEAD RD., HERNANDO, FL 34443, hereinafter called the Grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of \$300,000.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in CITRUS County, State of Florida, viz.:

LOT 21, BLOCK F, FAIRVIEW ESTATES, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 49 THROUGH 60, INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

GRANTOR HEREIN STATES THAT HE AND NORMA JEAN MURPHY WERE CONTINUOUSLY MARRIED FROM THE DATE THEY ACQUIRED TITLE TO CAPTIONED PROPERTY UNTIL THE DEATH OF NORMA JEAN MURPHY, AND THAT HE HAS NOT SINCE REMARRIED.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

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

Signed, sealed and delivered in the presence of:

J. Davis
Witness #1 Signature

Thomas M. Murphy
THOMAS M. MURPHY

JACQUELINE DAVIS
Witness #1 Printed Name

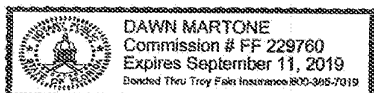
[Signature]
Witness #2 Signature

DAWN MARTONE
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 30th day of September, 2015 by THOMAS M. MURPHY, WIDOWER AND SURVIVING SPOUSE OF NORMA JEAN MURPHY, DECEASED who is personally known to me or has produced Driver's License as identification.

SEAL



[Signature]
Notary Public

My commission expires:

Printed Notary Name

This Warranty Deed

Made this 27th day of January ~~February~~ A.D. 19 98
by **RICHARD J. SCHELLENBERG AND MARLENE A. SCHELLENBERG, Joint Tenants with Rights of Survivorship**

hereinafter called the grantor, to
THOMAS M. MURPHY AND NORMA JEAN MURPHY, HIS

whose post office address is: 415 Arlington St.
Acton, MA 01720

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 \$ **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 21, Block F, FAIRVIEW ESTATES, according to plat thereof recorded in Plat Book 12, pages 49 through 60 inclusive, public records of Citrus County, Florida.

SUBJECT TO covenants and restrictions of record.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: 17 188 19E 0010 000F0 0210
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 97

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:

Name: Annette M. Laughlin
Witness One

Name & Address: Richard J. Schellenberg [LS]
RICHARD J. SCHELLENBERG
203 HEDGEWOOD AVE., DELTONA, FL 32738

Name: Annette M. Laughlin
Witness Name Printed

Name & Address: Marlene A. Schellenberg [LS]
MARLENE A. SCHELLENBERG
203 HEDGEWOOD AVE., DELTONA, FL 32738

Name: Anna C. Cutlip
Witness Two

Name & Address: _____ [LS]

Name: Anna C. Cutlip
Witness Name Printed

Name & Address: _____ [LS]

State of FLORIDA
County of VOLUSIA

The foregoing instrument was acknowledged before me this 27 day of January ~~February~~, 19 98
by **RICHARD J. SCHELLENBERG AND MARLENE A. SCHELLENBERG, Joint Tenants with Rights of Survivorship**

who is personally known to me or who has produced FLORIDA DRIVER'S LICENSES as identification.

Anna C. Cutlip
Print Name: ANNA C. CUTLIP
Notary Public
My Commission Expires: 10-29-00

PREPARED BY &
RECORD & RETURN TO:
Jayne M. Frederick
Manatee Title Company, Inc.
2444 North Essex Avenue
Hernando, Florida 34442
File No: M 98-026



Anna C. Cutlip
My Commission CC078022
Expires Oct. 29, 2000

1998FE-3 RM 3-46

EX 1226631757

WD-1
33

FILED & RECORDED
CITRUS COUNTY PUBLIC
ENTITY SERVICES CLERK

0994301

VERIFIED BY:

Documentary
\$ 145.00
HedgeWood Tax Paid
Betsy Sutter,
Clerk of Circuit Court,
Citrus County, Florida
By: [Signature] D.C.

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 919800

To: Tax Collector of CITRUS COUNTY , Florida

I,
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF
TLGFY, LLC
PO BOX 54347
NEW ORLEANS, LA 70154-4347,

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
2357797	2019/6319	06-01-2019	FAIRVIEW ESTATES PB 12 PG 49 LOT 21 BLK F

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
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF
TLGFY, LLC
PO BOX 54347
NEW ORLEANS, LA 70154-4347

07-19-2021
Application Date

Applicant's signature

Altkey: 2357797
DUNBAR RICHARD DAVID

Parcel ID: 19E18S170010 000F0 0210
4314 N INDIANHEAD RD , HERNANDO

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	7410 - FAIRVIEW ESTATES
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000689 - FAIRVIEW ESTATES
Short Legal	FAIRVIEW ESTATES PB 12 PG 49 LOT 21 BLK F
Est. Parcel Sqft	43,565
Est. Parcel Acres	1.00
Map SC-TW-RG	08-18S-19E

Mailing Address

Name	DUNBAR RICHARD DAVID
Mailing Address	4314 N INDIANHEAD RD HERNANDO FL 34442

All Owners

Name	Owner Type
DUNBAR RICHARD DAVID	IN - Individual

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Estimate	Tax Link
2021	\$13,000	\$308,391	\$321,391	\$321,391	\$0	\$321,391	\$0	\$4,790.18	Link
2020	\$15,650	\$288,480	\$304,130	\$304,130	\$0	\$304,130	\$0	\$4,524.05	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
0030	SOLID WASTE, RESID IMPRVD	\$27.00
0131	FIRE SERVICES ASSESSMENT	\$79.00
0154	STORMWATER	\$100.03

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
08/30/2016	\$100	2780/0225	98-UNABLE TO PROCESS	I
09/30/2015	\$300,000	2715/2421	00-WARRANTY DEED	I
01/01/1998	\$25,000	1226/1757	00-WARRANTY DEED	V
03/01/1994	\$31,695	1023/0496	13-FROM DEVELOPERS	V
03/01/1994	\$100	1025/1961	01-CORRECTIVE/QC/TD/COT	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.

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
12/18/2013	201309320	REROOF - SHED - REPLACE WITH SHINGLE**NOC N/A	\$1,200	
12/18/2013	201309319	RE-ROOF SFD - REPLACE WITH SHINGLE TO INCLUDE (2)	\$17,000	
12/16/2013	201309348	CHANGE OUT 3 A/C SYSTEMS**NOC IN EBRIDGE FOR CHANG	\$11,850	
10/01/1999	199907917	ENCL	\$3,477	
08/01/1999	199906758	DET SHED	\$3,528	
07/01/1999	199905755	INGROUND POOL	\$21,697	
03/01/1999	199902185	SFD LOT 21	\$9	10/01/1999

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0108-RESIDENTIAL NON-WATERFRONT	U-UNIT	1.00	.0					LDR

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1999
Total FLA	3,413
Total Under Roof	4,571
Exterior Wall	32 - CONCRETE BLOCK STUCCO
Foundation	3 - CONT. FOOTING-AVG.
HVAC	109 - HEAT PUMP
Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	02 - HIP
Roof Cover	09 - CUSTOM FIBERGLASS
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	4/3/

Addl Fixtures 3
 FPL: Stacks/Openings /

RCN
 RCNLD

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1999	3,245
1	OPEN PORCH FIN	1999	343
1	OPEN PORCH FIN	1999	99
1	GARAGE FINISHED	1999	716
1	FLR LIV AREA	1999	168

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	SWIMMING POOL CONCRETE-[1-SF]	1999	24	12	1	288	
1	2	SCREEN ENCLOSURE ALUMINUM-[1-SF]	1999	23	54	1	1,242	
1	3	SPA WITH FOUNTAIN-[3-UNIT]	1999			1	1	
1	4	UTILY BLDG LK HOUSE UNF INT-[1-SF]	1999	14	14	1	196	

Total Misc Value
