

BRUCE McLAUGHLIN CONSULTING SERVICES, INC.

900 Gulf Boulevard, Suite 303
Indian Rocks Beach, Florida 33785
Ph: 727/595-7634 Fax: 727/593-9581
Email: BruceSandy@aol.com

May 17, 2013
1107

Ms. Joanna L. Coutu, AICP
Principal Planner
Land Development Division
Citrus County
3600 West Sovereign Path
Lecanto, FL. 34461

Re. Pirate's Cove – Plat/Right-of-Way Vacation

Thank you for your letter of May 8, 2013. Please find enclosed a revised application for the plat/right-of-way vacation. My February 8, 2013, letter to Ms. Collins is resubmitted herewith and should be considered as fully incorporated herein.

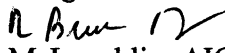
This application has been revised by the insertion of an Ownership and Encumbrance Report which includes the deeds to Mr. Decker's properties and the current tax receipts for those properties. Also included in the O and E report are property cards and deeds for all properties contiguous to Mr. Decker's overall holdings, not just the parcel sought to be vacated. Because Mr. Decker owns all the land adjacent to the parcel sought to be vacated, we believed that providing his ownership information was sufficient with respect to abutting owners but the enclosed list includes all owners abutting all of Mr. Decker's properties.

Also included in the revised application are sign-offs from Bright House Networks and Central Florida Gas. As you are aware from our exchange of e-mails I originally had a great deal of trouble reaching these utilities and it was not until you provided contact information that I was able to get any sort of response and those responses were not provided until May 3, and April 30, 2013.¹ These utilities have now signed off on the requested vacation and copies of those sign-offs are included herewith.

A separate letter today is addressed to Mr. Cautero in response to the issue raised by Mr. Williams in this letter of March 4, 2013 regarding proof of ownership of the area sought to be vacated.

Thank you for your consideration in this matter and please call or e-mail if you have any questions with respect to this submittal.

Yours very truly,
Bruce McLaughlin Consulting Services, Inc.


R. Bruce McLaughlin, AICP, MCIP
President

RBMcL/m
C:\AtWork\Citrus\Decker\Correspondence\1107356.wpd
Enc. Cc. Client, Thomas Williford, AIA, Luke Lirot, Esq.

¹ As far as I know, my original inquiries are still unanswered unless they were routed to the contacts you provided and merged with the requests to those persons.

STREET/~~PLAT~~ VACATION APPLICATION

Application No.: _____ Date: _____
* Agent for Petitioner
Applicant *
Name: Robert Bruce McLaughlin
Address: 900 GULF BLVD., #303
City: INDIAN ROCKS BEACH
State: Florida Zip: 33785
Home No.: 727-595-7634 Cell No.: _____
Work No.: 727-595-7634 Fax No.: 727-593-9583
Email: BruceSandy@aol.com
Petitioners)
Name: George H. Decker
Address: P.O. Box 784
City: Kodak
State: TN Zip: 37764
Home No.: _____ Cell No.: 865-712-0117
Work No.: _____ Fax No.: 865-933-1049
Email: deckercorn@aol.com

Property Description: Section: 34 Township: 18 South Range 16 East
Legal Description:
Subdivision: Unrecorded Sunny Isles Estates Unit 1 Lot(s) See Attached Block/Parcel See Attached
Alternate Key #: SEE ATTACHED Parcel ID: SEE ATTACHED

Is this hearing being requested as a result of a Code Violation Yes No
Notice? _____ X
If "Yes", explain on a separate sheet and attach a copy of the Notice of Violation
Applicant Request (purpose of vacation): _____

Directions to the Property from Lecanto: SEE ATTACHED

I DO HEREBY SWEAR THAT THE INFORMATION CONTAINED HEREIN AND THE ATTACHMENTS HERETO ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Signature _____

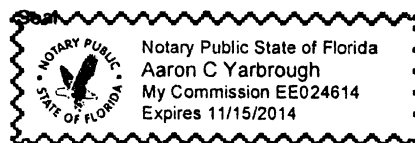
STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Bruce McLaughlin who is personally known to me or provided Fl. Drivers Lic. as identification and who did not take an oath.

WITNESS my hand and official seal this 8 day of February 2013

Printed Name

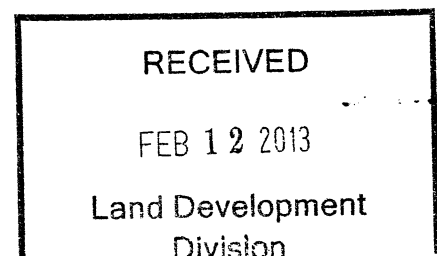
Aaron C. Yarbrough
Notary Public - State of Florida



For Staff Use Only

Date: _____
Time: _____
Initials: _____

Phone Company: ☒ Cable TV: _____ Electric Service: ☒
Water Provider: ☒ Sewer Provider: ☒ Mosquito Control: ☒
Gas Provider: _____ Ownership and Encumbrance Report: _____
Required for Plat Vacations: _____ Proof of Publication: _____ Proof of Paid Faxes: _____



SUBMITTAL REQUIREMENTS FOR STREET/PLAT VACATION

X ✓

Completed Application for Street/Plat Vacation (form in packet)

X ✓

Applicable filing fee as required by Resolution adopted by the Board of County Commissioners. Make check(s) payable to Citrus County Board of County Commissioners. Applicant will also be billed for advertising and postage fees. In accordance with the requirements of the Citrus County Land Development Code (Ord. 2012-06 as amended), the applicant is responsible for payment of all costs for public notification of the application review. These costs include notification of abutting property owners by mail and advertising in a newspaper of general circulation. Applicants shall be billed actual costs incurred for public notification. No application shall be processed for final adoption until all fees are paid. (Please refer in packet to page entitled "Costs Involved in a Petition for a Street/Plat Vacation.")

X

Ownership & Encumbrance Report prepared by a Title Company, which includes a legal description of property to be vacated, ownership of property to be vacated, and a list of the names and addresses of all owners of property abutting the area to be vacated.

X ✓

Petition (see sample in packet).

X

Letters from all utilities that service the area (telephone company, cable TV, electric service, water provider, sewer provider, gas provider, mosquito control) indicating that they have no easements or utilities that require relocation and no future plans to construct utilities or otherwise utilize the rights-of-way at issue.

X ✓

Letter of authorization as applicable (form in packet).

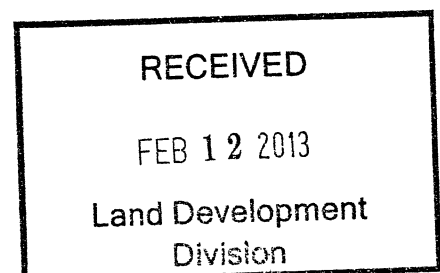
X

For Plat Vacations, submit a duplicate copy of tax receipt demonstrating that taxes have been paid on property to be vacated. (Duplicate copies of tax receipts can be obtained from tax collector's office.) [Ref: F.S. 177.101.(4)]

X

For Plat Vacations, person making application shall submit proof of legal publication giving notice of their intention to apply to the Citrus County Board of County Commissioners to vacate said plat either in whole or in part. The legal notice must run in not less than two weekly issues of a newspaper of general circulation in Citrus County in which the tract or parcel of land is located. (See sample notice in packet.) [Ref: F.S. 177.101 (4)]

STREET VACATIONS WILL REQUIRE SUBMITTAL OF A SURVEY THAT INDICATES HOW THE APPLICATION AREA (IF APPROVED) WILL BE ADDED TO THE ADJACENT LOTS. THIS SURVEY MUST BE SUBMITTED PRIOR TO PLACEMENT OF A STREET VACATION APPLICATION ON THE BOARD OF COUNTY COMMISSIONERS.



BRUCE McLAUGHLIN CONSULTING SERVICES, INC.

900 Gulf Boulevard, Suite 303
Indian Rocks Beach, Florida 33785
Ph: 727/595-7634 Fax: 727/593-9581
Email: BruceSandy@aol.com

February 8, 2013
1107

Ms. Jenette Collins, AICP
Director
Department of Development Services
3600 W Sovereign Path
Lecanto, FL 34461

Overnight Delivery

Dear Ms. Collins,

Re. *Pirate's Cove* – Application to Vacate Portion of Unrecorded Subdivision
Sunny Isles Estates Unit I, Companion to D.A. 12-03 and CPA/AA 13-01

I am writing further to our applications for approval of a Development Agreement between Citrus County and Pirate's Cove, approved by the Board of County Commissioners on February 15, 2012; our formal application therefor, and our application for amendments to the Citrus County Future Land Use Map and Land Development Code Atlas, our earlier conversations, and to our informal pre-application meetings. Please find herewith a completed application package for approval of a vacation of that portion of the Unrecorded Subdivision Sunny Isles Estates, Unit I, as shown on the enclosed legal description and graphics.

The request to move forward with this plat vacation is made to resolve the issues arising from recent actions related to Pirate's Cove in a cooperative and amicable fashion while preserving the County's and the applicant's previous positions, with all parties specifically preserving any and all pre-existing legal rights, with the submission of this request is not to be considered, directly or indirectly, as any waiver of any claim.

The owner's check, number 1320 in the amount of \$500.00 is enclosed herewith as the fee for this application.

Also submitted herewith are the following documents:

1. Legal Description of the property to be vacated
2. AltKey and Parcel ID List
3. Directions to the Property
4. Ownership and Encumbrance Report
5. Petition
6. Utility Letters
7. Written Authorization
8. Tax Receipts
9. Proof of Publication
10. Survey

RECEIVED

FEB 12 2013

Land Development
Division

With respect to the attachments, I would respectfully offer the following supplemental comments:

Legal Description: I understand from the Staff review of the legal description of the area to be vacated, as provided as an Exhibit to the proposed Development Agreement, that there is some concern as to its accuracy. Our Geographic Information System analyst, who is also a Certified Cadastral Mapper, is reviewing the materials provided by the County and the legal description provided by the surveyor. If he agrees that there are concerns he will work with our surveyor to have the legal rewritten. If he disagrees that there are concerns, he will try to resolve any such differences in a telephone conversation with your colleagues; if that does not resolve the matters, then he will schedule a meeting with your colleagues and our surveyor in Lecanto.

If the legal description does have to be re-written, we will confer with you and your colleagues, and seek the advice of Mr. Decker's legal counsel as to whether the publication and utility sign-offs need to be redone. Obviously, if the description is over-inclusive, the sign-offs and publication should suffice; if it is under-inclusive or in some other way incorrect, we will probably repeat the process.

Utility Sign Offs: There are four "utilities" operating in the area of Pirate's Cove: CenturyLink Telephone, Citrus County Mosquito Control, Ozello Water and Withlacoochee River Electric Cooperative. The complete sign-off packages from these four agencies are provided herewith.

You will note that Ozello Water's sign off is conditioned on the area being vacated coinciding with an area shown on a sketch marked up by Ozello Water. We trust that this approval will be sufficient.

Survey: The survey is provided at 11 x 17 and is not presently signed. If you need a signed copy and/or a larger scale copy, please let us know and it will be provided.

Finally, with respect to timing, it has taking somewhat longer than expected to perfect this application and those for the Development Agreement and for the FLUM/Atlas Amendment and we hope that we can work with Citrus County staff to move along these applications, now that they are all perfected. We do understand that there is a substantial amount of material to review and that application review meetings will include a large number of staff, including some senior staff.

However, we are hopefully that the first Application Review Meeting of this application and the concurrent applications for approval of a Development Agreement and for the FLUM/Atlas Amendment can be held either March 6 or 7 because after that a key member of our Design Team is unavailable until after March 20th.



February 8, 2013
1107

As you are aware, Mr. Decker travels from Northeast Tennessee for these meetings and while we try to include meetings on other issues on these trips, their prime purpose is the meetings with staff. We have also undertaken to host one more community meeting between the Application Review meeting(s) and the Planning Commission meeting. This community meeting will require coordination after the first Application Review meeting, once we determine what meeting – likely a further Application Review meeting – will follow. Essentially, what we are requesting is close coordination with staff to schedule the first and subsequent Application Review meetings as promptly as possible fully and efficiently coordinating the meetings with your staff and the developer and his representatives.

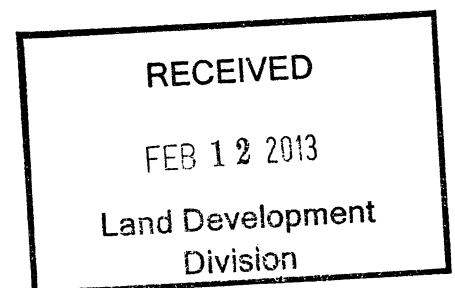
With many thanks for your consideration and we are looking forward to working with you and your colleagues on this matter.

Yours very truly,
Bruce McLaughlin Consulting Services, Inc.



R. Bruce McLaughlin, AICP, MCIP
President

RBMcL/m
C:\AtWork\Citrus\Decker\Correspondence\1107323.wpd
Enc.
CC. (W/enc)
Eric Williams
Client
Thomas Williford, AIA
Luke Lirot, Esq.



November 6, 2012

A LEGAL DESCRIPTION FOR
GEORGE DECKER OF PARCEL A
BEING A PORTION OF PIRATE
COVE, SECTION 35, TOWNSHIP 18
SOUTH, RANGE 16 EAST, CITRUS
COUNTY, FLORIDA

PARCEL A
COMMENCE AT THE SOUTHEAST CORNER OF TOWNSHIP 18 SOUTH, RANGE 16
EAST, CITRUS COUNTY, FLORIDA; THENCE WEST ALONG THE SOUTH
BOUNDARY OF SAID TOWNSHIP A DISTANCE OF 10560.00 FEET; THENCE
NORTH A DISTANCE OF 1786.05 FEET; THENCE N51°16'51"W A DISTANCE
OF 14.98 FEET; THENCE N30°21'30"E A DISTANCE OF 139.30 FEET;
THENCE S59°38'30"E A DISTANCE OF 200.00 FEET; THENCE
N30°21'30"E A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING;
THENCE N59°38'30"W A DISTANCE OF 25.00; THENCE N30°40'43"E A
DISTANCE OF 81.15 FEET; THENCE N78°22'02"E A DISTANCE OF 115.73 FEET;
THENCE S11°37'58"E A DISTANCE OF 50.00 FEET; THENCE S78°22'02"W A
DISTANCE OF 93.63 FEET; THENCE S30°40'43"W A DISTANCE OF 58.78 FEET;
THENCE N59°38'30"W A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

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FEB 12 2013

Land Development
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DECKER PROPERTY DETAILS

1107 Prop Details
06/15/11
Rev 06/17/11, 2/2/12

ALT KEY	PCL NO. (1)	STREET NO.	STREET	USE	LOT SIZE	BLDG SIZE	IMP VALUE	TOTAL VALUE	PURCH DATE	LAST PERMIT	ZONING
1004055	0113	379	Mullet Point	SFD	1,979	480	\$18,700	\$22,300	06/04	10/01/96	CLR
1004047	0112	381	Mullet Point	SFD	1,495	480	\$18,700	\$22,300	06/04	10/01/96	CLR
1004039	0111	383	Pirate Point	SFD	4,795	720	\$24,188	\$33,188	10/04	—	CLR
1004021	0101	398	Pirate Point	SFD	3,363	480	\$23,675	\$28,175	06/04	10/01/96	CLR
1004063	0120	371	Pirate Point	Vacant	17,968	0	\$0	\$15,750	08/04	8/12/03 (2)	(4)
1004012	0050	360	Mullet Point	Camp Bldg	136,758	1100	\$39,400	\$271,660	05/23	5/4/10 (3)	(4)
1004071	0121	13965 (5)	W Sanddollar	Vacant	2,239	0	\$0	\$9,000	12/03	—	CLR

TOTAL LAND AREA
(Acres)

168,597
3.870455 "(6)

(1) All parcel numbers: R34 18S16E 2B0A0.

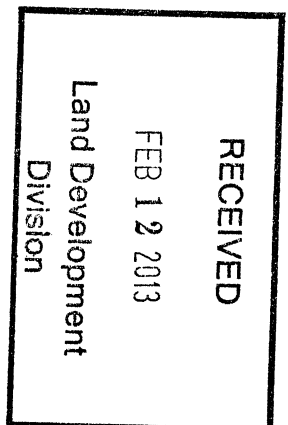
(2) Permit pulled and work progressed to the point where footer and pier columns were approved as of 9/22/04 – no further work.

(3) Permits pulled for demolition of two non-residential buildings; no record of inspections but work apparently done.

(4) Property Appraiser lists as CLR but Development Services GIS Map shows CLC. Staff confirmed CLC in April, 2009 –
No evidence of subsequent rezoning.

(5) May also be known as 404 N Pirate Point.

(6) Size as per survey is 3.68 acres.





Notes

Citrus County Development Services to Pirate's Cove

Trip to:

398 N Pirate Pt

Crystal River, FL 34429-5102

20.24 miles / 37 minutes



3600 W Sovereign Path, Lecanto, FL 34461-7727



1. Start out going **southeast** on **W Sovereign Path** toward **Saunders Way**. [Map](#) **0.09 Mi**
0.09 Mi Total



2. **W Sovereign Path** becomes **Saunders Way**. [Map](#) **0.4 Mi**
0.4 Mi Total



3. Turn **right** onto **S Lecanto Hwy**. [Map](#) **1.3 Mi**
1.7 Mi Total



4. Turn **right** onto **W Grover Cleveland Blvd**. [Map](#) **5.4 Mi**
W Grover Cleveland Blvd is 0.5 miles past Trail 10A
If you reach S Halo Hills Ter you've gone about 0.2 miles too far
7.1 Mi Total



5. Turn **right** onto **S Suncoast Blvd / US-19 N / US-98 N**. [Map](#) **3.6 Mi**
S Suncoast Blvd is just past S Pittsburgh Ave
Publix Super Market is on the corner
If you are on W Halls River Rd and reach W Fishbowl Dr you've gone about 0.5 miles too far
10.7 Mi Total



6. Turn **left** onto **W Ozello Trl**. [Map](#) **9.4 Mi**
W Ozello Trl is 0.1 miles past W Kimberly Ct
If you reach W Penn Dr you've gone about 0.3 miles too far
20.1 Mi Total



7. Turn **right** onto **W Sanddollar Ln**. [Map](#) **0.05 Mi**
20.2 Mi Total



8. Take the 1st **left** onto **N Pirate Pt**. [Map](#) **0.06 Mi**
If you reach N Mullet Loop you've gone a little too far
20.2 Mi Total



9. **398 N PIRATE PT** is on the **right**. [Map](#)
Your destination is just past Mullet Ct
If you reach the end of N Pirate Pt you've gone a little too far



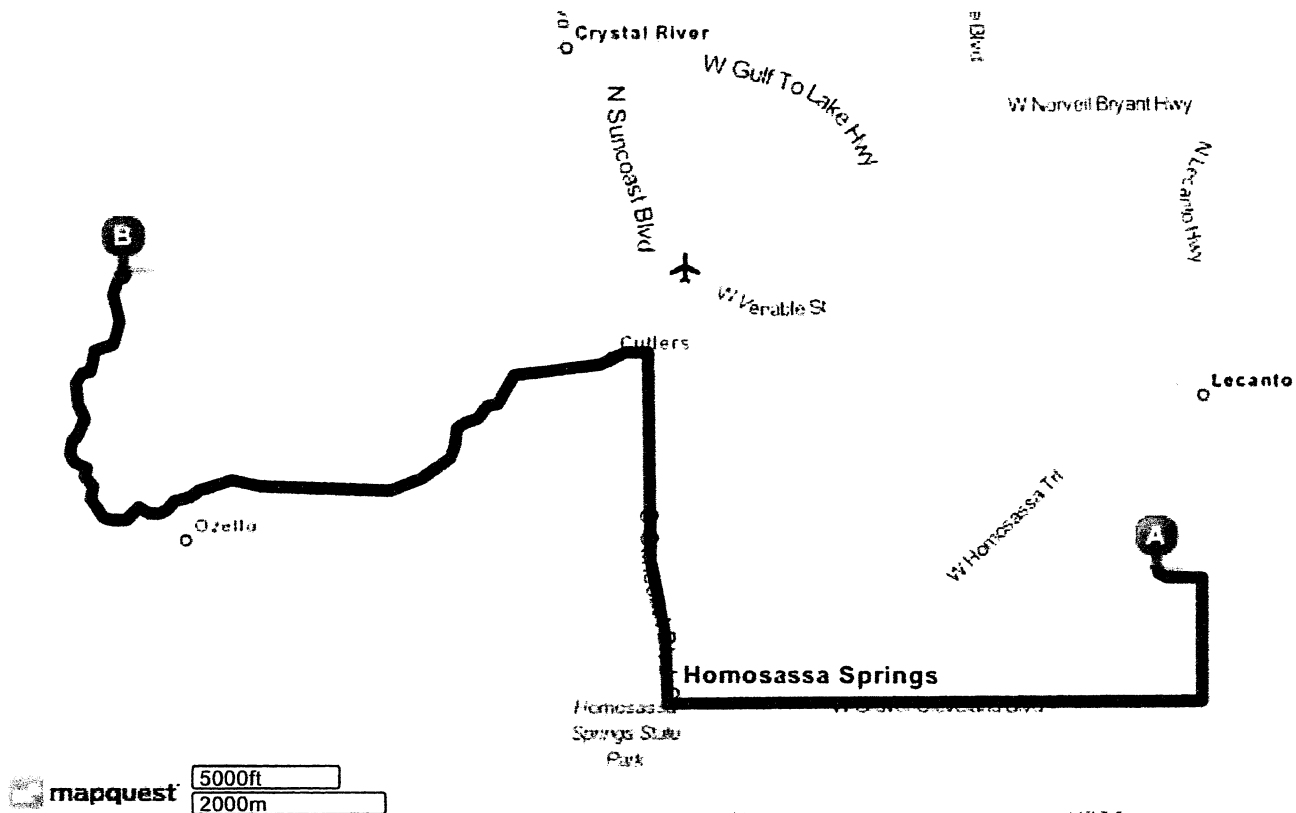
398 N Pirate Pt, Crystal River, FL 34429-5102

RECEIVED

FEB 12 2013

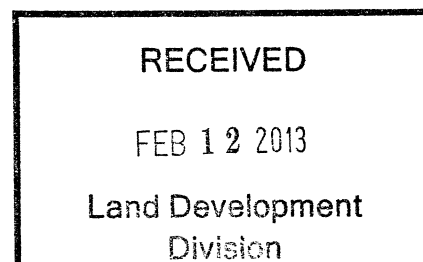
Land Development
Division

Total Travel Estimate: **20.24 miles - about 37 minutes**



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LUKE CHARLES LIROT, P.A.

ATTORNEYS AND COUNSELORS AT LAW
2240 BELLEAIR ROAD, SUITE 190
CLEARWATER, FLORIDA 33764



(727) 536-2100 TEL

(727) 536-2110 FAX

May 17, 2013

Ms. Joanna L. Coutu, AICP
Principal Planner
Land Development Division
Citrus County
3600 West Sovereign Path
Lecanto, FL. 34461

Dear Ms. Coutu,

Re. Pirate's Cove – Plat/Right-of-Way Vacation Application

I am an attorney licensed to practice law in the State of Florida and thus am able to provide the following ownership and encumbrance report.

The legal description of the parcel which George Decker/Pirate's Cove seek to vacate is a portion of the abandoned North Mullet Point right-of-way more particularly described as:

A Legal Description for George Decker of Parcel A, Being a Portion of Pirate's Cove, Section 35, Township 18 South, Range 16 East, Citrus County, Florida

Parcel A

Commence at the Southeast Corner of Township 18 South, Range 16 East, Citrus County, Florida; Thence West along the South Boundary of Said Township a Distance of 10560.00 Feet; Thence North a Distance of 1786.05 Feet; Thence N51°16'51"W a Distance Of 14.98 Feet; Thence N30°21'30"E a Distance of 139.30 Feet; Thence S59°38'30"E a Distance of 200.00 Feet; Thence N30°21'30"E a Distance of 150.00 Feet to the Point of Beginning; Thence N59°38'30"W a Distance of 25.00; Thence N30°40'43"E a Distance of 81.15 Feet; Thence N78°22'02"E a Distance of 115.73 Feet; Thence S11°37'58"E a Distance of 50.00 Feet; Thence S78°22'02"W a Distance of 93.63 Feet; Thence S30°40'43"W a Distance of 58.78 Feet; Thence N59°38'30"W a Distance of 25.00 Feet to the Point of Beginning.

Ownership of all land immediately contiguous to the parcel sought to be vacated is held by:

George H. Decker
P. O. Box 784
Kodak, TN 37764

conveyed by:

AltKey	Date	Deed Type	Book	Page	Exhibit
1004012	May 5, 2003	Warranty	1623	1125	A-1
1004021	June 23, 2004	Quitclaim	1791	515	A-2
1004039	October 6, 2004	Warranty	1773	638	A-3
1004047	June 23, 2004	Quitclaim	1791	515	A-2
1004055	June 23, 2004	Quitclaim	1791	515	A-2
1004063	August 30, 2004	Warranty	1764	2234	A-4
1004071	November, 2011	Warranty	2459	491	A-5

ANY OUTSTANDING LIENS OR JUDGEMENTS FOUND: None. 2012 Taxes Paid January 29, 2013 (Exhibit B).

However, I understand that the County requires ownership information not only on the land contiguous to the area sought to be vacated but also all land contiguous to Mr. Decker's overall holdings. Property cards for the properties abutting Mr. Decker's overall properties are provided as Composite Exhibit C. Deeds to these properties are provided as Exhibits D through M, inclusive.

The property owners abutting Mr. Decker's overall properties are:

John and Linda Green
347 North Mullet Loop
Crystal River, FL 34429
AltKey 1004004 (Exhibit D)

Scott P. Riley
12 Sunny Point Court
Oldsmar, FL. 34677
AltKey 2528419 (Exhibit E)

Ernest and Wendy Woods
2 NW US Highway 19
Crystal River, FL. 34428
AltKey 1004306 (Exhibit F)

Alonzo and Judy Kirkland
910 North Carroll Road
Lakeland, FL 33801 (Exhibit G)

AltKey 1004292

Wayne A. Willkomm
13960 Sanddollar Lane
Crystal River, FL 34429 (Exhibit H)
AltKey 1004284

Richard and Connie Frazier
11275 Beater Bank St.
Brooksville, FL 34605 (Exhibit I)
AltKey 1004276

Bennett and Debra Carter
13980 West Sanddollar Lane
Crystal River, FL 34429 (Exhibit J)
AltKey 2894407

M. G. Whetstone
P. O. Box 138
Homosassa Springs, FL 34447 (Exhibit K)
AltKey 1004594

Susan Gordon
102 South Jackson Street
Beverly Hills, FL 34465 (Exhibit L)
AltKey 1004586

Citrus County Office of Management and Budget
3600 West Sovereign Path
Lecanto, FL 34461 (Exhibit M ¹)
AltKey 1003989

I trust that this is the information you require. Please call or E-mail if you have any questions with respect to this submittal and thank you for your consideration.

Luke Lirot

For the Firm

¹ There is no link to this deed on the Property Appraiser's Website and we have not run the legal in the context of this Ownership and Encumbrance Report but an earlier run of the legal description showed this to be the park property.

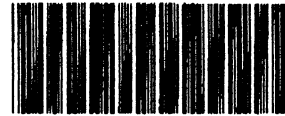
PIRATE'S COVE
OWNERSHIP AND ENCUMBRANCE REPORT

EXHIBIT A
DECKER DEEDS

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Toni Gatin
American Title Services of Citrus County, Inc.
2230 Highway 44 West
Inverness, Florida 34453

Property Appraisers Parcel Identification (Folio) Numbers:



2003044145 3 PGS

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 5TH day of May, 2003 by KENNETH D. PARDUE, herein called the grantor, to **GEORGE H. DECKER** whose post office address is, **PO Box 250, Blaine, TN 37709** 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 TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in CITRUS County, State of Florida, viz.:

SEE ATTACHED EXHIBIT "A" FOR THE LEGAL DESCRIPTION.

Grantor hereby certifies that the above described property is not his/her constitutional homestead as made and provided by the laws of the State of Florida, and is not now and never has been contiguous to Grantor's homestead.

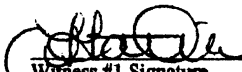
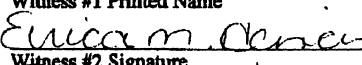
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, 2002.

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:


Witness #1 Signature
Toni Gatin
Witness #1 Printed Name

Witness #2 Signature
Erica M. Decker
Witness #2 Printed Name


KENNETH D. PARDUE
7820 Stonehenge Dr.
Chattanooga, TN 37421

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$15.00
DOCUMENTARY TAX: \$2,100.00
2003044145 BK: 1623 PG: 1125-1127
07/23/2003 03:57 PM 3 PGS
LPATRICOFF, DC Receipt #825714

STATE OF FLORIDA
COUNTY OF CITRUS

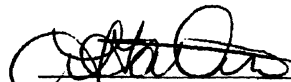
The foregoing instrument was acknowledged before me this 5TH day of May, 2003 by KENNETH D. PARDUE who is personally known to me or has produced Driver's License as identification.

SEAL



Toni Gatin
MY COMMISSION # DD162047 EXPIRES
February 21, 2007
BONDED THRU TROY PAW INSURANCE, INC.

My commission expires:


Notary Public

Printed Notary Name

File No.: 02-12083

Exhibit "A"

Legal Description for File No.: 02-12083

LOT 9, BLOCK 19, OF HOLIDAY HEIGHTS UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 61 AND 62, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

AND

LOTS 5, 6, 7, 8 AND 9 AND A PORTION OF LOT 10, UNRECORDED SUNNY ISLES ESTATES AND PARCELS A & B IN SECTION 35, TOWNSHIP 18 SOUTH, RANGE 16 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF TOWNSHIP 18 SOUTH RANGE 16 EAST, CITRUS COUNTY, FLORIDA, THENCE WEST 10,560 FEET TO THE SE CORNER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 16 EAST, THENCE NORTH 1,786.05 FEET, THENCE NORTH 51 DEG. 16'51" WEST 14.98 FEET, THENCE NORTH 30 DEG. 21'30" EAST 139.30 FEET, THENCE SOUTH 59 DEG. 38'30" EAST 200 FEET, THENCE NORTH 30 DEG. 21'30" EAST 150 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTHEASTERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 685, PAGE 1819 AND 1820, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, SAID POINT BEING ON A SOUTHEASTERLY PROJECTION OF NORTHEASTERLY LINE OF LOT 3 SUNNY ISLES ESTATES, UNIT NO. 2, AS RECORDED IN PLAT BOOK 8, PAGE 14, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, SAID POINT ALSO BEING SOUTH 59 DEG. 38'30" EAST 181.53 FEET (181.37 FEET BY DEED) FROM THE MOST EASTERLY CORNER OF SAID LOT 3, THENCE SOUTH 59 DEG. 38'30" EAST ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 25 FEET, THENCE NORTH 30 DEG. 40'41" EAST 58.77 FEET (NORTH 30 DEG. 21'30" EAST 58.87 FEET BY DEED), THENCE NORTH 78 DEG. 22'04" EAST 93.66 FEET (NORTH 78 DEG. 21'30" EAST 93.87 FEET BY DEED), THENCE NORTH 11 DEG. 30'00" WEST 49.97 FEET AND NORTH 11 DEG. 22'48" WEST 35.86 FEET (NORTH 11 DEG. 38'30" WEST 86 FEET BY DEED), THENCE NORTH 86 DEG. 55'22" EAST 46.97 FEET, (NORTH 87 DEG. 01'15" EAST 47 FEET BY DEED), THENCE NORTH 6 DEG. 10'17" WEST 71.27 FEET (NORTH 5 DEG. 36'20" WEST 71.48 FEET BY DEED), THENCE NORTH 78 DEG. 22'36" EAST 95.54 FEET AND NORTH 78 DEG. 06'53" EAST 7.96 FEET (NORTH 78 DEG. 21'30" EAST 102.98 FEET BY DEED), TO A POINT ON THE MEAN HIGH WATER LINE OF A SALT WATER BAY, THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 15 DEG. 47'08" EAST 50.74 FEET, THENCE NORTH 89 DEG. 56'00" EAST 12.46 FEET, THENCE NORTH 67 DEG. 34'09" EAST 35.77 FEET, THENCE NORTH 84 DEG. 07'29" EAST 18.43 FEET, THENCE SOUTH 67 DEG. 16'15" EAST 39.54 FEET, THENCE SOUTH 80 DEG. 29'10" EAST 29.80 FEET, THENCE NORTH 87 DEG. 50'07" EAST 29.42 FEET, THENCE NORTH 74 DEG. 19'48" EAST 39.87 FEET, THENCE SOUTH 53 DEG. 41'11" EAST 13.44 FEET, THENCE SOUTH 22 DEG. 01'26" WEST 11.64 FEET, THENCE NORTH 52 DEG. 33'43" WEST 10.64 FEET, THENCE SOUTH 86 DEG. 39'32" WEST 22.50 FEET, THENCE SOUTH 39 DEG. 52'48" WEST 17.93 FEET, THENCE SOUTH 15 DEG. 11'27" EAST 15.34 FEET, THENCE SOUTH 35 DEG. 05'13" EAST 26.37 FEET, THENCE SOUTH 06 DEG. 05'31" EAST 31.55 FEET, THENCE SOUTH 22 DEG. 53'04" EAST 24.01 FEET, THENCE SOUTH 33 DEG. 36'50" WEST 24.91 FEET, THENCE SOUTH 15 DEG. 00'43" WEST 23.19 FEET, THENCE

SOUTH 49 DEG. 35'33" WEST 20.99 FEET, THENCE SOUTH 75 DEG. 59'40" WEST 59.55, THENCE SOUTH 77 DEG. 51'53" WEST 50.52 FEET, THENCE SOUTH 81 DEG. 24'19" WEST 36.74 FEET, THENCE NORTH 52 DEG. 48'44" WEST 24.29 FEET, THENCE SOUTH 81 DEG. 56'05" WEST 35.53 FEET, THENCE SOUTH 22 DEG. 45'05" WEST 24.87 FEET, THENCE SOUTH 02 DEG. 08'17" WEST 22.59 FEET, THENCE SOUTH 30 DEG. 46'55" EAST 14.79 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A CENTRAL ANGLE OF 28 DEG. 38'05" AND A RADIUS OF 50 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 24.99 FEET TO A POINT (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING SOUTH 16 DEG. 29'13" EAST 24.73 FEET), THENCE SOUTH 58 DEG. 35'00" WEST 46.98 FEET (SOUTH 58 DEG. 34'55" WEST BY DEED), TO A POINT ON THE MEAN HIGH WATER LINE OF A CANAL, THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 51 DEG. 19'09" WEST 19.61 FEET, THENCE NORTH 58 DEG. 31'30" WEST 19.35 FEET, THENCE NORTH 61 DEG. 48'45" WEST 20.95 FEET, THENCE NORTH 70 DEG. 22'25" WEST 13.41 FEET, THENCE SOUTH 89 DEG. 32'03" WEST 20.13 FEET TO A POINT ON THE NORTHEASTERLY LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 685, PAGES 1819 AND 1820, THENCE NORTH 59 DEG. 38'30" WEST ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 7.61 FEET, (7.56 FEET BY DEED), THENCE SOUTH 30 DEG. 23'26" WEST 125.03 FEET, (SOUTH 30 DEG. 21'30" WEST 125 FEET BY DEED) TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LANDS, THENCE NORTH 59 DEG. 37'06" WEST (NORTH 59 DEG. 38'30" WEST BY DEED) ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 281.50 FEET (281.37 FEET BY DEED) TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF A 33 FOOT WIDE COUNTY ROAD AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 119, PAGE 80, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE NORTH 30 DEG. 28'38" EAST (NORTH 30 DEG. 21'30" EAST BY DEED), ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 124.92 FEET (125 FEET BY DEED), TO A POINT ON SAID NORTHEASTERLY LINE, THENCE SOUTH 59 DEG. 38'30" EAST ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 148.37 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY OF THE ABOVE DESCRIBED PARCEL WHICH ARE OR MAY HEREAFTER BECOME LOCATED WATERWARD OF THE LINE OF MEAN HIGH WATER OF THE GULF OF MEXICO. IT BEING THE EXPRESS INTENT OF THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA TO RETAIN AND RESERVE SUCH LANDS WITHIN THE SOVEREIGN OWNERSHIP OF THE STATE OF FLORIDA.



2004087263 3 PGS

This Quit Claim Deed, Executed the TWENTY THIRD day of JUNE, 2004, by
PATRICIA CHAVOUS 18031 PALM BREEZE DRIVE, TAMPA, FLORIDA 33647 ✓
first party, to GEORGE DECKER,
whose Address is P.O. BOX 250 BLAINE, TN 37709
second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the 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:

Real State property located in the State of Florida, County of Citrus, Parcel ID 161834 2B0A00101 Key Number 1004021, Parcel ID 161834 2B0A00113 Key Number 1004055, Parcel Number 161834 2B0A00112 Key Number 1004047. See Attached additional Legal Description. Exhibit "A"

To Have and to Hold he 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.

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

Signed, sealed and delivered in the presence of:

Claudia M. Fantasia
Witness Signature

Claudia M. Fantasia
Printed Name

Linda M. Beckett
Witness Signature

LINDA M. BECKETT
Printed Name

Patricia Chavous
Signature

PATRICIA CHAVOUS
Printed Name

18031 Palm Breeze Dr
Post Office Address
TAMPA, FL 33647

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$27.00
DOCUMENTARY TAX: \$210.00
2004087263 BK: 1791 PG: 715-717
12/03/2004 04:11 PM 3 PGS
JPARRISH, DC Receipt #053986

Witness Signature

Signature

Printed Name

Printed Name

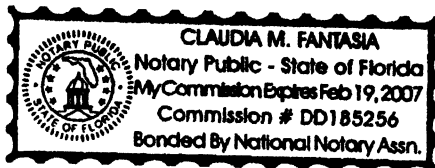
Witness Signature

Post Office Address

Printed Name

STATE OF Florida
COUNTY OF Pasco

Sworn to or affirmed and signed before me on this 24 day of June, 2004 by



Claudia M. Fantasia

NOTARY PUBLIC—STATE OF Florida

Claudia M. Fantasia

[Print, type, or stamp commissioned name of notary.]

☒ Personally known
☐ Produced identification
Type of identification produced
FL Drivers License

QUIT CLAIM DEED

RETURN TO: (ENCLOSE SELF-ADDRESSED STAMPED ENVELOPE)

NAME: GEORGE DECKER

ADDRESS:

P.O. BOX 250 BLAINE, TN 37709

REAL STATE PROPERTY LOCATED IN THE STATE OF FLORIDA, COUNTY OF CITRUS, PARCEL ID 161834 2B0A00101 KEY NUMBER 1004021, PARCEL ID 161834 2B0A00113 KEY NUMBER 1004055, PARCEL NUMBER 161834 2B0A00112 KEY NUMBER 1004047. SEE ATTACHED ADDITIONAL LEGAL DESCRIPTION. EXHIBIT "A"

perpetrator By Kristine Jensen

AMERICAN ACCESS TO DISCOUNT DIVORCES: 1936 BRAINERD CT. LUTZ, FLORIDA 33549
FOLIO NUMBERS(S):

GRANTEE(S) S.S. [REDACTED]

EXHIBIT "A"

PARCEL ID #34 18S 16E 22BOAO 0101 & Alt. Key #1004021

A tract of land situated in Government Lot 1 in Section 34, Township 18 South, Range 16 East, Citrus County, Florida, said tract of land being more particularly described as follows: Commence at a square cedar stake at the Southeast corner of Township 18 South, Range 16 East, Citrus County, Florida and run due West 10,560.00 feet to the Southeast Corner of Section 34, Township 18 South, Range 16 East, thence run due north 1,786.05 feet, thence run North 51° 16' 51" West 14.98 feet, thence run North 30° 21' 30" East 139.30 feet, thence run South 59° 38' 30" East 200.00 feet, thence run North 30° 21' 30" East 150.00 feet, thence run North 59° 38' 30" West 25.00 feet, thence run North 30° 21' 30" East 81.13 feet, thence run North 78° 21' 30" East 116.13 feet to the Southwest Corner of Lot #10; thence along the West line of Lot #10, North 11° 38' 30" West 36.0 feet to the aforesaid beginning point, thence continue North 11° 38' 30" West 64.0 feet, thence North 78° 21' 30" East 53.0 feet, thence South 05° 26' 20" East 71.26 feet, thence South 87° 01' 15" West 47.0 feet to the aforementioned point. SUBJECT to an easement 15.0 feet wide for purposes of ingress and egress along the entire north line and an easement 5.0 feet wide along the entire South line for utility purposes.

PARCEL ID #34 18S 16E 22BOAO 0112 & Alt. Key #1004047

A tract of land situated in Government Lot 1 in Section 34, Township 18 South Range 16 East, Citrus County, Florida, said tract of land being more particularly described as follows: Commence at a squared cedar stake at the Southeast Corner Township 18 South Range 16 East, Citrus County, Florida and run due West 10,560.00 feet to the Southeast corner of Section 34, Township 18 South, Range 16 East; thence run due North 1,786.05 feet; thence run North 51° 16' 51" West 14.98 feet; thence run due North 30° 21' 30" East, 139.30 feet; thence run South 59° 38' 30" East, 200.00 feet; thence run North 30° 21' 30" East 150.00 feet; thence run North 59° 38' 30" West 25.00 feet; thence run North 30° 21' 30" East 81.13 feet; thence run north 78° 21' 30" East 79.13 feet to the aforesaid beginning point; thence North 15° 52' 35" West, 42.15 feet; thence North 87° 01' 15" East, 40.45 feet, thence South 11° 38' 30" East 36.0 feet; thence South 78° 21' 30" West 37.0 feet to the aforementioned beginning point. SUBJECT to an easement 5.0 feet wide extending along the entire North line for utility purposes.

PARCEL ID #34 18S 16E 22BOAO 0113 & Alt. Key #1004055

A tract of land situated in Government Lot 1 in Section 34, Township 18 South Range 16 East, Citrus County, Florida, said tract of land being more particularly described as follows: Commence at a squared cedar stake at the Southeast Corner of Township 18 South Range 16 East, Citrus County, Florida and run due West 10,560.00 feet to the Southeast Corner of Section 34, Township 18 South, Range 16 East, thence run due North 1,786.05 feet, thence run North 51° 16' 51" West, 14.98 feet, thence run North 30° 21' 30" East 139.30 feet, thence run South 59° 38' 30" East, 200.00 feet, thence run north 30° 21' 30" East 150.00 feet, thence run north 59° 38' 30" West, 25.00 feet, thence run North 30° 21' 20" East 81.13 feet, thence run North 78° 21' 30" East 36.13 feet to the aforesaid beginning point, thence North 18° 46' West 44.33 feet, thence North 0° 32' 32" East, 5.0 feet, thence North 87° 01' 15" East, 44.86 feet thence South 15° 52' 35" East, 42.15 feet, thence South 78° 21' 30" West, 43.0 feet to the aforementioned beginning point. SUBJECT to an easement 5.0 feet wide extending along the entire North line for utility purposes

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Erica M. Henick

American Title Services of Citrus County, Inc.

2230 Highway 44 West

Inverness, Florida 34453

Property Appraisers Parcel Identification (Folio) Numbers: 34-18S-16E-2B0A0-0111



2004073197 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$280.00
2004073197 BK: 1773 PG: 638-639
10/12/2004 02:08 PM 2 PGS
JPARRISH, DC Receipt #045794

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 6 day of October, 2004 by ROMA BEVILLE, herein called the grantor, to **GEORGE DECKER**, whose post office address is P.O. Box 250, Blaine, TN 37709, 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 TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in CITRUS County, State of Florida, viz.:

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

Grantor hereby certifies that the above described property is not his/her constitutional homestead as made and provided by the laws of the State of Florida, and is not now and never has been contiguous to Grantor's homestead.

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, 2003.

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:

Mary Henderson
Witness #1 Signature

MARY HENDERSON
Witness #1 Printed Name

Pat Kaczor
Witness #2 Signature

PATRIK KACZOR
Witness #2 Printed Name

Roma Beville
ROMA BEVILLE

6229 BAYSHORE BLVD., TAMPA, FL 33611

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 6 day of October, 2004 by ROMA BEVILLE who is personally known to me or has produced Driver's License as identification.

SEAL

My commission expires:
Oct 22, 2006



Rebekah LoBalbo
Notary Public

Rebekah LoBalbo
Printed Notary Name

Exhibit "A"

Legal Description for File No.: 04-15488

A TRACT OF LAND SITUATED IN GOVERNMENT LOT 1 IN SECTION 34, TOWNSHIP 18 SOUTH, RANGE 16 EAST, CITRUS COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A SQUARED CEDAR STAKE AT THE SE CORNER OF TOWNSHIP 18 SOUTH, RANGE 16 EAST, CITRUS COUNTY, FLORIDA AND RUN DUE WEST 10,560.00 FEET TO THE SE CORNER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 16 EAST; THENCE RUN DUE NORTH 1,786.05 FEET; THENCE RUN NORTH 51 DEG. 16' 51" WEST, 14.98 FEET; THENCE RUN NORTH 30 DEG. 21' 30" EAST, 139.30 FEET; THENCE RUN SOUTH 59 DEG. 38' 30" EAST, 200.00 FEET; THENCE RUN NORTH 30 DEG. 21' 30" EAST, 150.00 FEET; THENCE RUN NORTH 59 DEG. 38' 30" WEST, 25.00 FEET; THENCE RUN NORTH 30 DEG. 21' 30" EAST, 81.13 FEET; THENCE RUN NORTH 78 DEG. 21' 30" EAST, 79.13 FEET; THENCE NORTH 15 DEG. 52' 35" WEST, 42.15 FEET TO THE AFORESAID BEGINNING POINT; THENCE CONTINUING NORTH 15 DEG. 52' 35" WEST, 62.96 FEET, THENCE NORTH 84 DEG. 27' 01" EAST 45.0 FEET; THENCE SOUTH 11 DEG. 38' 30" EAST, 64.0 FEET; THENCE SOUTH 87 DEG. 01' 15" WEST, 40.45 FEET TO THE AFOREMENTIONED BEGINNING POINT. THE ABOVE PARCEL BEING SUBJECT TO AN EASEMENT 15.0 FEET WIDE FOR PURPOSES OF INGRESS AND EGRESS ALONG THE ENTIRE NORTH LINE AND ALSO AN EASEMENT 5.0 FEET WIDE ALONG THE ENTIRE SOUTH LINE FOR UTILITY PURPOSES.

AND

A TRACT OF LAND SITUATED IN GOVERNMENT LOT 1, IN SECTION 34, TOWNSHIP 18 SOUTH, RANGE 16 EAST, CITRUS COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A SQUARED CEDAR STAKE AT THE SE CORNER OF TOWNSHIP 18 SOUTH, RANGE 16 EAST, CITRUS COUNTY, FLORIDA, AND RUN DUE WEST 10,560.00 FEET TO THE SE CORNER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 16 EAST, THENCE RUN DUE NORTH 1,786.05 FEET; THENCE RUN NORTH 51 DEG. 16' 51" WEST, 14.98 FEET, THENCE RUN NORTH 30 DEG. 21' 30" EAST 139.30 FEET; THENCE RUN SOUTH 59 DEG. 38' 30" EAST, 200.00 FEET; THENCE RUN NORTH 30 DEG. 21' 30" EAST, 150.00 FEET; THENCE RUN NORTH 59 DEG. 38' 30" WEST, 25.00 FEET; THENCE RUN NORTH 30 DEG. 21' 30" EAST, 81.13 FEET; THENCE RUN NORTH 78 DEG. 21' 30" EAST, 36.13 FEET; THENCE NORTH 18 DEG. 46" WEST 44.33 FEET; THENCE NORTH 0 DEG. 32' 32" EAST, 5.0 FEET TO THE BEGINNING POINT; THENCE CONTINUE NORTH 0 DEG. 32' 32" E. 60.14 FEET; THENCE NORTH 84 DEG. 27' 01" EAST, 27.16 FEET; THENCE SOUTH 15 DEG. 52' 35" EAST, 62.96 FEET TO THE CENTER LINE OF AN EASEMENT 10.0 FEET WIDE; THENCE ALONG THE CENTER LINE OF SAID EASEMENT 10.0 FEET WIDE SOUTH 87 DEG. 01' 15" WEST, 44.86 FEET TO THE AFOREMENTIONED BEGINNING POINT. THE ABOVE DESCRIBED PARCEL BEING SUBJECT TO AN EASEMENT 15.0 FEET WIDE EXTENDING EAST AND WEST ALONG THE ENTIRE NORTH LINE FOR PURPOSES OF INGRESS AND EGRESS.

THIS INSTRUMENT PREPARED BY AND RETURN TO:
ERICA HENICK
American Title Services of Citrus County, Inc.
2230 Highway 44 West
Inverness, Florida 34453
Property Appraisers Parcel Identification (Folio) Numbers: 34-18S-16E-2B0A0-0120



2004066637 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$248.80
\$ 2004066637 BK:1764 PG:2234-2235
09/17/2004 12:57 PM 2 PGS
JPARRISH, SC Receipt #041838

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 30 day of August, 2004 by KENNETH D. PARDUE, hercin called the grantor, to **GEORGE H. DECKER**, whose post office address is P.O. Box 250, Blaine, TN 37709, 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 TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in CITRUS County, State of Florida, viz:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Grantor hereby certifies that the above described property is not his/her constitutional homestead as made and provided by the laws of the State of Florida, and is not now and never has been contiguous to Grantor's homestead.

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, 2003.

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:

Wendy Pardue
Witness #1 Signature

Wendy Pardue
Witness #1 Printed Name

HAROLD W. GANT
Witness #2 Signature

Harold Gant
Witness #2 Printed Name

Kenneth D. Pardue
KENNETH D. PARDUE

7820 STONEHENGE DR., CHATANOOGA, TN 37421

STATE OF TENNESSEE
COUNTY OF Hamilton

The foregoing instrument was acknowledged before me this 30 day of August, 2004 by KENNETH D. PARDUE who is personally known to me or has produced Driver's License as identification.

SEAL

My commission expires:

7-5-05

R. J. Miles Jr.
Notary Public

R. J. MILES JR.
Printed Notary Name

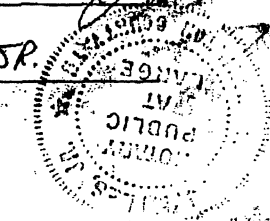


Exhibit "A"

Legal Description for File No.: 04-14847

LOT 12, SUNNY ISLE ESTATES IN GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 18 SOUTH, RANGE 16 EAST, AS DESCRIBED IN OFFICIAL RECORDS BOOK 109, PAGES 532, 533, 534, 535, 536 AND 537, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. LESS THAT PART OF LOT 12, SUNNY ISLE ESTATES, SOLD TO WESLEY L. SMITH, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A SQUARED CEDAR STAKE AT THE SOUTHEAST CORNER OF TOWNSHIP 18 SOUTH, RANGE 16 EAST, CITRUS COUNTY, FLORIDA, AND RUN DUE WEST 10, 560.00 FEET TO THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 16 EAST, THENCE RUN DUE NORTH 1,786.05 FEET, THENCE RUN NORTH 51 DEG. 16' 51" WEST 14.98 FEET, THENCE RUN NORTH 30 DEG. 21' 30" EAST 139.30 FEET, THENCE RUN SOUTH 59 DEG. 38' 30" EAST 200.00 FEET, THENCE RUN NORTH 30 DEG. 21' 30" EAST 150.00 FEET, THENCE RUN NORTH 59 DEG. 38' 30" WEST 25.00 FEET, THENCE RUN NORTH 30 DEG. 21' 20" EAST 81.13 FEET TO THE AFORESAID BEGINNING POINT, THENCE NORTH 78 DEG. 21' 30" EAST 36.13 FEET, THENCE NORTH 18 DEG. 46' WEST 44.33 FEET, THENCE NORTH 0 DEG. 32' 32" EAST 5.0 FEET, THENCE SOUTH 87 DEG. 01' 15" WEST 45.0 FEET, THENCE SOUTH 18 DEG. 32' 05" EAST 62.04 FEET, THENCE NORTH 30 DEG. 21' 30" EAST 8.0 FEET TO THE AFOREMENTIONED BEGINNING POINT. THE ABOVE DESCRIBED PARCEL BEING SUBJECT TO AN EASEMENT 5.0 FEET WIDE EXTENDING ALONG THE ENTIRE NORTH LINE FOR UTILITY PURPOSES AND THE EAST 5 FEET FOR WATER LINE EASEMENT.

✍

EXHIBIT A
WARRANTY DEED



2012002877 5 PGS

THIS INSTRUMENT PREPARED BY
AND UPON RECORDING RETURN TO

Luke Lirot
2240 Belleair Road, Suite 190
Clearwater, FL 33764
Telephone (727) 536-2100

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$44.00
DOCUMENTARY TAX: \$0.70
2012002877 BK:2459 PG:491
01/23/2012 02:10 PM 5 PGS
JCARROLL, DC Receipt #002987

Parcel ID 16E18S34 2B0A0 0121

WARRANTY DEED

THIS WARRANTY DEED, made effective as of the ___ day of November, 2011, by and between KENNETH PARDUE whose former mailing address is 7820 Stonehenge Drive, Chattanooga, Tennessee 37421 and whose current mailing address is 4240 Oak Street # 2 Acworth, Georgia, 30102 (hereinafter referred to as "Grantor"), to GEORGE DECKER, whose mailing address is Post Office Box 784, Kodak, Tennessee, 37764 (hereinafter referred to as "Grantee"),

WITNESSETH:

THAT, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain real property together with the improvements thereon (hereinafter collectively referred to as the "Real Property") in Citrus County, Florida, as follows:

Citrus County Parcel ID No. 161834 2BOAOO 121, more particularly described in Exhibit "A" attached hereto and made a part hereof.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Real Property in fee simple; (2) that Grantor has good right and lawful authority to sell and

November 14, 2011

convey the Real Property; (3) that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever; and (4) that the Real Property is free of all encumbrances, except taxes and assessments accruing subsequent to December 31, 2010, and is subject to any easements of record.

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all the parties to this Warranty Deed and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations. The singular shall be deemed to include the plural, and vice versa, where the context so permits.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

"GRANTOR"
KENNETH PARDUE

By: *Kenneth Pardue*
Kenneth Pardue

Beth Ann Pardue
Print Name:

Beth Ann Pardue

Kianna Lindsey
Print Name:

Kianna Lindsey

STATE OF ~~GEORGIA~~ *Tennessee*
COUNTY OF *Hamilton*

The foregoing instrument was acknowledged before me this day of November, 2011, by KENNETH PARDUE who is personally known to me or has produced TN DL as identification.



Walter T. Lindsey, Jr.
Signature of Person Taking Acknowledgment
Title: Notary Public/State of Georgia
Print or Stamp Notary Commission
My Commission Expires: 6/9/13

November 14, 2011

**EXHIBIT A
LEGAL DESCRIPTIONS**

Parcel ID: 16E18S34 2B0A0 0121.

AltKey: 1004017

Physical Address: 13965 Sand Dollar Lane, Crystal River, Florida

Parcel One: A tract of land situated in Government Lot 1 in Section 35, Township 18 South, Range 16 East, Citrus County, Florida, more particularly described as follows:

Commence at a squared Cedar Stake at the SE corner of Township 18 South, Range 16 East Citrus County, Florida, and run due West 10,560.00 feet to the Southeast corner of Section 34, Township 18 South, Range 16 East, thence run due North 1,786.05 feet; thence run North 51 degrees 16 minutes 51 seconds West, 14.98 feet; thence run 30 degrees 21 minutes 30 seconds East, 139.30 feet; thence run South 59 degrees 38 minutes 30 seconds East, 200.00 feet; thence run North 30 degrees 21 minutes 30 seconds East, 150.00 feet; thence North 59 degrees 38 minutes 30 seconds West, 25.00 feet; thence run North 30 degrees 21 minutes 30 seconds East 81.13 feet to the aforesaid beginning point; thence North 78 degrees 21 minutes 30 seconds East 36.13 feet; thence North 18 degrees 46 minutes West 44.33 feet; thence North 0 degrees 32 minutes 32 seconds East 5.0 feet; thence South 87 degrees 01 minutes 15 seconds West 45.0 feet; thence South 18 degrees 32 minutes 05 seconds East 62.04 feet; thence North 30 degrees 21 minutes 30 seconds East, 8.0 feet to the aforementioned beginning point. Subject to an easement 5.0 feet wide extending along the entire North line for utility purposes.

Parcel Two: Lot 12 Sunny Isle Estates in Government Lot 1, Section 35, Township 18, South, Range 16 East, as described in Official Records Book 109, page 532, 533, 534, 535, 536 and 537, Public Records of Citrus County, Florida. Less that part of Lot 12, Sunny Isle Estates, sold to Wesley L. Smith and more particularly described as follows:

Commence at a squared cedar stake at the Southeast corner of Township 18 South, Range 16 East, Citrus County, Florida, and run due West 10,560.00 feet to the Southeast corner of Section 34, Township 18 South, Range 16 East, thence run due North 1,786.05 feet, thence run North 51 degrees 16 minutes 51 seconds West 14.98 feet, thence run North 30 degrees 21 minutes 30 seconds East 139.30 feet, thence run South 59 degrees 38 minutes 30 seconds East 200.00 feet, thence run North 30 degrees 21 minutes 30 seconds East 150 feet, thence run North 59 degrees 38 minutes 30 seconds West 25.00 feet, thence run North 30 degrees 21 minutes 20 seconds East, 81.13 feet to the aforesaid beginning point, thence North 78 degrees 21 minutes 30 seconds East 36.13 feet, thence North 18 degrees 46 seconds West 44.33 feet, thence North 0 degrees 32 minutes 32 seconds East 5.0 feet, thence South 87 degrees 01 minutes 15 seconds West 45.0 feet, thence South 18 degrees 32 minutes 05 seconds East 62.04 feet, thence North 30 degrees 21 minutes 30 seconds East 8.0 feet to the aforementioned beginning point. The above described parcel being subject to an easement 5.0 feet wide extending along the entire North line for utility purposes and the East 5 feet for water line easement.

November 14, 2011

FROM PROPERTY APPRAISER

A TRACT IN GL 1 IN SEC 34-18-16 ON CITRUS CO ASSESSMENT MAP 71C COM AT A SQ CEDAR STAKE AT THE SE COR OF T18S, R16E, CIT RUS COUNTY, AND RUN DUE W 10560.00 FT TO THE SE COR OF SEC 34-18-16, TH RUN DUE N 1786.05 FT, TH RUN N 51DEG 16M 51S W 14.98 FT, TH RUN N 30DEG 21M 30S E 139.30 FT, TH RUN S 59DEG 38M 30S E 200.00 FT, TH RUN N 30DEG 21M 30S E 150.00 FT, TH RUN N 59DEG 38M 30S W 25.00 FT, TH RUN N 30DEG 21M 20S E 81.13 FT TO THE AFORESAID BEG PT, TH N 78DEG 21M 30S E 36.13 FT, TH N 18DEG 46M W 44.33 FT, TH N 0DEG 32M 32S E 5.0 FT, TH S 87DEG 01M 15S W 45.0 FT, TH S 18DEG 32M 05S E 62.04 FT, TH N 30DEG 21M 30S E 8.0 FT TO THE AFOREMENTIONED BEG PT. THE ABOVE DESC PARCEL BEING SUBJECT TO AN EASEMENT 5.0 FT WIDE EXTENDING ALONG THE ENTIRE N LINE FOR UTILITY PURPOSES AND THE E 5 FT FOR WATER LINE EASEMENT, FURTHER DESC IN OR BK 1337 PG 2023 MAP 71C & OR BK 1674 PG 2180

November 14, 2011

PIRATE'S COVE

OWNERSHIP AND ENCUMBRANCE REPORT

EXHIBIT B

TAX RECEIPTS



Citrus County, Florida
Office of Tax Collector
Janice Warren, C.F.C., Tax Collector

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Real Estate Account At 00379 N MULLET, Crystal River, FL

Real Estate Account #1004055

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

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Paid

Paid

Janice A. Warren

Real Estate 2012 Annual Bill

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Citrus County Tax Collector

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account number

Parcel number

Escrow code

Millage code

1004055

161834 2B0A00113

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Paid 2013-01-29 \$43.28

Receipt #009-12-00044628

Pay your taxes online at: <http://www.tc.citrus.fl.us/>

PAYMENTS MUST BE MADE IN US FUNDS.

Owner

DECKER GEORGE
 PO BOX 784
 KODAK, TN 37764

Situs address

00379 N MULLET
 Crystal River, FL

Legal description

PT OF SEC 34-18-16 KNOWN AS PCL2B0A0-0113
 ON CITRUS CO ASSESSMENT MAP 71C COM A ...

Full legal available: [Parcel details](#)

Ad Valorem Taxes

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
General County					
General Fund	5.1871	2,805	0	2,805	\$14.55
Transportation Trust	0.7172	2,805	0	2,805	\$2.01
Health Dept.	0.0740	2,805	0	2,805	\$0.21
Library	0.3236	2,805	0	2,805	\$0.91
Fire District	0.8014	2,805	0	2,805	\$2.25
Schools Local Req'd Effort	5.1410	2,805	0	2,805	\$14.42
Schools Capital Outlay	1.5000	2,805	0	2,805	\$4.21
Total	15.7387				\$44.16

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
Schools Discretionary	0.9980	2,805	0	2,805	\$2.80
SWFWMD General	0.3928	2,805	0	2,805	\$1.10
Mosquito Control	0.3586	2,805	0	2,805	\$1.01
Hospital Board	0.2450	2,805	0	2,805	\$0.69
Total	15.7387				\$44.16

Non-Ad Valorem Assessments

Levying authority	Rate	Amount
No non-ad valorem assessments.		

Combined taxes and assessments: \$44.16

If received by:	May 31, 2013	Jun 28, 2013	Jul 31, 2013
Please pay:	\$0.00	\$0.00	\$0.00

Paid 2013-01-29 \$43.28
Receipt #009-12-00044628



Citrus County, Florida
Office of Tax Collector
Janice Warren, C.F.C., Tax Collector

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Real Estate Account At 00381 N MULLET, Crystal River, FL

Real Estate Account #1004047

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

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Paid

Paid

Janice A. Warren

Real Estate 2012 Annual Bill

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Citrus County Tax Collector

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account number

1004047

Parcel number

161834 2B0A00112

Escrow code

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Millage code

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Paid 2013-01-29 \$43.28

Receipt #009-12-00044628

Pay your taxes online at: <http://www.tc.citrus.fl.us/>

PAYMENTS MUST BE MADE IN US FUNDS.

Owner

DECKER GEORGE
 PO BOX 784
 KODAK, TN 37764

Situs address

00381 N MULLET
 Crystal River, FL

Legal description

PT OF SEC 34-18-16 KNOWN AS PCL2B0AG-0112
 ON CITRUS CO ASSESSMENT MAP 71C COM AT ...

Full legal available: [Parcel details](#)

Ad Valorem Taxes

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
General County					
General Fund	5.1871	2,805	0	2,805	\$14.55
Transportation Trust	0.7172	2,805	0	2,805	\$2.01
Health Dept.	0.0740	2,805	0	2,805	\$0.21
Library	0.3236	2,805	0	2,805	\$0.91
Fire District	0.8014	2,805	0	2,805	\$2.25
Schools Local Req'd Effort	5.1410	2,805	0	2,805	\$14.42
Schools Capital Outlay	1.5000	2,805	0	2,805	\$4.21
Total	15.7387				\$44.16

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
Schools Discretionary	0.9980	2,805	0	2,805	\$2.80
SWFWMD General	0.3928	2,805	0	2,805	\$1.10
Mosquito Control	0.3586	2,805	0	2,805	\$1.01
Hospital Board	0.2450	2,805	0	2,805	\$0.69
Total	15.7387				\$44.16

Non-Ad Valorem Assessments

Levying authority	Rate	Amount
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No non-ad valorem assessments.

Combined taxes and assessments: \$44.16

If received by:	May 31, 2013	Jun 28, 2013	Jul 31, 2013
Please pay:	\$0.00	\$0.00	\$0.00

Paid 2013-01-29 \$43.28
Receipt #009-12-00044628



Citrus County, Florida
Office of Tax Collector
Janice Warren, C.F.C., Tax Collector

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Real Estate Account At 00383 N PIRATE, Crystal River, FL

Real Estate Account #1004039

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2012

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Janice A. Warren

Real Estate 2012 Annual Bill

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Citrus County Tax Collector

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account number

1004039

Parcel number

161834 2B0A00111

Escrow code

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Millage code

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Paid 2013-01-29 \$43.28

Receipt #009-12-00044628

Pay your taxes online at: <http://www.tc.citrus.fl.us/>

PAYMENTS MUST BE MADE IN US FUNDS.

Owner

DECKER GEORGE
 PO BOX 784
 KODAK, TN 37764

Situs address

00383 N PIRATE
 Crystal River, FL

Legal description

A TRACT IN GL 1 IN SEC 34-18-16COM AT A SQ
 CEDAR STAKE AT THE SE COR OF T18S, R1 ...

Full legal available: [Parcel details](#)

Ad Valorem Taxes

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
General County					
General Fund	5.1871	2,805	0	2,805	\$14.55
Transportation Trust	0.7172	2,805	0	2,805	\$2.01
Health Dept.	0.0740	2,805	0	2,805	\$0.21
Library	0.3236	2,805	0	2,805	\$0.91
Fire District	0.8014	2,805	0	2,805	\$2.25
Schools Local Req'd Effort	5.1410	2,805	0	2,805	\$14.42
Schools Capital Outlay	1.5000	2,805	0	2,805	\$4.21
Total	15.7387				\$44.16

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
Schools Discretionary	0.9980	2,805	0	2,805	\$2.80
SWFWMD General	0.3928	2,805	0	2,805	\$1.10
Mosquito Control	0.3586	2,805	0	2,805	\$1.01
Hospital Board	0.2450	2,805	0	2,805	\$0.69
Total	15.7387				\$44.16

Non-Ad Valorem Assessments

Levying authority	Rate	Amount
No non-ad valorem assessments.		

Combined taxes and assessments: \$44.16

If received by:	May 31, 2013	Jun 28, 2013	Jul 31, 2013
Please pay:	\$0.00	\$0.00	\$0.00

Paid 2013-01-29 \$43.28
Receipt #009-12-00044628



Citrus County, Florida
Office of Tax Collector
Janice Warren, C.F.C., Tax Collector

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Real Estate Account At 00398 N PIRATE, Crystal River, FL

Real Estate Account #1004021

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

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Janice A. Warren

Real Estate 2012 Annual Bill

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Citrus County Tax Collector

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account number

1004021

Parcel number

161834 2B0A00101

Escrow code

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Millage code

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Paid 2013-01-29 \$43.28

Receipt #009-12-00044628

Pay your taxes online at: <http://www.tc.citrus.fl.us/>

PAYMENTS MUST BE MADE IN US FUNDS.

Owner

DECKER GEORGE
 PO BOX 784
 KODAK, TN 37764

Situs address

00398 N PIRATE
 Crystal River, FL

Legal description

COM AT SQUARE CEDAR STAKE AT SECOR, TH W
 10650 FT TO SE COR OF SEC 34, TH N1786.

Full legal available: [Parcel details](#)

Ad Valorem Taxes

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
General County					
General Fund	5.1871	2,805	0	2,805	\$14.55
Transportation Trust	0.7172	2,805	0	2,805	\$2.01
Health Dept.	0.0740	2,805	0	2,805	\$0.21
Library	0.3236	2,805	0	2,805	\$0.91
Fire District	0.8014	2,805	0	2,805	\$2.25
Schools Local Req'd Effort	5.1410	2,805	0	2,805	\$14.42
Schools Capital Outlay	1.5000	2,805	0	2,805	\$4.21
Total	15.7387				\$44.16

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
Schools Discretionary	0.9980	2,805	0	2,805	\$2.80
SWFWMD General	0.3928	2,805	0	2,805	\$1.10
Mosquito Control	0.3586	2,805	0	2,805	\$1.01
Hospital Board	0.2450	2,805	0	2,805	\$0.69
Total	15.7387				\$44.16

Non-Ad Valorem Assessments

Levying authority	Rate	Amount
No non-ad valorem assessments.		

Combined taxes and assessments: \$44.16

If received by:	May 31, 2013	Jun 28, 2013	Jul 31, 2013
Please pay:	\$0.00	\$0.00	\$0.00

Paid 2013-01-29 \$43.28
Receipt #009-12-00044628



Citrus County, Florida
Office of Tax Collector
Janice Warren, C.F.C., Tax Collector

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Real Estate Account At 00371 N PIRATE, Crystal River, FL

Real Estate Account #1004063

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2012

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Janice A. Warren

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Citrus County Tax Collector

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account number

1004063

Parcel number

161834 2B0A00120

Escrow code

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Millage code

0000

Paid 2013-01-29 \$115.70
Receipt #009-12-00044628

Pay your taxes online at: <http://www.tc.citrus.fl.us/>

PAYMENTS MUST BE MADE IN US FUNDS.

Owner

DECKER GEORGE H
PO BOX 784
KODAK, TN 37764

Situs address

00371 N PIRATE
Crystal River, FL

Legal description

SUNNY ISLES ESTS IN GL1 SECTION35-18-16
LOT 12 - LESS AND EXCEPT THT PART OF
LO ...

Full legal available: [Parcel details](#)

Ad Valorem Taxes

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
General County					
General Fund	5.1871	7,500	0	7,500	\$38.91
Transportation Trust	0.7172	7,500	0	7,500	\$5.38
Health Dept.	0.0740	7,500	0	7,500	\$0.55
Library	0.3236	7,500	0	7,500	\$2.43
Fire District	0.8014	7,500	0	7,500	\$6.01
Schools Local Req'd Effort	5.1410	7,500	0	7,500	\$38.56
Schools Capital Outlay	1.5000	7,500	0	7,500	\$11.25
Total	15.7387				\$118.06

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
Schools Discretionary	0.9980	7,500	0	7,500	\$7.49
SWFWMD General	0.3928	7,500	0	7,500	\$2.95
Mosquito Control	0.3586	7,500	0	7,500	\$2.69
Hospital Board	0.2450	7,500	0	7,500	\$1.84
Total	15.7387				\$118.06

Non-Ad Valorem Assessments

Levying authority	Rate	Amount
No non-ad valorem assessments.		

Combined taxes and assessments: \$118.06

If received by:	May 31, 2013	Jun 28, 2013	Jul 31, 2013
Please pay:	\$0.00	\$0.00	\$0.00

Paid 2013-01-29 \$115.70
Receipt #009-12-00044628



Citrus County, Florida
Office of Tax Collector
Janice Warren, C.F.C., Tax Collector

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Real Estate Account At 00360 N MULLET, Crystal River, FL

Real Estate Account #1004012

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2012

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Paid

Paid

Paid

Paid

Paid

Janice A. Warren

Real Estate 2012 Annual Bill

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Citrus County Tax Collector

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account number

1004012

Parcel number

161834 2B0A00050

Escrow code

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Millage code

0000

Paid 2013-01-29 \$2,978.37

Receipt #009-12-00044628

Pay your taxes online at: <http://www.tc.citrus.fl.us/>

PAYMENTS MUST BE MADE IN US FUNDS.

Owner

DECKER GEORGE H
 PO BOX 784
 KODAK, TN 37764

Situs address

00360 N MULLET
 Crystal River, FL

Legal description

SUNNY ISLES ESTS UNIT 1 UNREC SUB LOTS 5,
 6, 7, 8 & 9 & PT OF LOT 10 COM AT THE ...

Full legal available: [Parcel details](#)

Ad Valorem Taxes

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
General County					
General Fund	5.1871	193,101	0	193,101	\$1,001.63
Transportation Trust	0.7172	193,101	0	193,101	\$138.49
Health Dept.	0.0740	193,101	0	193,101	\$14.29
Library	0.3236	193,101	0	193,101	\$62.49
Fire District	0.8014	193,101	0	193,101	\$154.75
Schools Local Req'd Effort	5.1410	193,101	0	193,101	\$992.73
Schools Capital Outlay	1.5000	193,101	0	193,101	\$289.65
Total	15.7387				\$3,039.15

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
Schools Discretionary	0.9980	193,101	0	193,101	\$192.71
SWFWMD General	0.3928	193,101	0	193,101	\$75.85
Mosquito Control	0.3586	193,101	0	193,101	\$69.25
Hospital Board	0.2450	193,101	0	193,101	\$47.31
Total	15.7387				\$3,039.15

Non-Ad Valorem Assessments

Levying authority	Rate	Amount
No non-ad valorem assessments.		

Combined taxes and assessments: \$3,039.15

If received by:	May 31, 2013	Jun 28, 2013	Jul 31, 2013
Please pay:	\$0.00	\$0.00	\$0.00

Paid 2013-01-29 \$2,978.37
Receipt #009-12-00044628



Citrus County, Florida
Office of Tax Collector
Janice Warren, C.F.C., Tax Collector

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Real Estate Account At 13965 W SANDDOLLAR, Crystal River, FL

Real Estate Account #1004071

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2012

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1998

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Paid

Janice A. Warren

Real Estate 2012 Annual Bill

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Citrus County Tax Collector

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account number

1004071

Parcel number

161834 2B0A00121

Escrow code

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Millage code

0000

Paid 2013-01-29 \$43.28

Receipt #009-12-00044628

Pay your taxes online at: <http://www.tc.citrus.fl.us/>

PAYMENTS MUST BE MADE IN US FUNDS.

Owner

**DECKER GEORGE
PO BOX 784
KODAK, TN 37764**

Situs address

**13965 W SANDDOLLAR
Crystal River, FL**

Legal description

**PARCEL 1: A TRACT OF LAND IN GL1 SEC 35-18
-16 DESCR AS FOL: COM AT A SQUARED CED ...**

Full legal available: [Parcel details](#)

Ad Valorem Taxes

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
General County					
General Fund	5.1871	2,805	0	2,805	\$14.55
Transportation Trust	0.7172	2,805	0	2,805	\$2.01
Health Dept.	0.0740	2,805	0	2,805	\$0.21
Library	0.3236	2,805	0	2,805	\$0.91
Fire District	0.8014	2,805	0	2,805	\$2.25
Schools Local Req'd Effort	5.1410	2,805	0	2,805	\$14.42
Schools Capital Outlay	1.5000	2,805	0	2,805	\$4.21
Total	15.7387				\$44.16

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
Schools Discretionary	0.9980	2,805	0	2,805	\$2.80
SWFWMD General	0.3928	2,805	0	2,805	\$1.10
Mosquito Control	0.3586	2,805	0	2,805	\$1.01
Hospital Board	0.2450	2,805	0	2,805	\$0.69
Total	15.7387				\$44.16

Non-Ad Valorem Assessments

Levying authority	Rate	Amount
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No non-ad valorem assessments.

Combined taxes and assessments: \$44.16

If received by:	May 31, 2013	Jun 28, 2013	Jul 31, 2013
Please pay:	\$0.00	\$0.00	\$0.00

Paid 2013-01-29 \$43.28
Receipt #009-12-00044628

PIRATE'S COVE

OWNERSHIP AND ENCUMBRANCE REPORT

EXHIBIT C

PROPERTY CARDS – CONTIGUOUS PROPERTIES



CITRUS COUNTY PROPERTY APPRAISER

GEOFFREY GREENE, C F A

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Citrus County Property Appraiser - Current Taxroll In Work As Of: 17-MAY-13

Owner & Property Information

Altkey 1004004
Owner Name GREEN JOHN A & LINDA M
Mailing Address 347 N MULLET LP
 CRYSTAL RIVER FL 34429
Site Address 00347 N MULLET PT CRYSTAL RIVER

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1004004 06/11/2010

Parcel Identification	Neighborhood Code	PC Code / Desc.	Millage Code / Desc.	Map Sec	Map Twp	Map Rng
16E18S34 2B0A0 0020	2330	(01) SINGLE FAMILY RESIDENTIAL	(0000) 0000	35	18	16

Tax History

Year	Pc Code	Market / Just	Assessed	Exemptions	Taxable	Tax Levy	Land Value	Improvements	Cost	Direct Sales Est.
2012	01	\$171,120	\$144,460	\$25,000	\$119,460	\$1,702.64	\$85,736	\$138,784	\$224,520	\$208,900
2011	01	\$181,296	\$140,253	\$25,000	\$115,253	\$1,652.27	\$85,736	\$145,843	\$231,579	\$233,300
2010	01	\$205,010	\$138,181	\$25,000	\$113,181	\$1,583.50	\$107,170	\$143,224	\$250,394	\$268,900
2009	01	\$268,443	\$134,549	\$25,000	\$109,549	\$1,588.90	\$155,396	\$168,846	\$324,242	\$355,800
2008	01	\$381,006	\$134,415	\$25,000	\$109,415	\$1,572.06	\$216,000	\$185,788	\$401,788	\$465,500
2007	01	\$373,300	\$130,500	\$25,000	\$105,500	\$1,677.55	\$216,000	\$197,173	\$413,173	\$475,700
2006	01	\$405,500	\$127,400	\$25,000	\$102,400	\$1,691.96	\$216,000	\$190,181	\$406,181	\$436,000

Sales and Transfer History

Book	Page	Month	Year	Instr. Code	Transfer Code	Vac. / Imp.	Sale Price
1299	0252	03	1999	WARRANTY DEED	NONE	I	\$135,000
1242	1074	04	1998	Undefined	NONE	V	\$100
0815	0007	04	1989	SAME FAMILY/DEED FOL	NONE	I	\$100
0584	1923	10	1979	WARRANTY DEED	NONE	I	\$4,444

Full Legal Description

SUNNY ISLES ESTS UNIT 1 UNREC SUB LOTS 2, 3 & 4 TITLE IN OR BK 457 PG 287 OR BK 584 PG 1923 & OR BK 815 PG 7 AND TRACT IN GL 1 DESC AS: COMM AT A SQUARED CEDAR STAKE AT SE COR OF TWP 18S RANGE 16E TH DUE W 10,560FT TO THE SE COR OF SEC 34-18S-16E, TH N 1788.05FT, TH N 510DEG 16M 51S W 14.98FT, TH N 30DEG 21M 30S E 139.30FT, TH S 59DEG 38M 30S E 200FT, TH N 30DEG 21M 30S E 150 FT, TH S 59DEG 38M 30S E 224.97 FT, TH N 58 DEG 43M 35S E 59.78FT, TH N 05DEG 48M 54 SE 18.92 FT TO PT ON MEAN HIGH WTR LN AND POB FOR THIS DESC; TH AL SD MEAN HIGH WTR LN S 89DEG 54M 56S E 10.30FT, TH N 59DEG 28M 02S E 41.20FT, TH N 80DEG 30M 32S E 17.59 FT, TH N 79DEG 01M 10S E 26.30FT, TH N 86DEG 05M 00S E 33.19FT, TH N 83 DEG 57M 52S E 41.23FT, TH N 71DEG 51M 15S E 34.07 FT, TH N 71DEG 51M 49S E 25.88 FT, TH S 73DEG 13M 41S E 14.57FT, TH LEAVING SD MEAN HIGH WTR LN S 00DEG 00M 48S W 38.56 FT, TH N 88DEG 34M 30S E, 40.98FT, TH S 21DEG 35M 44S E 11.09 FT TO PT ON MEAN HIGH WTR LN, TH SL SD MEAN HIGH WTR LN S 17 D E G 31M 2 8S W 16.77 FT, TH S 69 DEG 49 M 3 9S E 4.56 FT, TH S 09 DEG 1 1M 59S E 10.23 FT, TH S 25 D EG 41 M 15S E 1 0.31 FT, TH S 50 DEG 25M 21S E 17.92 FT, TH LEAVI N G SD MEAN HIGH WTR LN S 2 1 DEG 35M 44S E 51.73 F T TO ME AN HI GH WTR LN, TH AL SD MEAN HIGH WTR LN S 21DEG 32M 33S W 4.99FT, TH N 51DEG 41M 19S W 21.03 FT, TH N 05 DEG 50M 09S W 10.10FT, TH N 81 DEG 48M 14S W 57.17FT, TH S 84 DEG 09M 59S W 50.99 FT, TH S 66DEG 27M 28S W 39.52FT, TH N 86 DEG 24M 08S W 29.94 FT, TH N 79 DEG 30M 31S W 39.05 FT, TH N 87DEG 09M 57S W 55.71 FT, TH N 65DEG 53M 41S W 32.37FT, TH N 65 DEG 26M 30S W 35.04 FT, TH N 60DEG 53M 44S W 12.54 FT, TH LEAVING SD MEAN HIGH WATER LN N 58DEG 43M 35S E 46.89FT, TH N 05DEG 48M 54S E 18.92 FT TO POB LESS AND EX ANY OF THE ABOVE DESC PARCEL WHICH IS OR MAY HEREAFTER BECOME WATER WARD OF TH LN OF MEAN HIGH WTR OF GULF OF MEXICO, TITLE IN OR BK 1299 PG 252

Planning and Building Permits

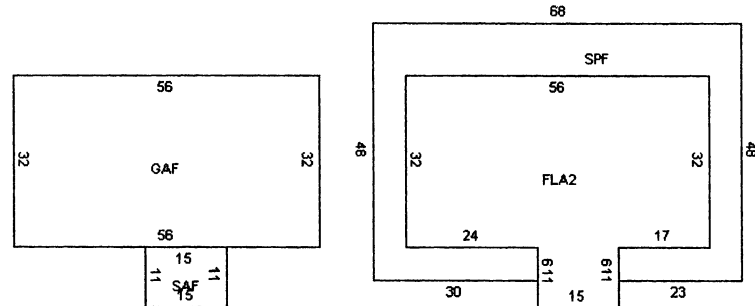
Bldg #	Permit #	Amount	Issue Date	Occ. #	Occ. Date	Description
00	199902103	\$2,250	01-MAR-99			REROOF

Land Value Summary

Land Line	Land Use	Zoning	Front Actual/Std/Eff	Depth Actual/Std	Unit Type / Description	Units
001	SFR OPEN WATER-BAY	CLR	190/75/107.17	300/0	EF EFFECTIVE FRONT FOOT	190

Building Characteristics

Building #	Bldg Type	Beds	2 Fixture Baths	3 Fixture Baths	4 Fixture Baths	Year Built	FLA Area
01	RESIDENTIAL	3	0	2	0	1977	1,957



Residential Section Details

Building #	Section #	Year Built	Area	Type / Description
01	01	1977	1,957	FLA FLR LIV AREA
01	02	1977	1,382	SPF SCR PORCH FIN
01	03	1977	1,792	GAF GARAGE FINISHED
01	04	1977	165	SAF UTLY STOR FINISHED

Miscellaneous Improvements

Bldg #	Imprv. #	Type / Description	Length	Width	Unit Type /Description	Unit Type	Year Added
01	001	BOAT DOCK	24	4	96 SF	SQUARE FEET	1999

release 1 0



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Citrus County Property Appraiser - Current Taxroll In Work As Of: 17-MAY-13

Owner & Property Information

Altkey 2528419
Owner Name RILEY SCOTT P
Mailing Address 12 SUNNY POINT CT
 OLDSMAR FL 346774307
Site Address 13925 W SANDDOLLAR LN CRYSTAL RIVER

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2528419 06/11/2010

Parcel Identification	Neighborhood Code	PC Code / Desc.	Millage Code / Desc.	Map Sec	Map Twp	Map Rng
16E18S34 2B000 0010	2330	(01) SINGLE FAMILY RESIDENTIAL	(0000) 0000	35	18	16

Tax History

Year	Pc Code	Market / Just	Assessed	Exemptions	Taxable	Tax Levy	Land Value	Improvements	Cost	Direct Sales Est.
2012	01	\$102,291	\$102,291	\$0	\$102,291	\$1,634.93	\$31,500	\$97,755	\$129,255	\$128,100
2011	01	\$109,699	\$109,699	\$0	\$109,699	\$1,758.18	\$31,500	\$103,808	\$135,308	\$144,300
2010	01	\$126,582	\$126,582	\$0	\$126,582	\$1,980.88	\$35,000	\$110,453	\$145,453	\$172,000
2009	01	\$168,568	\$168,568	\$0	\$168,568	\$2,753.46	\$67,500	\$126,528	\$194,028	\$230,000
2008	01	\$204,093	\$204,093	\$0	\$204,093	\$3,307.87	\$75,000	\$137,102	\$212,102	\$251,700
2007	01	\$217,600	\$217,600	\$0	\$217,600	\$3,433.45	\$75,000	\$143,929	\$218,929	\$289,200
2006	01	\$212,600	\$212,600	\$0	\$212,600	\$3,485.92	\$75,000	\$134,817	\$209,817	\$230,100

Sales and Transfer History

Book	Page	Month	Year	Instr. Code	Transfer Code	Vac. / Imp.	Sale Price
1536	0481	09	2002	Undefined	NONE	I	\$15,000
1000	1588	09	1993	WARRANTY DEED	NONE	I	\$29,000
0842	1671	01	1990	SAME FAMILY/DEED FOL	NONE	I	\$100
0766	1422	11	1987	CORRECTIVE/QC/TD/COT	NONE	I	\$100

Full Legal Description

COM AT MOST E COR OF LOT 3 SUNNY ISLES ESTS UNIT 2 PB 8 PG 14, SD PT BEING ON NWLY R/W LN OF A CO RD DESC IN OR BK 119 PG 80, TH S 59 DEG 38M 30S E AL SE'LY PROJ OF NELY LN OF SD LOT 3, 33 FT TO PT ON SE'LY R/W LN OF SD CO RD, TH S 59 DEG 38M 30S E AL SE'LY PROJ 281.37 FT TO POB, TH S 30 DEG 21M 30S W 125 FT TO PT 25 FT FROM, MEAS AT RIGHT ANG TO, SE'LY PROJ OF SWLY R/W LN OF ISLAND DR, TH S 59 DEG 38M 30S E PAR TO SE'LY PROJ 188.76 FT, TH N 20 DEG 52M 50S E 128.73 FT TO PT ON SE'LY PROJ OF NELY LN OF LOT 3, SD LN ALSO BEING ON N LN OF LANDS DESC IN OR BK 638 PG 333, TH N 59 DEG 38M 30S W AL N LN 167.89 FT TO POB DESC IN OR BK 1536 PG 481

Planning and Building Permits

Bldg #	Permit #	Amount	Issue Date	Occ. #	Occ. Date	Description
00	200101275	\$0	01-APR-01	0101275	01-JUL-01	MODULAR-2000-28X45-PAL
00	199600040	\$1	01-OCT-96			REPLACE 200 AMP

Land Value Summary

Land Line	Land Use	Zoning	Front Actual/Std/Eff	Depth Actual/Std	Unit Type / Description	Units
001	SFR CANAL FRONT	CLR	189/0/0	126/0	EF	EFFECTIVE FRONT FOOT
						100

Building Characteristics

Building #	Bldg Type	Beds	2 Fixture Baths	3 Fixture Baths	4 Fixture Baths	Year Built	FLA Area
01	RESIDENTIAL	3	0	2	0	2000	1,215



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Citrus County Property Appraiser - Current Taxroll In Work As Of: 17-MAY-13

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Owner & Property Information

Altkey 1004306
Owner Name WOODS ERNEST & TAMMIE WOODS & WENDY WILLIAMS
Mailing Address 2 NW US HIGHWAY 19
 CRYSTAL RIVER FL 34428
Site Address 13938 W SANDDOLLAR LN CRYSTAL RIVER

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Parcel Identification	Neighborhood Code	PC Code / Desc.	Millage Code / Desc.	Map Sec	Map Twp	Map Rng
16E18S34 2B0C0 0070	2330	(00) VACANT SINGLE FAMILY RESIDENCE	(0000) 0000	35	18	16

Tax History

Year	Pc Code	Market / Just	Assessed	Exemptions	Taxable	Tax Levy	Land Value	Improvements	Cost	Direct Sales Est.
2012	00	\$108,205	\$108,205	\$0	\$108,205	\$1,703.01	\$135,000	\$0	\$135,000	\$0
2011	00	\$108,000	\$108,000	\$0	\$108,000	\$1,706.32	\$135,000	\$0	\$135,000	\$0
2010	00	\$109,350	\$109,350	\$0	\$109,350	\$1,689.62	\$135,000	\$0	\$135,000	\$0
2009	00	\$131,220	\$131,220	\$0	\$131,220	\$2,123.92	\$162,000	\$0	\$162,000	\$0
2008	00	\$145,800	\$145,800	\$0	\$145,800	\$2,345.23	\$180,000	\$0	\$180,000	\$0
2007	00	\$145,800	\$145,800	\$0	\$145,800	\$2,283.80	\$180,000	\$0	\$180,000	\$0
2006	00	\$149,400	\$149,400	\$0	\$149,400	\$2,432.09	\$180,000	\$0	\$180,000	\$0

Sales and Transfer History

Book	Page	Month	Year	Instr. Code	Transfer Code	Vac. / Imp.	Sale Price
1242	0583	05	1998	CORRECTIVE/QC/TD/COT	RIGHT OF SURVIVORSHIP	V	\$100
0947	0049	07	1992	WARRANTY DEED	NONE	V	\$21,000
0632	0985	12	1983	WARRANTY DEED	NONE	V	\$11,500
0611	1978	12	1982	CORRECTIVE/QC/TD/COT	RIGHT OF SURVIVORSHIP	V	\$100

Parcel Genealogy

Altkey	Type	Related Altkey	Effective Date
2380195	Split From	1004306	16-JAN-84
2380187	Split From	1004306	16-JAN-84
2380209	Split From	1004306	16-JAN-84

Full Legal Description

SUNNY ISLES ESTS UNIT 1 UNREC SUB LOT 7 BLK C: COMMENCE AT A SQUARED CEDAR STAKE AT THE SE CORNER OF TWP 18 S RNG 16 E CITRUS CO FL AND RUN DUE W 10,560.00 FT TO THE SE CORNER OF SEC 34 TWP 18 S RNG 16 E TH RUN DUE N 1786.05 FT, TH RUN N 51 DEG 16 M 51 S W 14.98 FT, TH RUN N 30 DEG 21 M 30 S E 139.30 FT, TH RUN S 59 DEG 38 M 30 S E 310.00 FT TO THE POB, TH CONT S 59 DEG 38 M 30 S E 140.00 FT, TH RUN S 09 DEG 12 M 30 S W 100 FT T RUN N 80 DEG 47 M 30 S W 121.20 FT TO THE MEAN HIGH WATER LINE OF A SALT WATER BAY, TH RUN NWLY A L THE MEAN HIGH WATER LINE OF SAID SALT WATER BAY TO A PT T HAT IS S 30 DEG 21 M 30 S W 55.46 FT FROM THE POB TH RUN N 30 DEG 21 M 30 S E 55.46 FT TO THE POB. DESC IN OR BK 947 PG 49

Land Value Summary

Land Line	Land Use	Zoning	Front Actual/Std/Eff	Depth Actual/Std	Unit Type / Description	Units
001	OPEN WATER/BAY FRONT	CLR	100/75/90	88/0	EF	EFFECTIVE FRONT FOOT

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Citrus County Property Appraiser - Current Taxroll In Work As Of: 17-MAY-13

Owner & Property Information

Altkey 1004292
 Owner Name KIRKLAND ALONZO L & JUDY S
 910 N CARROLL RD
 Mailing Address LAKELAND FL 33801
 Site Address 13950 W SANDDOLLAR LN CRYSTAL RIVER

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1004292 06/11/2010

Parcel Identification	Neighborhood Code	PC Code / Desc.	Millage Code / Desc.	Map Sec	Map Twp	Map Rng
16E18S34 2B0C0 0065	2330	(01) SINGLE FAMILY RESIDENTIAL	(0000) 0000	35	18	16

Tax History

Year	Pc Code	Market / Just	Assessed	Exemptions	Taxable	Tax Levy	Land Value	Improvements	Cost	Direct Sales Est.
2012	01	\$112,513	\$112,513	\$0	\$112,513	\$1,795.83	\$112,500	\$38,435	\$150,935	\$135,200
2011	01	\$111,985	\$111,985	\$0	\$111,985	\$1,794.30	\$112,500	\$39,626	\$152,126	\$138,200
2010	01	\$112,526	\$112,526	\$0	\$112,526	\$1,763.69	\$112,500	\$39,488	\$151,988	\$138,100
2009	01	\$145,595	\$145,595	\$0	\$145,595	\$2,381.59	\$135,000	\$41,697	\$176,697	\$192,400
2008	01	\$190,378	\$190,378	\$0	\$190,378	\$3,087.28	\$150,000	\$59,009	\$209,009	\$226,400
2007	01	\$183,700	\$183,700	\$0	\$183,700	\$2,902.44	\$150,000	\$61,680	\$211,680	\$229,600
2006	01	\$193,400	\$193,400	\$0	\$193,400	\$3,173.36	\$150,000	\$60,001	\$210,001	\$200,300

Sales and Transfer History

Book	Page	Month	Year	Instr. Code	Transfer Code	Vac. / Imp.	Sale Price
2243	1237	09	2008	WARRANTY DEED	NONE	I	\$160,000
1359	0564	04	2000	WARRANTY DEED	NONE	I	\$50,000
1316	0951	07	1999	WARRANTY DEED	NONE	I	\$40,000
1148	1412	09	1996	CORRECTIVE/QC/TD/COT	NONE	V	\$100
1070	0257	02	1995	CORRECTIVE/QC/TD/COT	TENANTS IN COMMON	V	\$100
1060	1430	12	1994	SAME FAMILY/DEED FOL	NONE	V	\$100
0966	0985	12	1992	CORRECTIVE/QC/TD/COT	NONE	I	\$100
0918	1480	11	1991	CORRECTIVE/QC/TD/COT	NONE	I	\$100

Full Legal Description

SUNNY ISLE ESTS UNIT 1 UNREC SUB E1/2 OF LOT 6 BLK C: COMMENCE AT A SQUARED CEDAR STAKE AT THE SE CORNER OF TWP 18 S RNG 16 E CITRUS CO FL AND RUN DUE W 10,560.00 FT TO THE SE CORNER OF SEC 34 TW 18 S RNG 16 E TH RUN DUE N 1786.05 FT TH RUN N 51 DEG 16 M 51 S W 14.98 FT TH RUN N 30 DEG 21M 30S 139.30 FT TH RUN S 59 DEG 38M 30S E 235 FT TO THE POB TH CONT S 59D 38M 30S E 75.00 FT TH RUN S 30 DEG 21M 30S W 55.48 FT TO THE MEAN HIGH WATER LINE OF SALT WATER BAY TH RUN NWLY AL THE MEAN HIGH WATER LINE OF SAID SALT WATER BAY TO A PT THAT IS S 30 DEG 21M 30S W FROM TH E POB TH RUN N 30 DEG 21M 30S E TO THE POB TITLE IN OR BK 2243 PG 1237

Planning and Building Permits

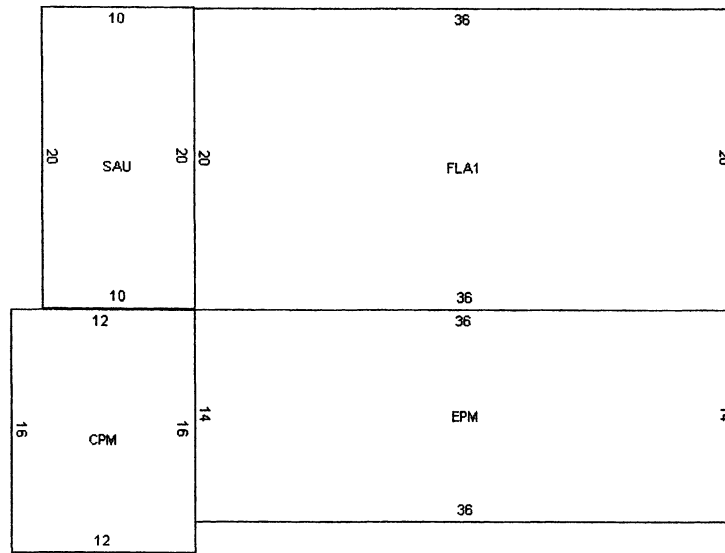
Bldg #	Permit #	Amount	Issue Date	Occ. #	Occ. Date	Description
00	199605396	\$1,258	01-SEP-96			- RPL ROOF & INTER REP-TO

Land Value Summary

Land Line	Land Use	Zoning	Front Actual/Std/Eff	Depth Actual/Std	Unit Type / Description	Units
001	SFR OPEN WATER-BAY	CLR	75/0/0	80/0	EF EFFECTIVE FRONT FOOT	75

Building Characteristics

Building #	Building Type	Beds	2 Fixture Baths	3 Fixture Baths	4 Fixture Baths	Year Built	FLA Area
01	RESIDENTIAL	1	0	1	0	1955	720



Residential Section Details

Building #	Section #	Year Built	Area	Type / Description
01	01	1955	720	FLA
01	02	1986	504	EPM
01	03	1955	192	CPM
01	04	1955	200	SAU

Miscellaneous Improvements

Bldg #	Imprv. #	Type / Description	Length	Width	Unit Type /Description	Unit Type	Year Added
01	001	SEA WALL	0	0	50	LF	1955
01	002	ENCLOSED PORCH	36	14	504	SF	1986
01	003	BOAT DOCK	32	10	320	SF	1999
01	004	CARPORT FINISH	16	12	192	SF	1955

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Citrus County Property Appraiser - Current Taxroll In Work As Of: 17-MAY-13

Owner & Property Information

Altkey 1004284
Owner Name WILLKOMM WAYNE A
Mailing Address 13960 W SANDDOLLAR LN
 CRYSTAL RIVER FL 34429
Site Address 13960 W SANDDOLLAR LN CRYSTAL RIVER

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Parcel Identification	Neighborhood Code	PC Code / Desc.	Millage Code / Desc.	Map Sec	Map Twp	Map Rng
16E18S34 2B0C0 0060	2330	(01) SINGLE FAMILY RESIDENTIAL	(0000) 0000	35	18	16

Tax History

Year	Pc Code	Market / Just	Assessed	Exemptions	Taxable	Tax Levy	Land Value	Improvements	Cost	Direct Sales Est.
2012	01	\$117,693	\$117,693	\$25,000	\$92,693	\$1,281.37	\$112,500	\$44,344	\$156,844	\$142,100
2011	01	\$117,327	\$117,327	\$25,000	\$92,327	\$1,290.07	\$112,500	\$46,410	\$158,910	\$145,100
2010	01	\$117,799	\$117,799	\$25,000	\$92,799	\$1,268.59	\$112,500	\$46,105	\$158,605	\$144,900
2009	01	\$153,357	\$153,357	\$25,000	\$128,357	\$1,893.31	\$135,000	\$51,199	\$186,199	\$202,600
2008	01	\$187,913	\$187,563	\$25,000	\$162,563	\$2,426.95	\$150,000	\$54,798	\$204,798	\$224,600
2007	01	\$182,100	\$182,100	\$25,000	\$157,100	\$2,485.77	\$150,000	\$56,945	\$206,945	\$229,200
2006	01	\$191,400	\$191,400	\$25,000	\$166,400	\$2,733.82	\$150,000	\$54,712	\$204,712	\$199,800

Sales and Transfer History

Book	Page	Month	Year	Instr. Code	Transfer Code	Vac. / Imp.	Sale Price
1616	<u>0148</u>	06	2003	WARRANTY DEED	NONE		\$72,500
1616	<u>0145</u>	05	2003	Undefined	NONE		\$100
1568	<u>0046</u>	01	2003	Undefined	NONE		\$100
0966	<u>0984</u>	12	1992	Undefined	NONE		\$100
0689	<u>0368</u>	01	1986	CORRECTIVE/QC/TD/COT	NONE		\$100
0542	<u>0189</u>	07	1979	SAME FAMILY/DEED FOL	NONE		\$100

Full Legal Description

SUNNY ISLES ESTS UNIT 1 UNREC SUB W1/2 OF LOT 6 BLK C: COMMENCE AT THE SQUARED CEDAR STAKE AT THE SE CORNER OF TWP 18 S RNG 16 E RUN DUE W 10,560.00 FT TO THE SE CORNER OF SEC 34 TWP 18 S RNG 16 E, TH RUN DUE N 1786.05 F T; TH RUN N 51 DEG 16 M 51 S W 14.98 FT; TH RUN N 30 DEG 21 M 30 S E 139.30 FT; TH RUN S 59 DEG 38 M 30 S E 16 0 FT TO THE POB, TH CONT S 59 DEG 38 M 30 S E 75 FT; TH RUN S 30 DEG 21 M 30 S W 61.91 FT TO THE MEAN HIGH WATER LINE OF A SALT WATER BAY; TH RUN SWLY AL THE MEAN HIGH WATER LINE FO SAID SALT WATER BAY TO A PT THAT IS S 30 DEG 21 M 30 S W FROM THE POB; TH RUN N 30 DEG 21 M 30 S W 112 FT TO THE POB. FURTHER DESC IN OR BK 966 PG 984 & OR BK 1616 PG 148

Planning and Building Permits

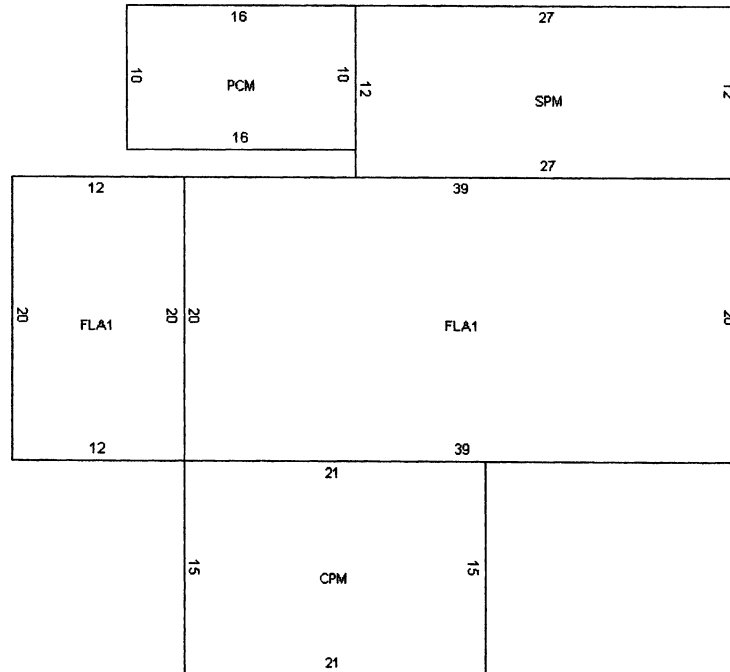
Bldg #	Permit #	Amount	Issue Date	Occ. #	Occ. Date	Description
00	<u>200508659</u>	\$1,612	01-JUL-05			10X10 DOCK W/4X13 WALKWAY NOC NA--WILL BE ONLY
00	<u>200401680</u>	\$6,950	12-MAR-04			WALKWAY 20' X 4', with RAMP 3' X 12' and FLOATING
00	49271	\$3,360	01-JUL-84	49271	01-MAR-85	ADDITION

Land Value Summary

Land Line	Land Use	Zoning	Front Actual/Std/Eff	Depth Actual/Std	Unit Type / Description	Units
001	SFR OPEN WATER-BAY	CLR	75/0/0	101/0	EF EFFECTIVE FRONT FOOT	75

Building Characteristics

Building #	Bldg Type	Beds	2 Fixture Baths	3 Fixture Baths	4 Fixture Baths	Year Built	FLA Area
01	RESIDENTIAL	2	0	1	0	1958	1,020



Residential Section Details

Building #	Section #	Year Built	Area	Type / Description
01	01	1958	780	FLA FLR LIV AREA
01	02	1958	324	SPM SCR PORCH FIN
01	03	1958	315	CPM CARPORT
01	04	1985	240	FLA FLR LIV AREA
01	05	2005	160	PCM CONC PATIO

Miscellaneous Improvements

Bldg #	Imprv. #	Type / Description	Length	Width	Unit Type /Description	Unit Type	Year Added
01	001	UTILY BLDG FIN	7	5	35 SF	SQUARE FEET	1970
01	002	SEA WALL	0	0	60 LF	LINEAR FEET	1955
01	003	CARPORT FINISH	21	15	315 SF	SQUARE FEET	1958
01	004	SCRN PRCH FIN	27	12	324 SF	SQUARE FEET	1958
01	005	PATIO CONCRETE	16	10	160 SF	SQUARE FEET	2005
01	006	BOAT DOCK	13	10	130 SF	SQUARE FEET	2005
01	007	BOAT DOCK	13	4	52 SF	SQUARE FEET	2005

release 1 0



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Citrus County Property Appraiser - Current Taxroll In Work As Of: 17-MAY-13

Owner & Property Information

Altkey 1004276
Owner Name FRAZIER RICHARD T & CONNIE C & MARSHALL L & MARLENE R MAEDER
Mailing Address 11275 BEATER BANK ST
 BROOKSVILLE FL 34605
Site Address 13970 W SANDDOLLAR LN CRYSTAL RIVER

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Parcel Identification	Neighborhood Code	PC Code / Desc.	Millage Code / Desc.	Map Sec	Map Twp	Map Rng
16E18S34 2B0C0 0050	2330	(01) SINGLE FAMILY RESIDENTIAL	(0000) 0000	35	18	16

Tax History

Year	Pc Code	Market / Just	Assessed	Exemptions	Taxable	Tax Levy	Land Value	Improvements	Cost	Direct Sales Est.
2012	01	\$189,119	\$189,119	\$0	\$189,119	\$3,001.49	\$120,000	\$110,267	\$230,267	\$242,500
2011	01	\$186,617	\$186,617	\$0	\$186,617	\$2,973.42	\$120,000	\$116,757	\$236,757	\$241,200
2010	01	\$182,371	\$182,371	\$0	\$182,371	\$2,842.90	\$120,000	\$116,853	\$236,853	\$230,000
2009	01	\$228,752	\$228,752	\$0	\$228,752	\$3,727.58	\$144,000	\$135,496	\$279,496	\$301,000
2008	01	\$289,011	\$289,011	\$0	\$289,011	\$4,673.79	\$160,000	\$146,909	\$306,909	\$351,500
2007	01	\$287,000	\$287,000	\$0	\$287,000	\$4,520.51	\$160,000	\$154,169	\$314,169	\$367,700
2006	01	\$312,700	\$312,700	\$0	\$312,700	\$5,115.43	\$160,000	\$148,580	\$308,580	\$338,400

Sales and Transfer History

Book	Page	Month	Year	Instr. Code	Transfer Code	Vac. / Imp.	Sale Price
1551	0479	11	2002	WARRANTY DEED	TENANTS IN COMMON	I	\$210,000
1486	1355	02	2002	WARRANTY DEED	NONE	I	\$154,900
1360	1658	04	2000	SAME FAMILY/DEED FOL	NONE	I	\$100
0868	0262	08	1990	WARRANTY DEED	NONE	I	\$56,000
0662	0627	02	1985	Undefined	NONE	I	\$40,000

Full Legal Description

SUNNY ISLES ESTS UNIT 1 UNREC SUB LOT 5 BLK C: COMMENCE AT A SQUARED CEDAR STAKE AT THE SE CORNER OF TWP 18 S RNG 16 E CITRUS CO FL AND RUN DUE W A DIS OF 10,560.00 FT TO THE SE CORNER OF SAID SEC 34 TH RUN DUE N A DIS OF 1786.05 FT; TH RUN N 51 DEG 16 M 51 S W A DIS OF 14.98 FT; TH RUN N 30 DEG 21 M 30 S A DIS OF 139.30 FT; TH RUN N 59 DEG 38 M 30 S E A DIS OF 160.00 FT TO THE POB; TH RUN N 59 DEG 38 M 30 S W A DIS OF 80.00 FT; TH RUN S 30 DEG 21 M 30 S W A DIS OF 3.8.00 FT; TH RUN S 59 DEG 38 M 30 S E A DIS OF 14.00 FT; TH RUN S 30 DEG 21 M 30 S W A DIS OF 114.00 FT TO THE MEAN H IGH WATER LINE OF A SALT WATER BAY; TH RUN E'LY AL THE MEAN H IGH WATER LINE OF SAID SALT WATER BAY TO A PT THAT IS S 30 D EG 21 M 30 S W A DIS OF 115.00 FT FROM THE POB; TH RUN N 30 DEG 21 M 30 S E A DIS OF 115.00 FT TO THE POB. DESC IN O R BK 1360 PG 1658 & OR BK 1486 PG 1355 & OR BK 1551 PG 479

Planning and Building Permits

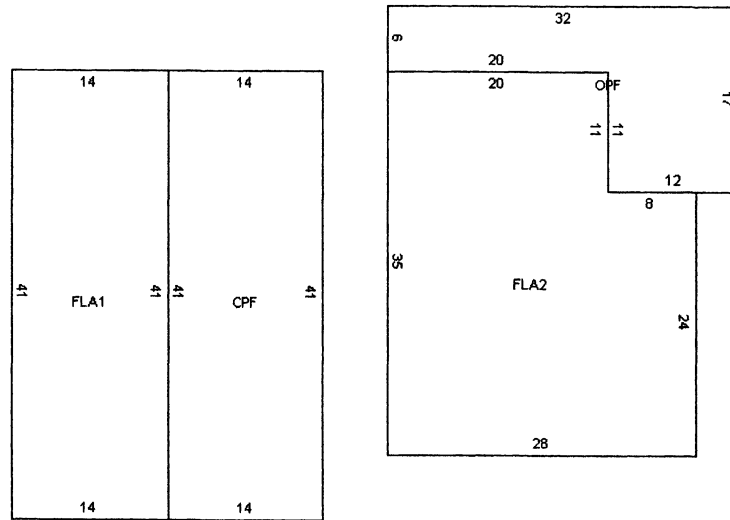
Bldg #	Permit #	Amount	Issue Date	Occ. #	Occ. Date	Description
00	199803686	\$100	01-MAY-98			STORAGE UNDER STILT
00	X305055	\$0	01-AUG-93			ADDRESS ASSIGNMENT
00	9305055	\$19,290	01-AUG-93	9305055	01-JAN-94	SFR
00	9203231	\$640	01-MAY-92			8X20 DOCK ADDITION

Land Value Summary

Land Line	Land Use	Zoning	Front Actual/Std/Eff	Depth Actual/Std	Unit Type / Description	Units
001	SFR OPEN WATER-BAY	CLR	80/0/0	134/0	EF	EFFECTIVE FRONT FOOT
						80

Building Characteristics

Building #	Bldg Type	Beds	2 Fixture Baths	3 Fixture Baths	4 Fixture Baths	Year Built	FLA Area
01	RESIDENTIAL	2	0	2	0	1994	1,466



Residential Section Details

Building #	Section #	Year Built	Area	Type / Description
01	01	1994	892	FLA FLR LIV AREA
01	02	1994	324	OPF OPEN PORCH FIN
01	03	1994	574	CPF CARPORT FIN
01	04	1994	574	FLA FLR LIV AREA

Miscellaneous Improvements

Bldg #	Imprv. #	Type / Description	Length	Width	Unit Type /Description	Unit Type	Year Added
01	001	UTILY BLDG FIN	10	10	100 SF	SQUARE FEET	1972
01	002	OPEN PORCH FIN	18	10	180 SF	SQUARE FEET	1972
01	003	BOAT DOCK	40	9	360 SF	SQUARE FEET	1992
01	004	DECKING WOOD	22	14	308 SF	SQUARE FEET	1972
01	005	SEA WALL	0	0	375 LF	LINEAR FEET	1988

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Citrus County Property Appraiser - Current Taxroll In Work As Of: 17-MAY-13

Owner & Property Information

Altkey 2894407
Owner Name CARTER BENNETT C & DEBRA A RYANS
Mailing Address 13980 W SANDOLLAR LN
 CRYSTAL RIVER FL 34429
Site Address 13980 W SANDOLLAR LN CRYSTAL RIVER

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2894407 06/11/2010

Parcel Identification	Neighborhood Code	PC Code / Desc.	Millage Code / Desc.	Map Sec	Map Twp	Map Rng
16E18S34 2B0C0 0030	2330	(01) SINGLE FAMILY RESIDENTIAL	(0000) 0000	35	18	16

Tax History

Year	Pc Code	Market / Just	Assessed	Exemptions	Taxable	Tax Levy	Land Value	Improvements	Cost	Direct Sales Est.
2012	01	\$207,101	\$207,101	\$25,000	\$182,101	\$2,688.55	\$217,500	\$49,505	\$267,005	\$255,900
2011	01	\$210,335	\$210,298	\$25,000	\$185,298	\$2,758.96	\$217,500	\$52,507	\$270,007	\$269,800
2010	01	\$207,191	\$207,191	\$25,000	\$182,191	\$2,649.81	\$217,500	\$51,742	\$269,242	\$261,200
2009	01	\$266,818	\$266,818	\$25,000	\$241,818	\$3,729.80	\$261,000	\$59,597	\$320,597	\$354,800
2008	01	\$326,325	\$326,325	\$25,000	\$301,325	\$4,658.99	\$290,000	\$59,171	\$349,171	\$394,900
2007	01	\$319,600	\$319,600	\$25,000	\$294,600	\$4,639.54	\$290,000	\$62,285	\$352,285	\$408,100
2006	01	\$326,800	\$326,800	\$25,000	\$301,800	\$4,938.03	\$290,000	\$60,001	\$350,001	\$340,600

Sales and Transfer History

Book	Page	Month	Year	Instr. Code	Transfer Code	Vac. / Imp.	Sale Price
1847	2424	04	2005	WARRANTY DEED	RIGHT OF SURVIVORSHIP	I	\$325,000

Parcel Genealogy

Altkey	Type	Related Altkey	Effective Date
1004268	Combined Into	2894407	08-FEB-99
1004250	Combined Into	2894407	08-FEB-99

Full Legal Description

SUNNY ISLES ESTS UNIT 1 AN UNREC SUB: LOT 3 BLK C: COM AT A SQUARED CEDAR STAKE AT THE SE COR OF TWP 18 S RNG 16 E CITRUS CO FL AND RUN DUE W 10,560.00 FT TO THE SE COR OF SEC 34 TWP 18 S RNG 16 E TH RUN DUE N 1786.05 FT TH RUN N 51DEG 16M 51S W 14.98 FT TH RUN N 30DEG 20M 30S E 139.30 FT TO THE POB TH RUN N 59DEG 38M 30S W 80.00 FT TH RUN S 30DEG 21M 30S W 167.80 FT TO THE MEAN HIGH WTR LN OF A SALT WTR BAY TH RUN SE'LY AL THE MEAN HIGH WTR LN OF SD SALT WTR BAY TO A PT THAT IS S 30DEG 21M 30S W 142.30 FT FROM THE POB TH RUN N 30DEG 21M 30S E 142.30 FT TO THE POB. DESC IN OR BK 1011 PG 299 --- AND --- LOT 4 BLK C: COM AT A SQUARED CEDAR STAKE AT THE SE COR OF TWP 18 S RNG 16 E CITRUS CO FL AND RUN DUE W 10,560.00 FT TO THE SE COR OF SEC 34 TWP 18 S RNG 16 E TH RUN DUE N 1786.05 FT TH RUN N 51DEG 16M 51S W 14.98 FT TH RUN N 30DEG 21M 30S E 139.30 FT TO THE POB TH RUN S 59DEG 38M 30S E 80.00 FT TH RUN S 30DEG 21M 30S W 38.00 FT TH RUN N 59DEG 38M 30S W 14.00 FT TH RUN S 30DEG 21M 30S W 114.00 FT TO THE MEAN HIGH WTR LN OF A SALT WTR BAY TH RUN NW'LY AL THE MEAN HIGH WTR LN OF SD SALT WTR BAY TO A PT THAT IS S 30DEG 21M 30S W 142.30 FT FROM THE POB TH RUN N 30DEG 21M 30S E 142.30 FT TO THE POB. DESC IN OR BK 1011 PG 300 & OR BK 1847 PG 2424

Planning and Building Permits

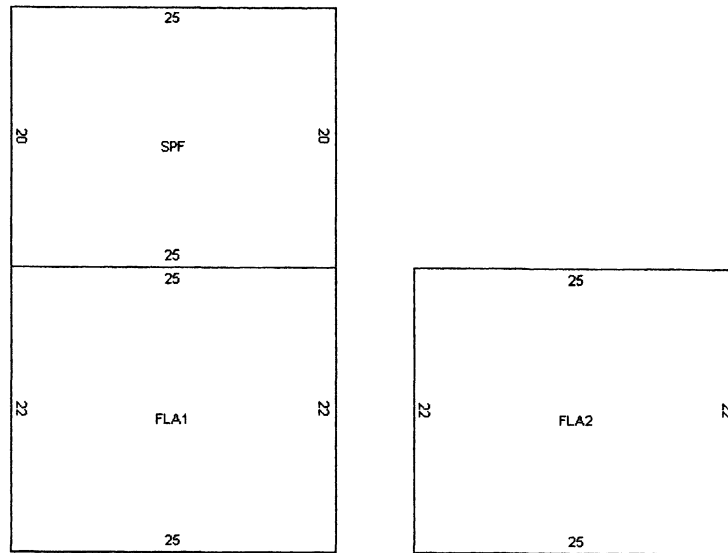
Bldg #	Permit #	Amount	Issue Date	Occ. #	Occ. Date	Description
00	200509171	\$1,000	24-JUN-05			10 REPLACEMENT WINDOWS
00	200309150	\$0	16-SEP-03			ATF RE-ROOF & REPAIR TO PORCH

Land Value Summary

Land Line	Land Use	Zoning	Front Actual/Std/Eff	Depth Actual/Std	Unit Type / Description	Units
001	SFR OPEN WATER-BAY	CLR	80/0/0	154/0	EF EFFECTIVE FRONT FOOT	80
002	OPEN WATER/BAY FRONT	CLR	65/0/0	146/0	EF EFFECTIVE FRONT FOOT	65

Building Characteristics

Building #	Bldg Type	Beds	2 Fixture Baths	3 Fixture Baths	4 Fixture Baths	Year Built	FLA Area
01	RESIDENTIAL	1	1	1	0	1955	1,100



Residential Section Details

Building #	Section #	Year Built	Area	Type / Description
01	01	1955	550	FLA FLR LIV AREA
01	02	1955	500	SPF SCR PORCH FIN
01	03	1955	550	FLA FLR LIV AREA

Miscellaneous Improvements

Bldg #	Imprv. #	Type / Description	Length	Width	Unit Type /Description	Unit Type	Year Added
01	001	BARBEQUE	0	0	1 UT	UNITS	1970
01	002	SEA WALL	0	0	80 LF	LINEAR FEET	1965
01	003	DECKING WOOD	8	26	208 SF	SQUARE FEET	2005
01	004	CHAIN LINK FENCE	0	0	225 SF	SQUARE FEET	2005

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Citrus County Property Appraiser - Current Taxroll In Work As Of: 17-MAY-13

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Owner & Property Information

Altkey 1004594
Owner Name WHETSTONE M G TRUSTEE
Mailing Address PO BOX 1389
 HOMOSASSA SPRINGS FL 344471389
Site Address 13985 W SANDDOLLAR LN CRYSTAL RIVER

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Parcel Identification	Neighborhood Code	PC Code / Desc.	Millage Code / Desc.	Map Sec	Map Twp	Map Rng
16E18S340010 0030	2330	(00) VACANT SINGLE FAMILY RESIDENCE	(0000) 0000	35	18	16

Tax History

Year	Pc Code	Market / Just	Assessed	Exemptions	Taxable	Tax Levy	Land Value	Improvements	Cost	Direct Sales Est.
2012	00	\$1,530	\$1,530	\$0	\$1,530	\$24.10	\$2,000	\$0	\$2,000	\$0
2011	00	\$1,600	\$1,600	\$0	\$1,600	\$25.29	\$2,000	\$0	\$2,000	\$0
2010	00	\$2,025	\$2,025	\$0	\$2,025	\$28.70	\$2,500	\$0	\$2,500	\$0
2009	00	\$1,531	\$1,531	\$0	\$1,531	\$24.78	\$1,890	\$0	\$1,890	\$0
2008	00	\$1,701	\$1,701	\$0	\$1,701	\$27.38	\$2,100	\$0	\$2,100	\$0
2007	00	\$1,700	\$1,700	\$0	\$1,700	\$26.64	\$2,100	\$0	\$2,100	\$0
2006	00	\$1,700	\$1,700	\$0	\$1,700	\$27.67	\$2,100	\$0	\$2,100	\$0

Sales and Transfer History

Book	Page	Month	Year	Instr. Code	Transfer Code	Vac. / Imp.	Sale Price
0874	1510	11	1989	SAME FAMILY/DEED FOL	NONE	V	\$100
0526	0522	12	1978	MIN DOC STAMP (\$100)	NONE	V	\$100

Parcel Genealogy

Altkey	Type	Related Altkey	Effective Date
2692782	Split From	1004594	18-JAN-93
2240296	Split From	1004594	30-MAR-81
1958633	Split From	1004594	22-JUL-80
1937817	Split From	1004594	08-APR-80

Full Legal Description

SUNNY ISLES ESTS UNIT 2 PB 8 PG 14 LOTS 3 & 4

Planning and Building Permits

Bldg #	Permit #	Amount	Issue Date	Occ. #	Occ. Date	Description
00	22389	\$16,800	01-JAN-80	22389	01-APR-80	RES

Land Value Summary

Land Line	Land Use	Zoning	Front Actual/Std/Eff	Depth Actual/Std	Unit Type / Description	Units
001	OPEN WATER/BAY FRONT	CLR	180/0/0	100/0	LT LOT	2

release 1.0



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Citrus County Property Appraiser - Current Taxroll In Work As Of: 17-MAY-13

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Owner & Property Information

Altkey 1004586
Owner Name GORDON SUSAN
Mailing Address 102 S JACKSON ST
 BEVERLY HILLS FL 34465
Site Address 00404 N PIRATE PT CRYSTAL RIVER

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Parcel Identification	Neighborhood Code	PC Code / Desc.	Millage Code / Desc.	Map Sec	Map Twp	Map Rng
16E18S340010 0010	2330	(00) VACANT SINGLE FAMILY RESIDENCE	(0000) 0000	35	18	16

Tax History

Year	Pc Code	Market / Just	Assessed	Exemptions	Taxable	Tax Levy	Land Value	Improvements	Cost	Direct Sales Est.
2012	00	\$1,530	\$1,530	\$0	\$1,530	\$24.10	\$2,000	\$0	\$2,000	\$0
2011	00	\$1,800	\$1,800	\$0	\$1,800	\$25.29	\$2,000	\$0	\$2,000	\$0
2010	00	\$4,050	\$4,050	\$0	\$4,050	\$62.59	\$5,000	\$0	\$5,000	\$0
2009	00	\$5,103	\$5,103	\$0	\$5,103	\$82.58	\$6,300	\$0	\$6,300	\$0
2008	00	\$5,670	\$5,670	\$0	\$5,670	\$91.21	\$7,000	\$0	\$7,000	\$0
2007	00	\$5,600	\$5,600	\$0	\$5,600	\$87.74	\$7,000	\$0	\$7,000	\$0
2006	00	\$5,800	\$5,800	\$0	\$5,800	\$94.42	\$7,000	\$0	\$7,000	\$0

Sales and Transfer History

Book	Page	Month	Year	Instr. Code	Transfer Code	Vac. / Imp.	Sale Price
1132	0812	05	1996	CORRECTIVE/QC/TD/COT	NONE	V	\$100
0961	2166	10	1992	Undefined	NONE	V	\$100
0821	0768	07	1989	CORRECTIVE/QC/TD/COT	NONE	V	\$100
0674	0379	06	1985	TO OR FROM BANKS/LOAN CO.	NONE	V	\$9,500
0634	0278	12	1983	Undefined	NONE	V	\$100

Parcel Genealogy

Altkey	Type	Related Altkey	Effective Date
2442182	Split From	1004586	03-DEC-85
2241896	Split From	1004586	08-APR-81
1951712	Split From	1004586	20-JUN-80
1950431	Split From	1004586	19-MAY-80
1949211	Split From	1004586	15-MAY-80
1938317	Split From	1004586	09-APR-80
1938325	Split From	1004586	09-APR-80
1938309	Split From	1004586	09-APR-80
1895952	Split From	1004586	17-JUL-79

Full Legal Description

SUNNY ISLES ESTS UNIT 2 PB 8 PG 14 LOTS 1 & 2

Land Value Summary

Land Line	Land Use	Zoning	Front Actual/Std/Eff	Depth Actual/Std	Unit Type / Description	Units
001	OPEN WATER/BAY FRONT	CLR	255/0/0	40/0	LT LOT	2

release 1.0



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Citrus County Property Appraiser - Current Taxroll In Work As Of: 17-MAY-13

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Owner & Property Information

Altkey 1003989
Owner Name CITRUS COUNTY ATTN MANAGEMENTBUDGET OFC
Mailing Address 3600 W SOVEREIGN PATH STE 266
 LECANTO FL 344617727
Site Address 00410 N PIRATE PT CRYSTAL RIVER

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 Original Trim information not available
[Tax Estimator](#)
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Parcel Identification	Neighborhood Code	PC Code / Desc.	Millage Code / Desc.	Map Sec	Map Twp	Map Rng
16E18S34 2B0A0 00A0	2330	(80) VACANT GOVERNMENTAL	(0000) 0000	35	18	16

Tax History

Year	Pc Code	Market / Just	Assessed	Exemptions	Taxable	Tax Levy	Land Value	Improvements	Cost	Direct Sales Est.
2012	80	\$31,684	\$31,684	\$31,684	\$0	\$0.00	\$37,275	\$0	\$37,275	\$0
2011	80	\$25,500	\$25,500	\$25,500	\$0	\$0.00	\$30,000	\$0	\$30,000	\$0
2010	86	\$25,500	\$25,500	\$25,500	\$0	\$0.00	\$30,000	\$0	\$30,000	\$0
2009	86	\$25,500	\$25,500	\$25,500	\$0	\$0.00	\$30,000	\$0	\$30,000	\$0
2008	86	\$10,795	\$10,795	\$10,795	\$0	\$0.00	\$12,700	\$0	\$12,700	\$0
2007	86	\$10,700	\$10,700	\$10,700	\$0	\$0.00	\$12,700	\$0	\$12,700	\$0
2006	86	\$11,000	\$11,000	\$11,000	\$0	\$0.00	\$12,700	\$0	\$12,700	\$0

Full Legal Description

PT OF GL 1COM AT A SQ CEDAR STAKE AT THE SE COR OF T18S, R16E, CITRUS COUNTY, AND RUN DUE W 10560.00 FT TO THE SE COR OF SEC 34-18-16, TH RUN DUE N 1786.05 FT, TH RUN N 51 DEG 16M 51S W 14.98 FT, TH RUN N 30DEG 21M 30S E 139.30 F T; TH RUN S 59DEG 38M 30S E 52.00 FT TO THE POB; TH RUN N 30DEG 21M 30S E 314.99 FT; TH RUN E'LY WITH A CURVE CONC AVE N'LY SAID CURVE HAVING A RADIUS 332.00 FT, A CENTRAL ANGLE OF 27DEG 08M 44S AND A CHORD OF S 88DEG 04M 08S E 1 55.82 FT; TH RUN N 78DEG 21M 30S E 180.00 FT; TH RUN N 54 DEG 27M 44S E 113.73 FT TO A PT ON THE BULKHEAD LINE FOR GL 1, IN SEC 34-18-16, CITRUS COUNTY, SAID BULKHEAD LINE BEING REC IN PLAT BK 3 PG 120 OF PUBLIC REC OF CITRUS COU NTY; TH RUN N 35DEG 32M 16S W ALONG SAID BULKHEAD LINE, 5 6.64 FT; TH RUN N 43DEG 56M 44S W ALONG SAID BULKHEAD LIN E, 576.39 FT; TH LEAVE SAID BULKHEAD LINE AND RUN S 46DEG 03M 16S W 320.00 FT; TH RUNS 43DEG 56M 44S E 356.19 FT; TH RUN S 30DEG 21M 30S W 355.04 FT; TH RUN N 59DEG 38M 30 S W 309.00 FT; TH RUN S 30DEG 21M 30S W 282.87 FT; TH RUN S 59DEG 38M 30S E 292.00 FT TO POB, SAID TRACT OF LAND C ONTAINING 5.113 ACRES, MORE OR LESS. FURTHER DESC IN OR B K 119 PG 80

Land Value Summary

Land Line	Land Use	Zoning	Front Actual/Std/Eff	Depth Actual/Std	Unit Type / Description	Units
001	GOVERNMENT	CLR	0/0/0	0/0	AC ACRE	4.97

release 1 0

PIRATE'S COVE

OWNERSHIP AND ENCUMBRANCE REPORT

EXHIBIT D

DEEDS – CONTIGUOUS PROPERTIES

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Nancy S. McElroy
CHELSEA TITLE OF THE NATURE COAST, INC.
105 NORTH APOPKA AVENUE
INVERNESS, FL 34450

Property Appraisers Parcel Identification (Folio) Numbers:
R34 18S16E 2B0A0 0020
Grantee SS #s:

Documentary Tax Paid
\$ 945
Intangible Tax Paid
\$ 8
Betsy Striller,
Clerk of Circuit Court,
Citrus County, Florida
By: [Signature] D.C.

FILED & RECORDED
CITRUS COUNTY FLORIDA
BETTY STRILLER, CLERK
1066401
VERIFIED BY:
[Signature]
D.C.

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 31 day of MARCH, A.D. 1999 by ERVIN E. HENNLICH and KATHRYN G. HENNLICH, his wife herein called the grantors, to JOHN A. GREEN and LINDA M. GREEN, his wife whose post office address is 347 N. Mullet Loop, Crystal River, FL 34429, hereinafter called the Grantees:

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

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, assigns, remises, releases, conveys and confirms unto the grantee all that certain land situate in CITRUS County, State of Florida, viz:

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

Subject to easements, restrictions and reservations of record and to taxes for the year 1999 and thereafter.

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

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

AND, the grantors hereby covenant with said grantees that the grantors is/are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1999.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

[Signature] L.S.
ERVIN E. HENNLICH
2635 Clydesdale Place, Middleburg, FL 32068
FL 154220518227
[Signature] L.S.
KATHRYN G. HENNLICH
2635 Clydesdale Place, Middleburg, FL 32068
H 54250723689

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 31 day of MARCH, 19 99 by ERVIN E. HENNLICH and KATHRYN G. HENNLICH who is/are personally known to me or have produced EDC as identification.

SEAL

My Commission Expires:

MARIAN M. JACOBS
COMMISSION # CC 615877
EXPIRES FEB 7, 2001
BONDED THRU
ATLANTIC BONDING CO., INC.

Notary Signature

Printed Notary Signature

1999 APR 12 PM 2:20

BK 1299PG0252

EXHIBIT A

FILE NO.: 99-50NM

A parcel of land lying in Section 35, Township 18 South, Range 16 East, Citrus County, Florida, more particularly described as follows:

Commence at a squared cedar stake at the Southeast corner of Township 18 South, Range 16 East, Citrus County, Florida and run due West 10,560.00 feet to the Southeast corner of Section 34, Township 18 South, Range 16 East; thence run North 1,786.06 feet; thence North 51 degrees 16' 51" West 14.98 feet; thence North 30 degrees 21' 30" East 139.30 feet; thence South 59 degrees 38' 30" East 200 feet; thence North 30 degrees 21' 30" East 160 feet; thence South 59 degrees 38' 30" East 224.97 feet; thence North 58 degrees 43' 35" East 59.78 feet; thence North 05 degrees 48' 54" East 18.92 feet to a point on the mean high water line and the Point of Beginning for this description; thence continue along said mean high water line South 89 degrees 54' 58" East 10.30 feet; thence North 59 degrees 26' 02" East 41.20 feet; thence North 80 degrees 30' 32" East 17.59 feet; thence North 79 degrees 01' 10" East 28.30 feet; thence North 86 degrees 06' 00" East 33.16 feet; thence North 83 degrees 57' 52" East 41.23 feet; thence North 71 degrees 51' 15" East 34.07 feet; thence North 71 degrees 51' 49" East 25.88 feet; thence South 73 degrees 13' 41" East 14.57 feet; thence leaving said mean high water line South 00 degrees 00' 48" West 38.56 feet; thence North 88 degrees 34' 30" East 40.98 feet; thence South 21 degrees 35' 44" East 11.09 feet to a point on the mean high water line; thence along said mean high water line South 17 degrees 31' 28" West 16.77 feet; thence South 69 degrees 49' 39" East 4.58 feet; thence South 09 degrees 11' 59" East 10.23 feet; thence South 25 degrees 41' 15" East 10.31 feet; thence South 50 degrees 25' 21" East 17.92 feet; thence leaving said mean high water line South 21 degrees 35' 44" East 51.73 feet to the mean high water line; thence along said mean high water line South 21 degrees 32' 33" West 4.99 feet; thence North 51 degrees 41' 19" West 21.03 feet; thence North 05 degrees 50' 09" West 10.10 feet; thence North 81 degrees 48' 14" West 57.17 feet; thence South 84 degrees 09' 59" West 60.99 feet; thence South 86 degrees 27' 28" West 39.52 feet; thence North 86 degrees 24' 08" West 29.94 feet; thence North 79 degrees 30' 31" West 39.05 feet; thence North 87 degrees 09' 57" West 55.71 feet; thence North 65 degrees 53' 41" West 32.37 feet; thence North 65 degrees 26' 30" West 35.04 feet; thence North 60 degrees 53' 44" West 12.54 feet; thence leaving said mean high water line North 58 degrees 43' 35" East 48.89 feet; thence North 05 degrees 48' 54" East 18.92 feet to the point of beginning.

LESS AND EXCEPT any of the above described parcel which is or may hereafter become located waterward of the line of mean high water of Gulf of Mexico, it being the express intent of the Grantor to retain and reserve such lands within the sovereign ownership of the State of Florida.

1999 AP 12 PH 2-21

BK 1299 PG 0253



1283040 2 PGS

I HEREBY CERTIFY THAT I PREPARED THIS INSTRUMENT FROM INFORMATION PROVIDED TO ME BY THE PARTIES HERETO. I DO NOT GUARANTEE EITHER MARKETABILITY OF TITLE OR ACCURACY OR DESCRIPTION AS I DID NOT EXAMINE THE TITLE OF THE PROPERTY INVOLVED.

Prepared by & Return to:
DAVID J. WOLLINKA, ESQ./bc
Wollinka & Wollinka
P.O. Box 3649
Holiday, FL 34690-36490-3649

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.50
DOCUMENTARY TAX: \$105.00
\$ 1283040 BK:1536 PG:481-482
09/23/2002 10:48 AM 2 PGS
BNICHOLS,DC Receipt #008790

Tax Parcel I.D. No: 3418S16E2B000 LOT0010

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this 12th day of September, 2002, between **JEFFREY R. PARKER, a married man, as to his undivided one-half (1/2) interest**, whose post office address is 3323 Little Road, Valrico, FL 33594, hereinafter called the "Grantor", and **SCOTT P. RILEY, a married man**, whose post office address is 824 Park Court, Palm Harbor, FL 34689, hereinafter called the "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)

WITNESSETH, that the said Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said Grantee all the right, title, interest, claim and demand which the said Grantor 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:

A portion of lands described in Official Record Book 766, Page 1422, of the Public Records of Citrus County, Florida, being more particularly described as follows: Commence at the most Easterly corner of Lot 3, SUNNY ISLES ESTATES, UNIT NO. 2, as recorded in Plat Book 8, Page 14, Public Records of Citrus County, Florida, said point being on the Northwestern right-of-way line of a county road described in Official Record Book 119, Page 80, Public Records of Citrus County, Florida, thence S 59 deg. 38' 30" E. along a Southeasterly projection of the Northeasterly line of said Lot 3, a distance of 33.0 feet to a point on the Southeasterly right-of-way line of said County Road, thence continue S 59 deg. 38' 30" E. along said Southeasterly projection a distance of 281.37 feet to the point of beginning, thence S. 30 deg. 21' 30" W. a distance of 125.00 feet to a point that is 25.0 feet from measured at right angles to a Southeasterly projection of the Southwesterly right-of-way line of Island Drive as shown on said plat; thence S. 59 deg. 38' 30" E. Parallel to said Southeasterly projection a distance of 188.76 feet, thence N. 20 deg. 52' 50" E. a distance of 126.73 feet to a point on said Southeasterly projection of Northeasterly line of Lot 3, said line also being on the North line of lands described in Deed recorded in Official Record Book 638, Page 333, Public Records of Citrus County, Florida, thence N 59 deg. 38' 30" W. along said North line a distance of 167.89 feet to the point of beginning.

SUBJECT TO easements, restrictions and reservations of record and to taxes for the year 2002 and thereafter.

GRANTOR hereby certifies that the above described property is not their constitutional homestead as made and provided by the laws of the State of Florida.

PAGE TWO OF A QUIT CLAIM DEED BY AND BETWEEN JEFFREY R. PARKER,
GRANTOR, AND SCOTT P. RILEY, GRANTEE

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

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals as follows:

Signed, Sealed and Delivered in Our Presence:

Mary T. Rogers
Print Name: Mary T. Rogers

Jeffrey R. Parker
Jeffrey R. Parker

Cindy Taylor
Print Name: Cindy Taylor

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 12th day of September, 2002, by JEFFREY R. PARKER, who is personally known to me or who has produced _____ as identification and who did not take an oath.

Mary T. Rogers
Notary Public, State of Florida
Print Name: Mary T. Rogers
My Commission Expires:



Mary T. Rogers
Commission # DD 038566
Expires July 2, 2005
Bonded Through
Atlantic Bonding Co., Inc.

This Quit-Claim Deed, Executed this 5TH day of May, A. D. 1998, by

first party, to **WOODS ERNEST C & TAMMIE Woods**

whose postoffice address is 02 NW HWY 19 CRYSTAL RIVER, FL 34428

second party: **ERNEST WOODS & TAMMIE WOODS & WENDY WILLIAMS JOINT TENANT**
WITH RIGHT OF SURVIVORSHIP 2 P.W. Hwy 19 Crystal River

(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.) FT

Witnesseth, That the said first party, for and in consideration of the sum of \$ 0 in hand paid by the said 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:

SUNNY ISLES ESTS UNIT 1 UNREC SUB
LOT 7 BLK C
DESC IN OR BK 947 PG 49

DC

010168

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.

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

Signed, sealed and delivered in presence of:

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

Ernest C Woods, Tammie Woods
to me known to be the person described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of May A. D. 1998.

Anthony Blaszczuk
Notary Public

This Instrument prepared by: **ERNEST C WOODS**
Address 02 NW HWY 19 CRYSTAL RIVER, FL 34428



Anthony Blaszczuk
MY COMMISSION # CC113671 EXPIRES
April 24, 2002
BONDED THRU TROY FARM INSURANCE, INC.

BK 1242 PG 0583

1998 MAY - 7 PM 2:05

FILED RECORD
CLERK OF DISTRICT COURT
SETTLED BY CLERK
92 JUL 31 PM 4:07
SPACE ABOVE RESERVED FOR RECORDING DATA
JULY 28 1992

whose post office address in
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 \$ 10.00 and 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 Florida, viz:

Lot 7 in Block "C", of unrecorded Sunny Isle Estates, Unit #1. Commence at a squared cedar stake at the SE corner of Township 18 South, Range 16 East, Citrus County, Florida, and run due West 10,560.00 feet to the SE corner of Section 34, Township 18 South, Range 16 East, thence run due North 1786.05 feet, thence run N. 51° 16' 51" W., 14.98 feet, thence run N. 30° 21' 30" E. 139.30 feet, thence run S. 59° 38' 30" E. 310.00 feet to the Point of Beginning, thence continue S. 59° 38' 30" E. 140.00 feet, thence run S. 09° 12' 30" W. 100 feet, thence run N. 80° 47' 30" W. 121.20 feet to the mean high water line of a salt water bay, thence run Northwesterly along the mean high water line of said salt water bay to a point that is S. 30° 21' 30" W. 55.46 feet from the Point of Beginning, thence run N. 30° 21' 30" E. 55.46 feet to the Point of Beginning.

Subject to restrictions and easements of record.

And the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, except taxes for the year 1992 and subsequent

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:

Signed, sealed and delivered in our presence
Louis C Koch
 SIGNATURE Witness
Louis C Koch
 PRINTED SIGNATURE

2: Robert Smith
SIGNATURE
Robert Smith a/k/a Robert J. Smith
PRINTED SIGNATURE
812 Bx 654, Houston, TX 77070
ADDRESS

SIGNATURE George R Kemper
WITNESS
PRINTED SIGNATURE George R Kemper

SIGNATURE *Ruth M. Smith*
Ruth M. Smith
PRINTED SIGNATURE
ADDRESS *Box 654*
Acaceton Or 97207

STATE OF ARKANSAS
COUNTY OF PERRY

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 SMITH AND RUTH M SMITH

known to be the person described in and who executed the foregoing instrument and they executed the same. they acknowledged before me that
WITNESS my hand and official seal in the County and State last aforesaid this 9th day of July A. D. 1992.

D. 1992
 Linda Koch
 SIGNATURE
 LINDA KOCH
 PRINTED SIGNATURE
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 11-1-96
 (SEAL)

REC 10
DOCA 20

THIS INSTRUMENT PREPARED BY:
SCOTT G. LYONS, PRESIDENT
NATURE COAST TITLE COMPANY, INC.
659 NE Hwy 19
CRYSTAL RIVER, FLORIDA, 34429
PH: (352)-563-2727
RETURN TO:
Alonzo L. Kirkland and Judy S. Kirkland



2008045874 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$1,120.00
2008045874 BK: 2243 PG: 1237
09/23/2008 02:02 PM 1 PG
KCCR, DC Receipt #026369

Property Appraisers Parcel Identification (Folio) Number: 34-18-16-2b0c0-0065

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 19th day of September, 2008 by Willie M. Roberts and Yolanda M. Roberts, husband and wife, whose post office address is:

5737 Crafton Drive, Lakeland, FL 33809

herein called the Grantors, to Alonzo L. Kirkland and Judy S. Kirkland, husband and wife, whose post office address is:

910 N. Carroll Rd. , Lakeland, FL 33801

hereinafter called the Grantees: (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)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of \$160,000.00 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, State of Florida, viz.:

The Easterly 1/2 of Lot 6, Block "C", SUNNY ISLE ESTATES, UNIT NO. 1, an unrecorded subdivision in Section 35, Township 18 South, Range 16 East, being more particularly described as follows: Commence at a squared Cedar Stake at the Southeast corner of Township 18 South, Range 16 East, Citrus County, Florida, and run due West 10,560.00 feet to the Southeast corner of Section 34, Township 18 South, Range 16 East, thence run due North 1786.05 feet; thence run North 51° 16' 51" West 14.98 feet; thence run North 30° 21' 30" East 139.30 feet; thence run South 59° 38' 30" East 235 feet to the Point of Beginning; thence continue South 59° 38' 30" East 75 feet; thence run South 30° 21' 30" West 55.48 feet to the Mean High Water Line of a Salt Water Bay; thence run Northwesterly along the Mean High Water Line of said Salt Water Bay to a point that is South 30° 21' 30" West from the Point of Beginning; thence run North 30° 21' 30" East to the Point of Beginning.

LESS AND EXCEPT therefrom any of the above described lands which are or may hereafter become located waterward of the Mean High Water Line of the Gulf of Mexico, it being the express intent of the Grantor to retain such submerged lands within sovereign ownership of the State of Florida.

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

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

AND, the Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2008.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Crystal Jefferson

Witness #1 Printed Name

Alonzo L. Kirk

Witness #2 Signature

Judy S. Kirk

Witness #2 Printed Name

STATE OF Florida
COUNTY OF Polk

Willie M. Roberts
Willie M. Roberts

Yolanda M. Roberts
Yolanda M. Roberts

The foregoing instrument was acknowledged before me this 19 day of September, 2008 by Willie M. Roberts and Yolanda M. Roberts who are personally known to me or have produced Valid FL License as identification.

SEAL

My Commission Expires:

Notary Public

Printed Notary Name

NOTARY PUBLIC-STATE OF FLORIDA
Crystal Jefferson
Commission # DD673561
Expires: JUNE 02, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

This instrument prepared by:

Name: Bill Hudson
Land Title Insurance of Citrus County, Inc.
Address: P.O. Box 2049
Homosassa Springs, FL 34447

Return to: Land Title Insurance of Citrus County, Inc.
FILE NO. LT-23836
Address: P.O. Box 2049
Homosassa Springs, FL 34447

Property Appraisers Parcel Identification Number(s):
34 18S 16E 2B0C0 0060
Grantee(s) S.S #'s:



2003039176 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$6.00
DOCUMENTARY TAX: \$597.50
2003039176 BK: 1616 PG: 148-148
07/02/2003 08:57 AM 1 PG
KCCR, DC Receipt #022930

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED made the 20th day of June, 2003 by William R. Lee, a single man whose street address is 55 S. Tyler St., Beverly Hills, FL 34465, hereinafter called the grantor, to Wayne A. Willkomm whose street address is 8271 Duncan Rd., Glen Haven, WI 53810 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 \$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, State of FL, is:

The Westerly 1/2 of Lot 6, Block "C", SUNNY ISLE ESTATES, Unit No. 1, unrecorded subdivision, being more particularly described as follows:

Commence at a square Cedar Stake at the SE corner of Township 18 South, Range 16 East, Citrus County, Florida, and run due West 10,560.00 feet to the SE corner of Section 34, Township 18 South, Range 16 East; thence run due North 1786.05 feet; thence run North 51° 16' 51" West 14.98 feet; thence run North 30° 21' 30" East 139.30 feet; thence run South 59° 38' 30" East 160 feet to the Point of Beginning; thence run South 59° 38' 30" East 75 feet; thence run South 30° 21' 30" West 61.91 feet to the mean high water line of a salt water bay; thence run Southwesterly along the mean high water line of said salt water bay to a point that is South 30° 21' 30" West from the Point of Beginning; thence run North 30° 21' 30" East 112 feet to the Point of Beginning; thence run North 30° 21' 30" East 112 feet to the Point of Beginning.

LESS AND EXCEPT there from any of the above described lands which are or may hereafter become located waterward of the mean high water line of the Gulf of Mexico, it being the express intent of the GRANTOR to retain such submerged lands within sovereign ownership of the State of Florida.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining. To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with the 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 31st, 2002. FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

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:

Marilyn J. Rowe
Signature
Marilyn J. Rowe
Printed Signature

Beverly E. Sutton
Signature
Beverly E. Sutton
Printed Signature

William R. Lee
William R. Lee

FLORIDA DEPARTMENT OF REVENUE
This property may be subject to taxation. You should contact the local assessor to determine the value and obtain the latest information regarding local elevations and restrictions on development before making plans for the use of this property.

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 20th day of June, 2003 by William R. Lee, a single man, who is personally known to me or who produced FL, D. L. as identification and who did/did not take an oath.

Beverly E. Sutton
Notary Public
My Commission Expires:

[seal]



BEVERLY E. SUTTON
Notary Public, State of Florida
My Comm. Exp May 19, 2008
Comm. No. CC 738418

****Poor Original Quality****

10.53 REC
472.00 C



1294542 2 PGS

Prepared by and Return to:
Donna Jo Marlowe, 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

File No.: 99074

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.50
DOCUMENTARY TAX: \$1,470.00
1294542 BK:1551 PG:479-480
11/19/2002 03:11 PM 2 PGS
AKESZTHE,DC Receipt #015389

WARRANTY DEED

This indenture made on Fifteenth day of November, 2002 A.D., by

Mary A. Rainey, a single woman

whose address is: 11574 - 47th Avenue North, St. Petersburg, FL 33708
hereinafter called the "grantor", to

**Richard T. Frazier and Connie C. Frazier, husband and wife and Marshall L. Maeder and *
Marlene R. Maeder, husband and wife** *x 11275 Beater Bank St, Brooksville, FL 34605*

whose address is: P.O. Box 1302, Brooksville, FL 34605 *
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 5, Block C, UNIT NO. 1 of SUNNY-ISLES ESTATES, an unrecorded subdivision in Government Lot 1 of Section 34, Township 18 South, Range 16 East, Citrus County, Florida, as more particularly described as follows:

Commence at a squared cedar stake at the SE corner of Township 18 South, Range 16 East, Citrus County, Florida, and run due West a distance of 10560.00 feet to the Southeast corner of said Section 34; thence run due North a distance of 1786.05 feet; thence run N.51°16'51" W. a distance of 14.98 feet; thence run N.30°21'30" E. a distance of 139.30 feet; thence run S.59°38'30"E. a distance of 160.00 feet to the Point of Beginning; thence run N.59°38'30"W. a distance of 80.00 feet; thence run S.30°21'30"W. a distance of 38.00 feet; thence run S.59°38' 30" East a distance of 14.00 feet; thence run S.30°21'30"W. a distance of 114.00 feet to the mean high water line of a Salt Water Bay; thence run Easterly along the mean high water line of said Salt Water Bay to a point that is S.30°21'30"W. a distance of 115.00 feet from the Point of Beginning; thence run N.30°21'30"E. a distance of 115.00 feet to the Point of Beginning.

FLOOD HAZARD WARNING

This property may be subject to flooding. You should contact local building and zoning officials and obtain the latest information regarding flood elevations and restrictions on development before making plans for the use of this property.

Parcel Identification Number: **1004276**

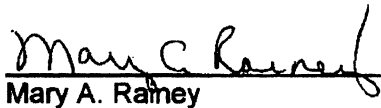
Subject to covenants, conditions, restrictions and easements of record and taxes for the current year.

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.

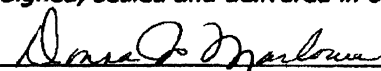
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2002.

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



Mary A. Rainey

Signed, sealed and delivered in our presence:



Witness Signature

Print Name: DONNA JO MARLOWE



Witness Signature

Print Name: PRISCILLA S. FREDERICK

State of FL

County of Citrus

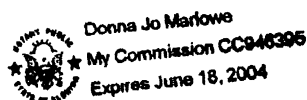
Sworn To, Subscribed and Acknowledged before me on November 15, 2002, by **Mary A. Rainey**, a single woman who is/are personally known to me or who has/have produced a valid driver's license as identification.



NOTARY PUBLIC

DONNA JO MARLOWE

Printed Name of Notary
My Commission Expires: _____



THIS INSTRUMENT PREPARED BY AND RETURN TO:

Harold B. Stephens
825 North Citrus Avenue
Crystal River, Florida 34428
Parcel Identification (Folio) Numbers: 34 18S 16E 2B0C0 0030 NX



2005036410 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE \$18 50
DOCUMENTARY TAX \$2,275 00
2005036410 BK: 1847 PG: 2424
04/28/2005 04:17 PM 2 PGS
KCCR, DC Receipt #021660

WARRANTY DEED

THIS WARRANTY DEED, made the 25th day of April, 2005 by Bonnie M. Sparks a/k/a Bonnie E. Sparks, a married woman herein called the grantors, to Bennett C. Carter and Debra A. Ryans, as joint tenants with rights of survivorship and not as tenants in common whose post office address is 14640 W. Black Creek Drive, Crystal River, Florida 34429, hereinafter called the Grantees:

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

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10 00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in CITRUS County, State of Florida, viz:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Radon Gas Testing
Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of Radon that exceed Federal and State guidelines have been found in buildings in Florida. Additional information regarding Radon and Radon Testing may be obtained from your county public health unit.

FLOOD HAZARD WARNING
THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.

SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR UNDER THE LAWS AND CONSTITUTION OF THE STATE OF FLORIDA IN THAT NEITHER GRANTOR OR ANY MEMBERS OF THE HOUSEHOLD OF GRANTOR RESIDE THEREON.

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

SUBJECT TO CONDITIONS, RESTRICTIONS, EASEMENTS OF RECORD MORTGAGES, AND ZONING ORDINANCES, IF ANY, AND TAXES FOR THE YEARS 2005 AND SUBSEQUENT YEARS.

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

AND, the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005.

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

Signed, sealed and delivered in the presence of:

Witness Jacqueline G. Johnson

Witness Laura Downing

Bonnie M. Sparks a/k/a Bonnie E. Sparks
P O Box 2461, Jacksonville, Florida 32203-2461

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 25th day of April, 2005 by Bonnie M. Sparks and a/k/a Bonnie E. Sparks who are personally known to me or have produced FL Drivers License as identification.

SEAL



Notary Public
Jacqueline G. Johnson

Exhibit "A"

Legal Description for File No.: 05-0363

A tract of land being Lot 3 of Block "C" of Sunny Isle Estates, Unit No. 1, an unrecorded subdivision, said tract of land being more particularly described as follows:

Commence at a squared Cedar Stake at the SE corner of T 18S, R 16E, Citrus County, Florida and run due West 10, 560.00 feet to the SE corner of Section 34, T 18S, R 16E; thence run due North 1786.05 feet; thence run N 51 deg. 16' 51" W, 14.98 feet; thence run N 30 deg. 21' 30" E, 139.30 feet; to the point of beginning; thence run N 59 deg. 38' 30" W 80.00 feet; thence run S 30 deg. 21' 30" W, 167.80 feet to the mean high water line of a salt water bay; thence run southeasterly along the mean high water line of said salt water bay to a point that is 30 deg. 21' 30" W, 142.30 feet from the point of beginning; thence run N 30 deg. 21' 30" E 142.30 feet to the point of beginning.

AND

Lot 4, Block C of Unit No. 1, Sunny Isles Estates, an unrecorded subdivision in Government Lot No. 1 of Section 34, Township 18 South, Range 16 East, more particularly described as follows: A tract of land being Lot 4 of Block "C" of Sunny Isle Estates, Unit No. 1, an unrecorded subdivision, said tract of land being more particularly described as follows: Commence at a squared Cedar Stake at the SE corner of T 18S, R 16E, Citrus County, Florida, and run due West 10, 560.00 feet to the SE corner of Section 34, T 18S, R 16E; thence run North 1786.05 feet; thence run N 51 deg. 16' 51" W 14.98 feet ; thence run 30 deg. 21' 30" E 139.30 feet; to the point of beginning; thence run S 59 deg. 38' 30" E. 80.00 feet; thence run S 30 deg. 21' 30" W, 38.00 feet ; thence run N 58 deg. 38' 30" W, 14.00 feet; thence run S 30 deg. 21' 30" W. 114.00 feet to the mean high water line of a salt water bay; thence run Northwesterly along the mean high water line of said salt water bay to a point that is S 30 deg. 21' 30" W, 142.30 feet from the point of beginning; thence run N 30 deg. 21' 30" E, 142.30 feet to the Point of Beginning.

Return to: (enclose self addressed stamped envelope)

Name DAVID W. GRIFFIN
WILSON & GRIFFIN, P.A.
Address 401 South Lincoln Avenue
Clearwater, Florida 34616

BK 0874 PG 1510

650371

RECORDED
CITRUS COUNTY, FLORIDA
TERRY L. MILLER, CLERK

This Instrument Prepared by:
Same

Address:

'90 OCT 31 PM 3 08

VERIFIED BY:

Law D.C.

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

This Indenture

QUIT CLAIM DEED

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 7th day of November A. D. 1989

Between M. G. Whetstone, a/k/a MALCOLM GEORGE WHETSTONE, a married man

Citrus and State of Florida, of the County of
MALCOLM GEORGE WHETSTONE, Trustee of the MALCOLM GEORGE WHETSTONE
REVOCABLE LIVING TRUST AGREEMENT dated July 6, 1989

P. O. Box 1389, Homosassa Springs, Florida 32647-1389

Citrus and State of Florida, of the County of

Witnesseth, that the said party of the first part, for and in consideration of the sum of

00/100 Dollars,
in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and
quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title,
interest claim and demand which the said party of the first part has in and to the following described lot, place or parcel of
land, situate lying and being in the County of Citrus State of Florida, to wit:

Lots 3, 4, 7, 8, and 1/2 of Lot 10, together with Lot 31 less the northeasterly
9 feet, and all of lots 32, 33, and 37, SUNNY ISLES ESTATES, Unit 2 according
to the map or plat thereof as recorded in Plat Book 8, page 14,
Public Records of Citrus County, Florida.

THIS IS NOT THE HOMESTEAD PROPERTY OF THE GRANITOR.

Parcel # 34 18S 16E 0010 0030
34 18S 16E 0010 0320
34 18S 16E 0010 0370

THIS IS A DEED OF CONVENIENCE TO TRANSFER THIS PROPERTY TO THE MALCOLM GEORGE
WHETSTONE REVOCABLE LIVING TRUST AGREEMENT FOR NO CONSIDERATION.

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 and claim whatsoever of the said party of the first part, either in law
or equity, to the only proper use, benefit and behoof of the said party of the second part.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first
above written.

Signed, Sealed and Delivered in Our Presence:

Malcolm George Whetstone L.S.
Donald Lee Griffin L.S.

L.S.

State of Florida

County of Citrus

I Hereby Certify That on this day personally appeared before me, an officer duly authorized to administer
oaths and take acknowledgments,

MALCOLM GEORGE WHETSTONE

to me well known to be the person described in and who executed the foregoing instrument and
he acknowledged before me that he executed the same freely and voluntarily for
the purposes therein expressed.

Witness my hand and official seal at: Clearwater, Florida, County of
Citrus, and State of Florida, this
November 7th day of A. D. 1989

Notary Public

My Commission Expires 10-22-90

Return to: DAVID W. GRIFFIN
WILSON and Griffin P.A.
401 South Lincoln Avenue
Clearwater, Florida 34616

Name

Address

BK 1132PG0812

906605

This Instrument Prepared by

Name: DAVID LA GRUA

Address: 11156 LA GRUA ROAD
BROOKSVILLE, FL 34614

Property Appraisers Parcel Identification

Folio Number(s)

Grantee(s) S.B. # (s)

COUNTY, FLORIDA
CLERK

'96 MAY 16 PM 12 44

VERIFIED BY:

D.C.

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed, Executed the 16th day of May, 1996, by
DAVID LA GRUA & JERRY SMITHfirst party, to SUSAN GORDON
whose post office address is 102 S. Jackson Street, Beverly Hills Fl. 34465
second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$ \$100.00
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release,
and quit claim unto the 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:

Sunny Isl Est Unit 2 PB 8 PG 14 Lots 1 & 2 -----

Documentary Tax Paid
\$ 70Intangible Tax Paid
\$Betty Striffler,
Clerk of Circuit Court,
Citrus County, FloridaBy: PD D.C.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.In Witness Whereof, the said first party has signed and sealed these presents the day and year first
above written.

Signed, sealed and delivered in the presence of:

Witness Signature (as to first Grantor)

Printed Name

Witness Signature (as to first Grantee)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantee, if any)

Printed Name

STATE OF FLORIDA)COUNTY OF CITRUS)

Jerry Smith & David La Grua

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that
executed the same, and an oath was not taken. (Check one: ☒ Said person(s) is/are personally known to me ☐ Said person(s) provided the following
type of identification: Fla Drivers Lic #S530-426-57-4050 Jerry Franklin Smith
Personally Known to me David La Grua

NOTARY RUBBER STAMP SEAL

OFFICIAL NOTARY SEAL
JEREEEN THERESA HALL
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC352004
MY COMMISSION EXP. MAR. 1, 1998I hereby Certify that on this day, before me, an officer duly authorized
to administer oaths and take acknowledgments, personally appearedthis 16 day of May, A.D. 1996Notary Signature
Jereen Theresa Hall
Printed Name

FREE SIMPLE DEED

Notary Public
Citrus County, Florida

DEEDS FORM NO. 1

Manufactured and for sale by the F. A. W. Co., Inc.,
Tallahassee, Florida

119 page 80

FREE SIMPLE

This Warranty Deed Made the _____ day of _____ A.D. 1962 by
C. B. CASITY and SYLVIA I. CASITY, his wife, and GEORGE M. WHETSTONE
and EMMA F. WHETSTONE, his wife,

hereinafter called the grantor, to CITRUS COUNTY, a political subdivision of the
State of Florida, whose mailing address is:

~~show case of hardware~~

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 \$10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, assigns, re-
leases, conveys and confirms unto the grantee, all that certain land situated in Citrus
County, Florida, viz:

A tract of land situated in Government Lot 1, in Sec. 34, Township 18
South, Range 16 East, Citrus County, Florida, said tract of land being
more particularly described as follows:

Commence at a squared cedar stake at the SE corner of Township 18
South, Range 16 East, Citrus County, Florida, and run due West,
10,560.00 feet to the SE corner of Section 34, Township 18 South,
Range 16 East; thence run due North, 1786.05 feet; thence run
N 31°16'51" W, 14.98 feet; thence run N 30°21'30" E, 139.30 feet;
thence run S 59°38'30" E, 32.00 feet to the Point of Beginning; thence
run N 30°21'30" E, 314.99 feet; thence run Easterly, with a curve
concave Northwesterly, said curve having a radius 332.00 feet, a central
angle of 27°08'44", and a chord of S 88°04'08" East, 155.82 feet;
thence run N, 78°21'30" E, 180.00 feet; thence run N 54°27'44" E,
113.73 feet to a point on the bulkhead line for Government Lot 1,
in Section 34, Township 18 South, Range 16 East, Citrus County, Florida,
said bulkhead line being recorded in Plat Book 3, Page 120 of the
Public Records of Citrus County, Florida; thence run N 35°32'16" W,
along said bulkhead line, 56.64 feet; thence run N 43°56'44" W, along
said bulkhead line, 576.39 feet; thence leave said bulkhead line and
run S 46°03'16" W, 320.00 feet; thence run S 43°56'44" E, 356.19 feet;
thence run S 30°21'30" W, 355.04 feet; thence run N 59°38'30" W,
309.00 feet; thence run S 30°21'30" W, 282.87 feet; thence run South
59°38'30" E, 50.00 feet; thence run N 30°21'30" E, 249.87 feet; thence
run S 59°38'30" E, 292.00 feet to the Point of Beginning; said tract
of land containing 5.113 Acres, more or less.

Subject to the following covenants, reservations and limitations, to-
wit:

(1) Those portions of the above tract being corridors, 33 feet in
width, and 50 feet in width, respectively, are conveyed to Grantee
for Road purposes only.

(2) The remainder of the above tract is conveyed unto the Grantee
for Park and Recreational purposes only and no business shall be
operated thereon.

(3) Grantors, their heirs and assigns reserve the free right to
access, ingress and egress over, along and across the portions of
the above tract conveyed for Road purposes, together with the right
to join on or extend any roads or roadways established, constructed
or maintained by Grantee.

(4) Should the grantee ever abandon the usage of either the Road-
way Tract for such purposes, such property

FREE SIMPLE

This Warranty Deed Made the _____ day of _____ A.D. 1962 by C. B. CASITY and SYLVIA T. CASITY, his wife, and GEORGE M. WHETSTONE and EMMA F. WHETSTONE, his wife,

hereinafter called the grantor, to CITRUS COUNTY, a political subdivision of the State of Florida, whose mailing address is:

~~XXXXXXXXXXXXXXXXXXXX~~

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 \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, to-wit:

A tract of land situated in Government Lot 1, in Sec. 34, Township 18 South, Range 16 East, Citrus County, Florida, said tract of land being more particularly described as follows:

Commence at a squared cedar stake at the SE corner of Township 18 South, Range 16 East, Citrus County, Florida, and run due West, 10,560.00 feet to the SE corner of Section 34, Township 18 South, Range 16 East; thence run due North, 1786.05 feet; thence run N 51° 16' 51" W, 14.98 feet; thence run N 30° 21' 30" E., 139.30 feet; thence run S 59° 38' 30" E, 52.00 feet to the Point of Beginning; thence run N 30° 21' 30" E, 314.99 feet; thence run Easterly, with a curve concave Northerly, said curve having a radius 332.00 feet, a central angle of 27° 08' 44", and a chord of S 88° 04' 08" East, 155.82 feet; thence run N. 78° 21' 30" E., 180.00 feet; thence run N 54° 27' 44" E, 113.73 feet to a point on the bulkhead line for Government Lot 1, in Section 34, Township 18 South, Range 16 East, Citrus County, Florida, said bulkhead line being recorded in Plat Book 3, Page 120, of the Public Records of Citrus County, Florida; thence run N 35° 32' 16" W, along said bulkhead line, 56.64 feet; thence run N 43° 56' 44" W, along said bulkhead line, 576.39 feet; thence leave said bulkhead line and run S 46° 03' 16" W, 320.00 feet; thence run S 43° 56' 44" E, 356.19 feet; thence run S 30° 21' 30" W, 355.04 feet; thence run N 59° 38' 30" W, 309.00 feet; thence run S 30° 21' 30" W, 282.87 feet; thence run South 59° 38' 30" E, 50.00 feet; thence run N 30° 21' 30" E, 249.87 feet; thence run S 59° 38' 30" E, 292.00 feet to the Point of Beginning; said tract of land containing 5.113 Acres, more or less.

Subject to the following covenants, reservations and limitations, to-wit:

- (1) Those portions of the above tract being corridors, 33 feet in width, and 50 feet in width, respectively, are conveyed to Grantee for Road purposes only.
- (2) The remainder of the above tract is conveyed unto the Grantee for Park and Recreational purposes only and no business shall be operated thereon.
- (3) Grantors, their heirs and assigns reserve the free right to access, ingress and egress over, along and across the portions of the above tract conveyed for Road purposes, together with the right to join on or extend any roads or roadways established, constructed or maintained by Grantee.
- (4) Should the grantee ever abandon the usage of either the Roadway portion and/or the Park Tract for such purposes, such property or so much thereof as is abandoned shall revert to the Grantors, their heirs or assigns.

To Have and to Hold

2.

subject to the above and foregoing covenants, reservations and limitations.

In Witness Whereof,

Small amount delivered to our account

C. B. County

BY (via T. Chait)

George K. Whetstone

Ernest F. Mottet

STATE OF FLORIDA
COUNTY OF PINELLAS

[illegible]

On the same day, the person identified as [redacted] who works at the [redacted] informant said that [redacted] had received the same

WITNESS my hand and official seal in the County and State last afore-said this

01-19-62

Not a member?

My Commission expires

(5) Grantors reserve unto themselves, their heirs and assigns, the continuing right to purchase, from the State of Florida, the land and/or overflowed lands that do or might lie on the East, West or South sides of the Park Tract which parties do hereby agree to and shall be deemed cession to lands now owned by Grantors which are not herein conveyed. Grantors shall be deemed conclusively to represent owner of all submerged lands and/or overflowed lands, if any, lying North of the Park Tract.

(6) The parties recognize that grantee has acquired and established a country road from the Oxtie Road to the above described area and roadway, which right of roadway, including easements, airway, covenants and agrees to maintain and keep toll-free for Grantors, their heirs and assigns and as to all present or future property which said Grantors now own or might hereafter acquire within the area shown in Plat Book 3, Page 120 of the Grant County Records, being otherwise known as Government Lot 1, in Section 34, Township 16 South, Range 16 East.

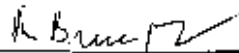
(Continued from page one)

PETITION

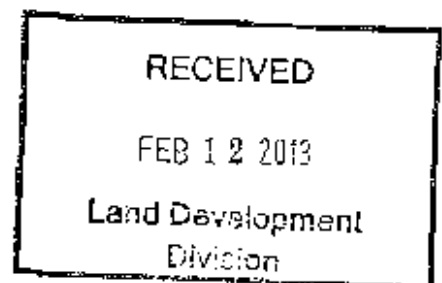
**TO: THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY,
FLORIDA:**

The undersigned, as representative of George H. Decker, hereby petitions this Board to close, vacate, abandon and discontinue that certain area delineated on the unrecorded plat of Sunny Isles Estates, Unit One, described on the attached Exhibit "A" which is hereby made a part hereof by reference; that Petitioner would not inconvenience anyone for the same to be closed; that Petitioner recognizes, acknowledges and accepts the reservation by Citrus County, the right to create any easements upon said vacated lands as may be necessary to further and/or preserve the public health, safety and welfare, and that Petitioner will pay the expense of public notice of the hearing to determine the advisability of closing the same.

WHEREFORE, the undersigned petitions the Board to call a public hearing at Petitioner's expense to determine the viability of closing said area and that, upon such a hearing, this Board will determine that the same should be closed and adopt an appropriate Resolution closing, vacating, abandoning and discontinuing the same, and renouncing and disclaiming any right of Citrus County and the public in and to any land delineated on the unrecorded plat of said, except for the reservation of the right to any easements as may be found necessary by the Board of County Commissioners, to further and/or preserve the public health, safety and welfare.



R. Bruce McLaughlin, Petitioner
as agent for George H. Decker



November 27, 2012

To: Bruce Sandy/Bruce McLoughlin Consulting Services, Inc.
900 Gulf Blvd. Suite 303
Indian Rocks Beach, Fl. 33785
Phone # 727-595-7634
Fax # 727-593-9581
E-Mail BruceSandy@aol.com

In reference to vacate a portion or the right of way on Pirates Cove in
Ozello, Florida in Citrus County for Mr. George Decker for parcel A.

A LEGAL DESCRIPTION FOR GEORGE DECKER OF PARCEL A BEING A PORTION OF PIRATE COVE,
SECTION 35, TOWNSHIP 18 SOUTH, RANGE 16 EAST, CITRUS COUNTY, FLORIDA

PARCEL A

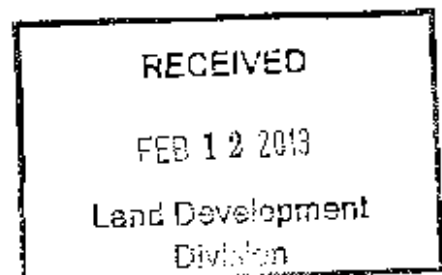
COMMENCE AT THE SOUTHEAST CORNER OF TOWNSHIP 18 SOUTH, RANGE 16 EAST, CITRUS
COUNTY, FLORIDA; THENCE WEST ALONG THE SOUTH BOUNDARY OF SAID TOWNSHIP A
DISTANCE OF 10560.00 FEET; THENCE NORTH A DISTANCE OF 1786.05 FEET, THENCE
N51°16'51"W A DISTANCE OF 14.98 FEET; THENCE N30°21'30"E A DISTANCE OF 139.30 FEET;
THENCE S59°38'30"E A DISTANCE OF 200.00 FEET; THENCE N30°21'30"E A DISTANCE OF
150.00 FEET TO THE POINT OF BEGINNING; THENCE N59°38'30"W A DISTANCE OF 25.00;
THENCE N30°40'43"E A DISTANCE OF 81.15 FEET, THENCE N78°22'02"E A DISTANCE OF 115.73
FEET; THENCE S11°37'58"E A DISTANCE OF 50.00 FEET; THENCE S78°22'02"W A DISTANCE OF
23.63 FEET; THENCE S30°40'43"W A DISTANCE OF 58.78 FEET; THENCE N59°38'30"W A
DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CenturyLink Telephone Company has no objections to the easement/property
vacation along this part of the property description as noted above.

Please contact me at my office at 352-368-8862 for any further
information.

David Detmer

CenturyLink O.S.P. Engineer II
115 N. Apopka Ave.
Inverness, Fla. 34450
352-637-1861 Citrus County Phone #
352-368-8862 Marion County Phone #
David.Detmer@CenturyLink.com E-Mail



CITRUS COUNTY MOSQUITO CONTROL DISTRICT

Commissioners:
Albert Jordan
Jeffrey J. Grew
Robert Milan



Director:
Joel Jacobson

December 13, 2012

Bruce McLaughlin Consulting Services, Inc.
900 Gulf Blvd. Suite 303
Indian Rocks Beach, FL 33785

RE: Request on behalf of George Decker to vacate a portion of Pirate Cove, Parcel A,
Section 35, Township 18S, Range 16E, Public Records of Citrus County, FL.

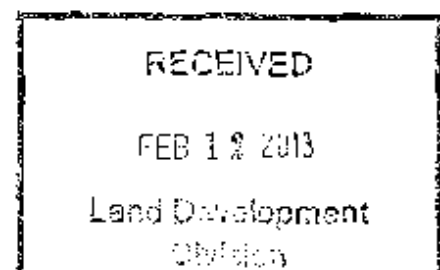
Dear Mr. McLaughlin:

The Citrus County Mosquito Control District has no easements, utilities, or structures which
will be impacted by this request for vacation.

We therefore have no problem with the request as stated.

Sincerely,

Joel J. Jacobson
Director



OZELLO WATER ASSOCIATION, INC.
9769 WEST OZELLO TRAIL
CRYSTAL RIVER, FL 34429
352-795-5331
gbibeau@embarqmail.com

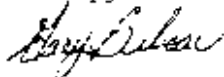
January 10, 2013

Bruce McLaughlin Consulting Services, Inc.
President
900 Gulf Blvd., Suite 303
Indian Rocks Beach, FL 33785

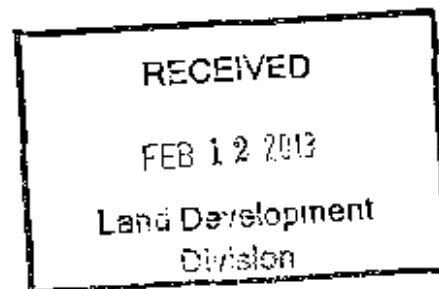
Dear Mr. McLaughlin,

Please see enclosed map we received from you. If the portion I have highlighted is the area you are wanting to vacate, Ozello Water Association, Inc. has no objection.

Hard copy to follow.



Gary C. Bibeau
General Manager
Ozello Water Association, Inc.



WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy Partner



December 5, 2012

Mr. Bruce McLaughlin
Consulting Services Inc.
900 Gulf Blvd., Suite 303
Indian Rocks Beach, FL 33785

RE: Request for Vacation of Easement

Dear Mr. McLaughlin:

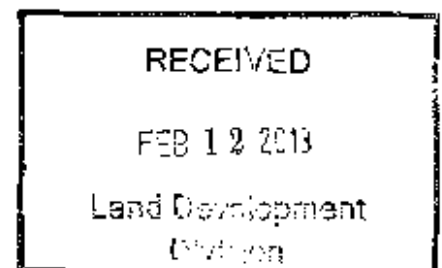
In response to your letter, Withlacoochee River Electric Cooperative, Inc. has no objections to your proposed plat vacation of the utility easement as per the enclosed maps.

If you have any questions or need additional information, please feel free to contact me at (352) 795-4382, ext. 4100.

Sincerely,

Marlin B. Sexton
District Manager
Crystal River

MBS/rj
cc: file



Dale Coburn

From: BRUCESANDY@aol.com
Sent: Monday, November 26, 2012 3:28 PM
To: dcoburn@WREC.net
Subject: Pirate's Cove Flat Vacation

Dear Mr. Coburn,

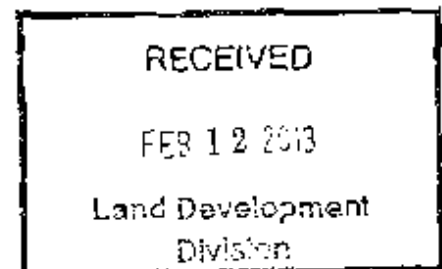
This e-mail will confirm our telephone conversations of this afternoon that the development proposal for the Pirate's Cove property will continue to provide an access easement to the Green's property and for the continued use of that easement to supply electric power to the Green's property.

Thank you for your assistance in this matter.

Bruce McLaughlin Consulting Services, Inc.
Bruce
R. Bruce McLaughlin, AICP, MCIP
President
900 Gulf Blvd., Suite 303
Indian Rocks Beach, FL 33785
(727) 595-7634 (Voice)
(727) 593-9581 (fax)
BruceSandy@aol.com (Email)

Before printing this e-mail consider the environment. Think Green!

The information contained in this Email and any attachments hereto is covered by the Electronic Communications Privacy Act, 18 USC Sections 2510-2521, and may be privileged and confidential, intended only for the use of the individual or entity to whom it has been addressed. If this Email has been received in error, you are hereby on notice that you are in possession of confidential information and that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by Email. Please also delete this message from your computer.



Dale Coburn

Subject: FW: Plat Vacation Sign Off Request
Attachments: Decker_Legal_Map.pdf; PiratesCovepropertysearch Inm County.pdf.pdf; 1107 Plat Vacation Legal.pdf

From: BRUCESANDY@aol.com [mailto:BRUCESANDY@aol.com]
Sent: Tuesday, November 20, 2012 4:25 PM
To: jgrantham@wrec.net
Cc: Deckercoin@aol.com
Subject: Plat Vacation Sign Off Request

We are planning consultants to George Decker who owns the Pirate's Cove property at the end of the Ozello Trail in Citrus County. Within the property is an elbow-shaped area that appears to have been part of a platted r/w. We will be asking Citrus County to vacate this area and we need a sign off from WREC that you have no objection to the vacation.

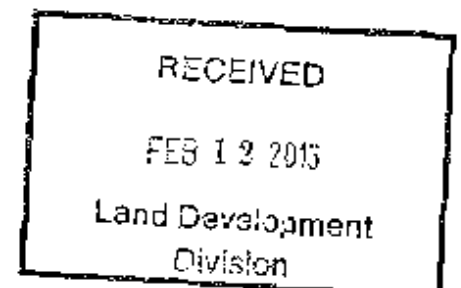
A legal description of the area to be vacated is attached along with sketches prepared by the County and by us of the area.

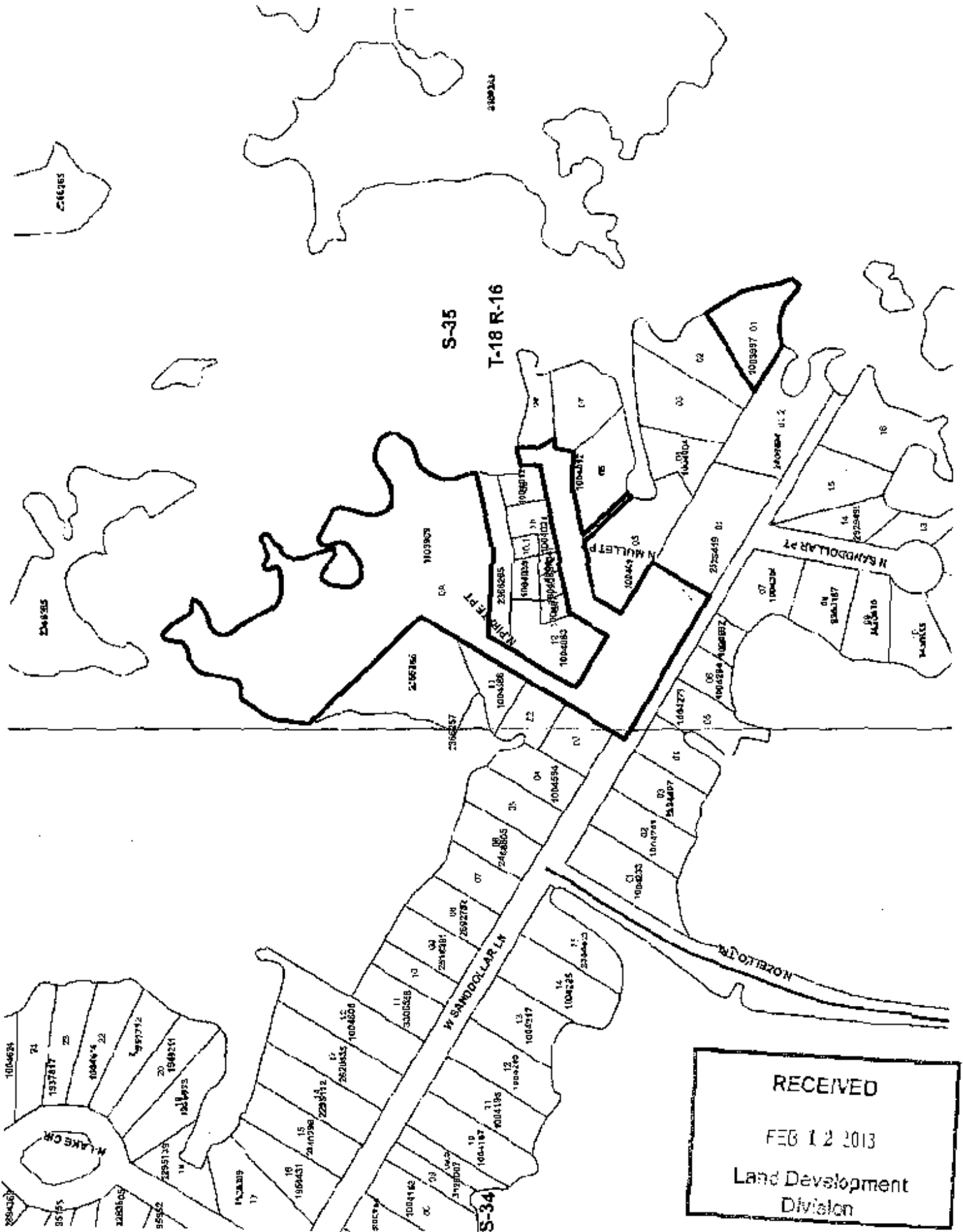
A brief letter from you indicating that you have no objection to the vacation will be much appreciated.
Please call or E-mail if you have any questions and thank you for your help.

Bruce McLaughlin Consulting Services, Inc.
Bruce
R. Bruce McLaughlin, AICP, MCIP
President
900 Gulf Blvd., Suite 303
Indian Rocks Beach, FL 33785
(727) 595-7634 (Voice)
(727) 593-9581 (fax)
BruceSandy@aol.com (Email)

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PIRATE'S COVE/DECKER
PLAT VACATION LEGAL DESCRIPTION

November 6, 2012

A LEGAL DESCRIPTION FOR
GEORGE DECKER OF PARCEL A
BEING A PORTION OF PIRATE
COVE, SECTION 35, TOWNSHIP 18
SOUTH, RANGE 16 EAST, CITRUS
COUNTY, FLORIDA

PARCEL A
COMMENCE AT THE SOUTHEAST CORNER OF TOWNSHIP 18 SOUTH, RANGE 16
EAST, CITRUS COUNTY, FLORIDA; THENCE WEST ALONG THE SOUTH
BOUNDARY OF SAID TOWNSHIP A DISTANCE OF 10560.00 FEET; THENCE
NORTH A DISTANCE OF 1786.05 FEET; THENCE N51°16'31"W A DISTANCE
OF 14.98 FEET; THENCE N30°21'09"E A DISTANCE OF 139.00 FEET;
THENCE S59°38'30"E A DISTANCE OF 200.00 FEET; THENCE
N30°21'30"E A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING;
THENCE N59°38'30"W A DISTANCE OF 25.00; THENCE N30°40'43"E A
DISTANCE OF 81.15 FEET; THENCE N78°22'02"E A DISTANCE OF 115.73 FEET;
THENCE S11°37'58"E A DISTANCE OF 50.00 FEET; THENCE S78°22'02"W A
DISTANCE OF 93.65 FEET; THENCE S30°40'45"W A DISTANCE OF 58.78 FEET;
THENCE N59°38'30"W A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING

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FEB 12 2013

Land Development
Division

CENTRAL FLORIDA

1705 7th St. SW
Winter Haven, FL 33880
Office 883-293-2125
Fax 883-299-2554

April 30, 2013

Bruce McLaughlin Consulting Services, Inc.
Attention: Bruce McLaughlin
900 Gulf Blvd., Suite 303
Indian Rocks Beach, FL 33785

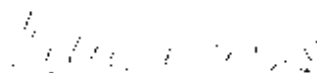
Re: Pirates Cove Property

Dear Mr. McLaughlin,

In reference to your request to vacate the area designated in your map of Pirates Cove in Crystal River; Central Florida Gas has no objection to the Vacation of the right of way. There are no utility mains or equipment located within the area.

If any additional information is needed, please feel free to contact me at the following:
(863) 292-2933 Office
(863) 224-3963 Cell
Kburns@chpk.com Email

Sincerely,
CENTRAL FLORIDA GAS COMPANY



Kellie Burns
Engineering Technician West Division

2850 S. Lecanto Highway
Lecanto, FL 34461
tel 352.746.7664
fax 352 746.7353



May 3, 2013

Bruce McLaughlin
Consulting Services Inc.
900 Gulf Blvd, Ste 303
Indian rocks Beach FL 33785

Re: Vacate of Easement: George Decker/ Pirates Cove

Please be advised that Bright House Networks has no conflict with the Vacate of Easement, granted the use of easement will be same as power. I have enclosed your request for your reference.

Please let me know if I can be of further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Finlayson".

Reginald Finlayson
Field Engineer
Bright House Networks

PIRATE'S COVE



CITRUS COUNTY, FLORIDA

APPLICATION FOR APPROVAL OF A DEVELOPMENT AGREEMENT

DEVELOPER'S PROPOSED AGREEMENT

Exhibit J – Legal Description, Citrus County to Pirate's Cove

Bruce McLaughlin Consulting Services, Inc.
Indian Rocks Beach, Florida
(727) 595-7634

C:\AsWork\Citrus\TreeLandDevelopment\Agreement\Exhibit J.xpd

December 22, 2012

Revised

Printed December 22, 2012

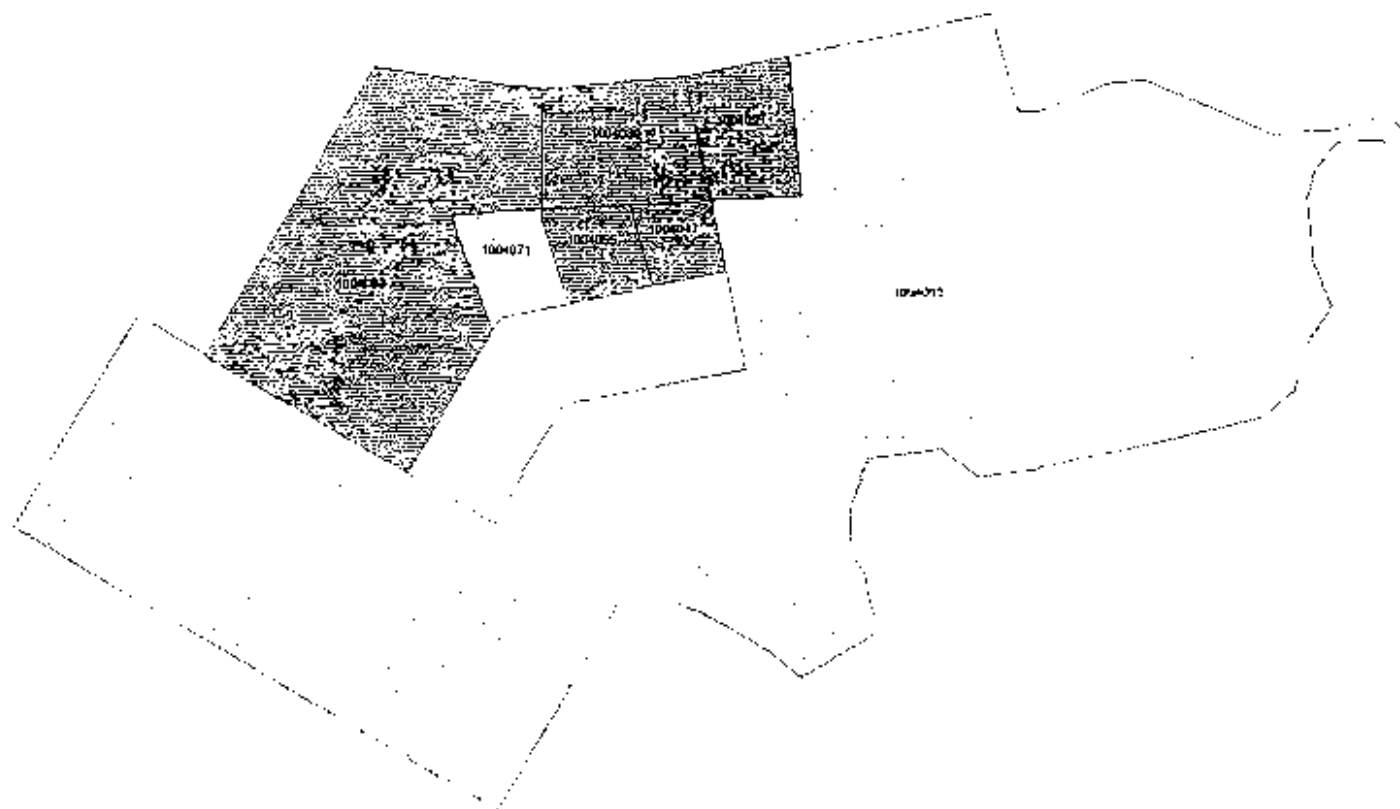
R. Bruce McLaughlin
Member, American
Institute of
Certified Planners
Registration 3051

November 5, 2012




A LEGAL DESCRIPTION FOR
GEORGE DECKER OF PARCEL A
BEING A PORTION OF PIRATE
COVE, SECTION 35, TOWNSHIP 18
SOUTH, RANGE 16 EAST, CITRUS
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PARCEL A
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EAST, CITRUS COUNTY, FLORIDA; THENCE WEST ALONG THE SOUTH
BOUNDARY OF SAID TOWNSHIP A DISTANCE OF 10560.00 FEET; THENCE
NORTH A DISTANCE OF 1786.05 FEET; THENCE N51°16'51"W A DISTANCE
OF 14.98 FEET; THENCE N30°21'30"E A DISTANCE OF 139.30 FEET;
THENCE S59°38'30"E A DISTANCE OF 230.00 FEET; THENCE
N30°21'30"E A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING;
THENCE N59°38'30"W A DISTANCE OF 25.00; THENCE N30°40'43"E A
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THENCE S11°37'58"E A DISTANCE OF 50.00 FEET; THENCE S78°22'02"W A
DISTANCE OF 93.63 FEET; THENCE S30°40'43"W A DISTANCE OF 52.70 FEET;
THENCE N59°38'30"W A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

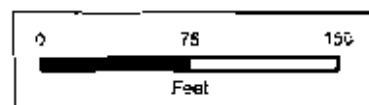
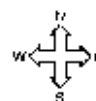
Decker Legal Descriptions (Labeled with Assessor Alt Key)



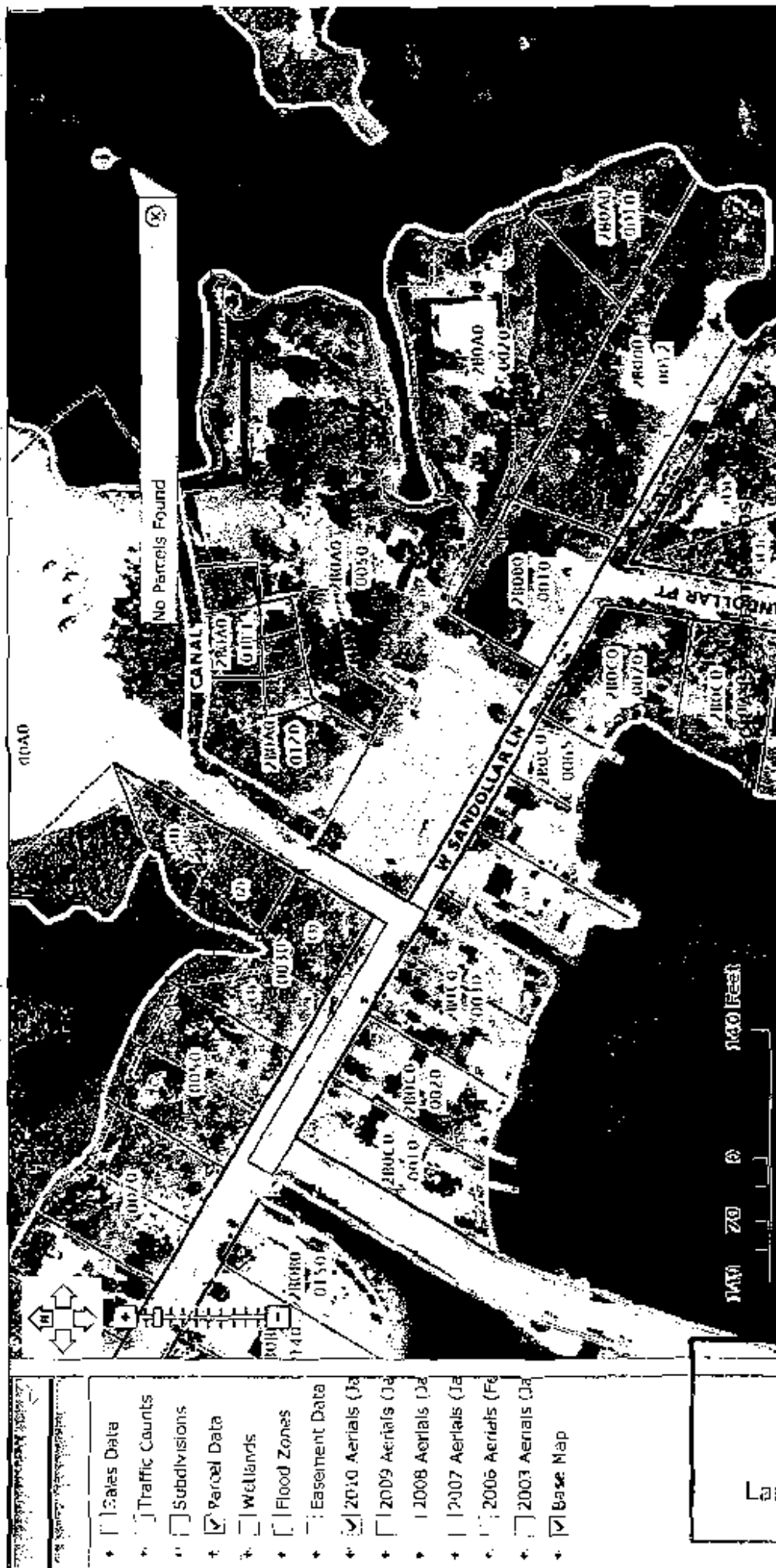
Map Legend

-  Correct Legal Description
-  Legal Describes Alt Key 1004071
-  Wrong Section (34)

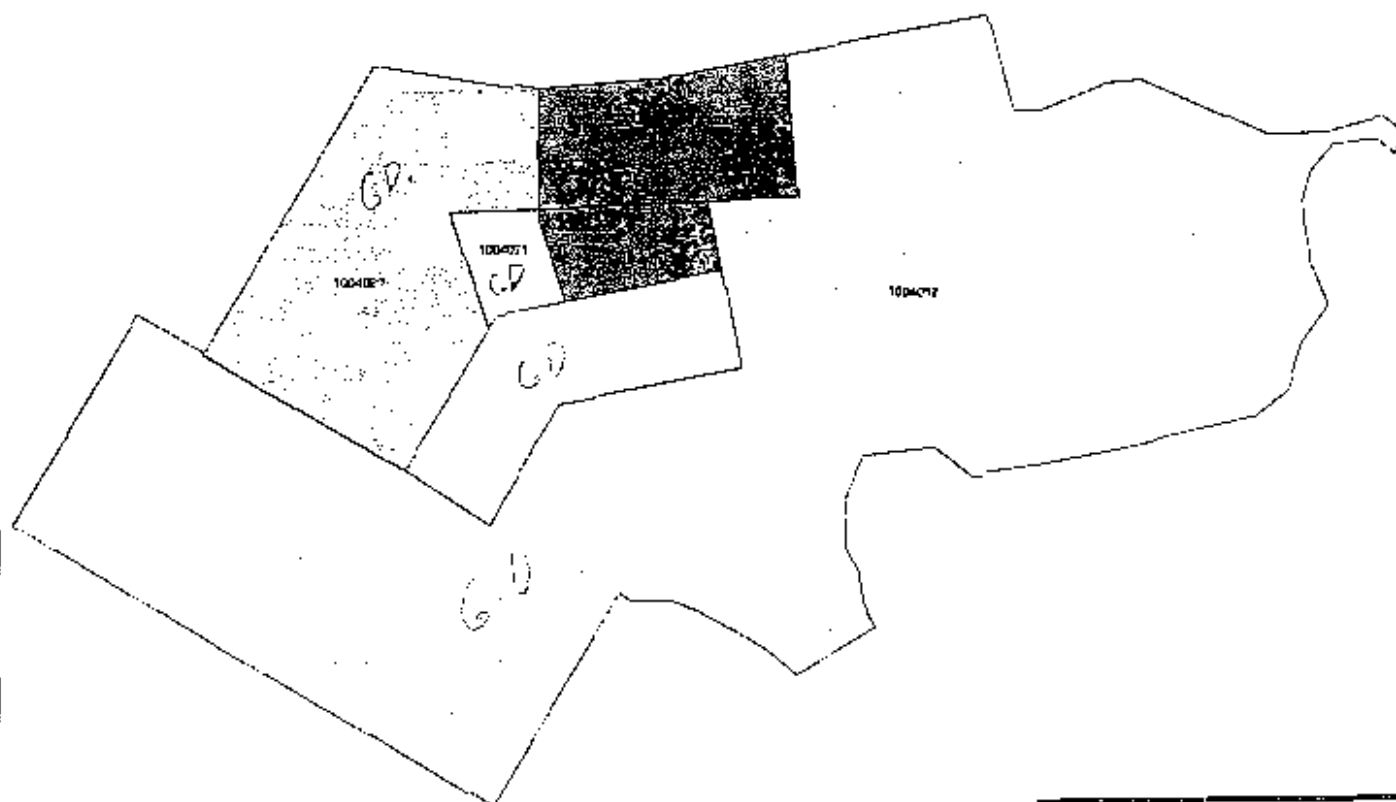
Date: June 15, 2012
Source: Citrus County Property Appraiser
Map Projection: NAD 1983 State Plane FL West FIPS 0902 Feet



BRUCE McLAUGHLIN CONSULTING SERVICES, INC.
900 Gulf Boulevard, Suite 103
Indian Rocks Beach, Florida 33785
Phone: 727/595-7634 Fax: 727/593-8561
Email: Bruce@andy@aol.com



Decker Legal Descriptions (Labeled with Assessor Alt Key)






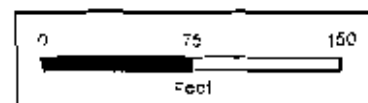
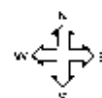
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Map Legend

-  Correct Legal Description
-  Legal Describes Alt Key 1004071
-  Wrong Section (34)



Date: June 15, 2012
Source: Citrus County Property Appraiser
Map Projection: NAD 1983 State Plane FL West FIPS 0902 Feet

BRUCE McLAUGHLIN CONSULTING SERVICES, INC.
900 Golf Boulevard, Suite 300
Indian Rocks Beach, Florida 33785
Phone: 727/595-7834 Fax: 727/592-9581
Email: BruceSandy@aol.com

AUTHORIZATION

APPLICATION REQUEST: (check one)

☐ Variance ☐ Conditional Use ☐ Minor Subdivision ☐ Lot Reconfiguration
☒ Plat Vacation ☒ Street Vacation ☐ Comprehensive Plan Amendment
☐ Allee Amendment ☐ Other (specify): _____

LEGAL DESCRIPTION OF PROPERTY: See Attached

Section 34 Township 12 Range 16 Alternate Key # See Attached

Lot/Parcel NA; Mile and Bound Block NA; Mile and Bound

Subdivision Unrecorded Sundry Isles Estates Unit 1

I, George H. Decker, owner of the above described property,
(Name of Owner)

authorizes Robert Bruce McLaughlin of Bruce McLaughlin Consulting Services, Inc. to
(Name of Representative) (Name of Business)

serve as agent on my behalf for the purpose of making application for the proposed request. No further authorization is expressed or implied, than that which is described herein

SIGNATURE: George H. Decker
(Signature of Owner)

STATE OF FLORIDA - Tennessee
COUNTY OF CYRUS - Sevier

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared George Decker, who is personally known to me or provided Tennessee University Bureau as identification and who did not take an oath.

WITNESS my hand and official seal this 8th day of January

Kellie M. Strange
Printed Name

Kellie M. Strange
Notary Public - State of Florida

Comp. Exp.
8/1/15

Tennessee



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Division

Page	:	1 of 1	11/23/2012 15:31:25	Ad Number	:	12816013
Order Number	:	12734411		Ad Key	:	
PQ Number	:			Salesperson	:	06 - Christine Bayley
Customer	:	12475081 Bruce McLaughlin Consulting Services		Publication	:	Chronicle Legals
Contact	:			Section	:	Legals
Address1	:	500 Gulf Boulevard, Suite 303		Sub Section	:	Legals
Address2	:			Category	:	995E-Miscellaneous Notices
City St Zip	:	Indian Rocks FL 33785		Dates Run	:	11/28/2012-12/05/2012
Phone	:	(727) 595-7634		Days	:	2
Fax	:	(727) 593-9581		Size	:	3 x 2.61, 29 lines
Credit Card	:			Words	:	226
Printed By	:	Christine Bayley		Ad Rate	:	96LAW
Entered By	:	Christine Bayley		Ad Price	:	120.76
				Amount Paid	:	0.00
				Amount Due	:	120.76
Keywords	:	753-1205 WCRN PUBLIC NOTICE NOTICE OF PETITION TO				
Notes	:					
Zones	:					

**753-1205 WCRN
PUBLIC NOTICE**

NOTICE OF PETITION TO VACATE PLAT

The Petitioner, Bruce McLaughlin, on behalf of George H. Decker, hereby gives notice of his intention to petition the Citrus County Board of County Commissioners to vacate a portion of that certain unrecorded plat of Sunny Isles Estates Unit One, as depicted in Exhibit A, attached hereto and made a part hereof.

/s/ R. Bruce McLaughlin
Petitioner

Exhibit A

**A LEGAL DESCRIPTION FOR GEORGE H. DECKER OF PARCEL A
BEING A PORTION OF PIRATE COVE, SECTION 35, TOWNSHIP 18
SOUTH, RANGE 16 EAST, CITRUS COUNTY, FLORIDA**

PARCEL A

COMMENCE AT THE SOUTHEAST CORNER OF TOWNSHIP 18 SOUTH, RANGE 16 EAST, CITRUS COUNTY, FLORIDA; THENCE WEST ALONG THE SOUTH BOUNDARY OF SAID TOWNSHIP A DISTANCE OF 10360.00 FEET; THENCE NORTH A DISTANCE OF 1766.05 FEET; THENCE N51°16'51"W A DISTANCE OF 14.18 FEET; THENCE N30°21'30"E A DISTANCE OF 139.30 FEET; THENCE S59°38'30"E A DISTANCE OF 208.00 FEET; THENCE N30°21'30"E A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; THENCE N59°38'30"W A DISTANCE OF 25.00; THENCE N30°40'43"E A DISTANCE OF 81.10 FEET; THENCE N33°22'02"E A DISTANCE OF 115.73 FEET; THENCE S11°37'58"E A DISTANCE OF 50.00 FEET; THENCE S78°22'02"W A DISTANCE OF 93.63 FEET; THENCE S30°40'43"W A DISTANCE OF 58.78 FEET; THENCE N59°38'30"W A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.
November 28 & December 5, 2012.

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Division

Proof of Publication

from the
CITRUS COUNTY CHRONICLE
 Crystal River, Citrus County, Florida
PUBLISHED DAILY

STATE OF FLORIDA
 COUNTY OF CITRUS

Before the undersigned authority personally appeared

Mary Ann Naczi and/or Christine Bayley

Of the Citrus County Chronicle, a newspaper published daily at Crystal River, in Citrus County, Florida, that the attached copy of advertisement being a public notice in the matter of the

753-1205 WCRN PUBLIC NOTICE NOTICE OF PETITION TO VACATE PLAT The Petitioner, R. Bruce McLaughlin, on behalf of George H. Decker, hereby gives notice of his intention to petition the Citrus County Board of County Commissioners to vacate a portion of

Cron, was published in said newspaper in the issues of
November 28th, 2012, December 5th, 2012.

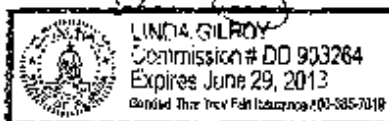
Affiant further says that the Citrus County Chronicle is a Newspaper published at Crystal River in said Citrus County, Florida, and that the said newspaper has heretofore been continuously published in Citrus County, Marion County and Levy County, Florida, each week and has been entered as second class mail matter at the post office in Inverness in said Citrus County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

The foregoing instrument was acknowledged before me

This 5th day of December 2012
 By: Mary Ann Naczi and/or Christine Bayley

who is personally known to me and who did take an oath.

Notary Public



753-1205 WCRN PUBLIC NOTICE NOTICE OF PETITION TO VACATE PLAT

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McLaughlin

/s/ R. Bruce

Petitioner

Exhibit A

A LEGAL DESCRIPTION FOR GEORGE DECKER OF PARCEL A BEING A PORTION OF PRATE COVE, SECTION 35, TOWNSHIP 13 SOUTH, RANGE 16 EAST, CITRUS COUNTY, FLORIDA

PARCEL A

COMMENCE AT THE SOUTHEAST CORNER OF TOWNSHIP 13 SOUTH, RANGE 16 EAST, CITRUS COUNTY, FLORIDA, THENCE WEST ALONG THE SOUTH BOUNDARY OF SAID TOWNSHIP A DISTANCE OF 10566.00 FEET; THENCE NORTH A DISTANCE OF 1744.05 FEET; THENCE N51°16'51"W A DISTANCE OF 14.98 FEET; THENCE N30°21'30"E A DISTANCE OF 139.30 FEET; THENCE S89°36'30"E A DISTANCE OF 200.00 FEET; THENCE N30°21'30"E A DISTANCE OF 104.00 FEET TO THE POINT OF BEGINNING; THENCE N51°38'30"W A DISTANCE OF 25.00 FEET; THENCE N00°40'43"E A DISTANCE OF 83.15 FEET; THENCE N78°22'02"E A DISTANCE OF 115.73 FEET; THENCE S1°13'54"E A DISTANCE OF 58.00 FEET; THENCE S78°22'02"W A DISTANCE OF 94.63 FEET; THENCE S30°40'43"W A DISTANCE OF 58.76 FEET; THENCE N19°38'10"W A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; November 28 & December 5, 2012.

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FEB 12 2013

Land Development
 Division

CITRUS PUBLISHING
ATTN: LEGAL DEPARTMENT
1624 N MEADOWCREST BLVD.
CRYSTAL RIVER, FL 34429
352-726-0902 PHONE
352-726-9603 FAX

Citrus County Chronicle - INVOICE

Dear Customer: *1-24-5061*

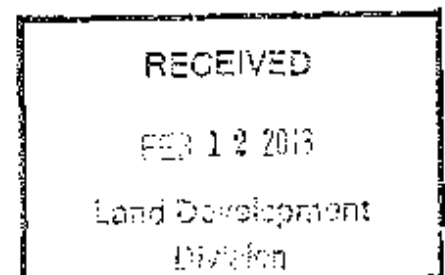
This is an invoice to process your payment for the enclosed ad. Please include Order #12734411 on your check and send payment of \$120.76 directly to the Legal Department at the above address. Payment is due in full within 20 days.

RE: 753-1205 WCRN PUBLIC NOTICE NOTICE OF PETITION TO VACATE PLAT
The Petitioner, R. Bruce McLaughlin, on behalf of George H. Decker, hereby gives notice of his intention to petition the Citrus County Board of County Commissioners to vacate a portion of

Ad publication dates:
November 28th, 2012, December 5th, 2012,

Thank you for your business,

Mary Ann Naczi and/or Christine Bayley and/or Linda Gilroy
Legal Representative



Proof of Publication

from the
CITRUS COUNTY CHRONICLE
 Crystal River, Citrus County, Florida
 PUBLISHED DAILY

STATE OF FLORIDA
 COUNTY OF CITRUS

Before the undersigned authority personally appeared

Mary Ann Naczi and/or Christine Bayley

Of the Citrus County Chronicle, a newspaper published daily at Crystal River, in Citrus County, Florida, that the attached copy of advertisement being a public notice in the matter of the

743-1205 WCRN PUBLIC NOTICE NOTICE OF PETITION TO VACATE PLAT The Petitioner, R. Bruce McLaughlin, on behalf of George H. Decker, hereby gives notice of his intention to petition the Citrus County Board of County Commissioners to vacate a portion of that certain undivided plot of Sunny Isles Estates Unit One, as described in Exhibit A, attached hereto and made a part hereof.

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November 28th, 2012, December 5th, 2012,

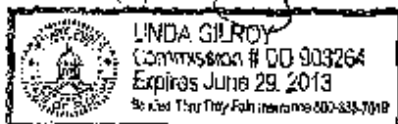
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The foregoing instrument was acknowledged before me

This 5th day of December, 2012
 By: Mary Ann Naczi and/or Christine Bayley

who is personally known to me and who did take an oath.

Notary Public



743-1205 WCRN
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NOTICE OF PETITION TO VACATE PLAT

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McLaughlin

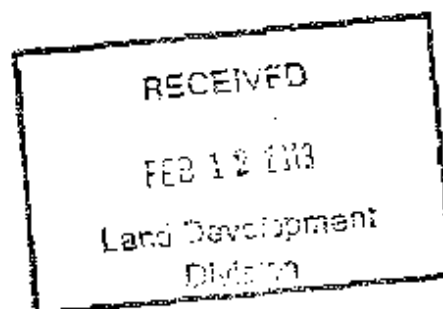
R. Bruce McLaughlin

EXHIBIT A

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PARCEL A

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JANICE A. WARREN C.F.C.
CITRUS COUNTY TAX COLLECTOR

2012 Paid Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
1004071		0001

DECKER GEORGE
PO BOX 784
KODAK, TN 37764

13965 W SANDDOLLAR

PARCEL 1, A TRACT OF LAND IN
GL 1 SEC 35-18-16 DESCR AS FO
See Additional Legal on Tax Roll

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6609

AD VALOREM TAXES					
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED
General County	2,805	0	2,805	5.1871	14.55
General Fund	2,805	0	2,805	0.7172	2.01
Transportation Trust	2,805	0	2,805	0.0740	0.21
Health Dept.	2,805	0	2,805	0.5536	0.91
Library	2,805	0	2,805	0.8074	2.35
Fire District	2,805	0	2,805	5.1410	14.42
Schools Local Reg'd Fldg	2,805	0	2,805	1.5000	4.21
Schools Capital Outlay	2,805	0	2,805	0.9080	2.80
Schools Discretionary	2,805	0	2,805	0.3929	1.10
SXFWMD General	2,805	0	2,805	0.1526	0.61
Mosquito Control	2,805	0	2,805	0.2450	0.69
Hospital Board	2,805	0	2,805		
TOTAL				15.7157	\$44.16

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
Land Development		
See reverse side for important information.		

COMBINED TAXES AND ASSESSMENTS		\$44.16		See reverse side for important information.	
If Paid By	Nov 30, 2012	Dec 31, 2012	Jan 31, 2013	Feb 28, 2013	Mar 31, 2013
Please Pay	\$42.39	\$42.84	\$0.00	\$0.00	\$0.00

JANICE A. WARREN C.F.C.
CITRUS COUNTY TAX COLLECTOR

2012 Paid Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
1004071		0000

DECKER GEORGE
PO BOX 784
KODAK, TN 37764

13965 W SANDDOLLAR

PARCEL 1, A TRACT OF LAND IN
GL 1 SEC 35-18-16 DESCR AS FO
See Additional Legal on Tax Roll

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6609

If Paid By	Nov 30, 2012	Dec 31, 2012	Jan 31, 2013	Feb 28, 2013	Mar 31, 2013
Please Pay	\$42.39	\$42.84	\$0.00	\$0.00	\$0.00

Paid 01/29/2013 Receipt # 005-12-00044628 \$42.28

RETAIN THIS PORTION FOR YOUR RECORDS.
WALK-IN CUSTOMERS,
PLEASE BRING FOR RECEIPT.

RECEIVED

FEB 12 2013

Land Development

See reverse side for important information.

RETURN WITH PAYMENT.

DO NOT WRITE ON BOTTOM PORTION

JANICE A. WARREN C.F.C.
CITRUS COUNTY TAX COLLECTOR

2012 Paid Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW/CD	MILLAGE CODE
1004055		0000

DECKER GEORGE
PO BOX 784
KODAK, TN 37764

00379 N MULLET

PT OF SEC 34-18-16 KNOWN AS
PCL2B040-0113 ON CITRUS CO
ASSESS
See Additional Legal on Tax Roll

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6509

AD VALOREM TAXES					
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED
General County	2,805	0	2,805	5.1871	14.55
General Fund	2,805	0	2,805	5.7172	2.01
Transportation Trust	2,805	0	2,805	1.0740	0.21
Health Dept.	2,805	0	2,805	0.1236	0.01
Library	2,805	0	2,805	0.8014	2.25
Fire District	2,805	0	2,805	5.1410	14.42
Schools Local Fund Effort	2,805	0	2,805	1.5000	4.21
Schools Capital Outlay	2,805	0	2,805	0.9980	2.80
Schools Discretionary	2,805	0	2,805	0.3926	1.10
Schools General	2,805	0	2,805	1.3586	1.01
Mosquito Control	2,805	0	2,805	0.2450	0.69
Hospital Board	2,805	0	2,805		
TOTAL				15.7387	\$44.16

RETAIN THIS PORTION FOR YOUR RECORDS.
WALK-IN CUSTOMERS,
PLEASE BRING FOR RECEIPT.

NON-AD VALOREM ASSESSMENTS	
LEVYING AUTHORITY	AMOUNT
RECEIVED	
FEB 12 2013	
Land Development	
\$0.00	
NON-AD VALOREM ASSESSMENTS	

Paid 01/29/2013 Receipt # 009-12-00044628 \$43.28

COMBINED TAXES AND ASSESSMENTS		See reverse side for important information.			
If Paid By	Nov 30, 2012	Dec 31, 2012	Jan 31, 2013	Feb 28, 2013	Mar 31, 2013
Please Pay	\$42.39	\$42.84	\$0.00	\$0.00	\$0.00

JANICE A. WARREN C.F.C.
CITRUS COUNTY TAX COLLECTOR

2012 Paid Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW/CD	MILLAGE CODE
1004055		0000

DECKER GEORGE
PO BOX 784
KODAK, TN 37764

00379 N MULLET

PT OF SEC 34-18-16 KNOWN AS
PCL2B040-0113 ON CITRUS CO
ASSESS
See Additional Legal on Tax Roll

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6509

If Paid By	Nov 30, 2012	Dec 31, 2012	Jan 31, 2013	Feb 28, 2013	Mar 31, 2013
Please Pay	\$42.39	\$42.84	\$0.00	\$0.00	\$1.00

Paid 01/29/2013 Receipt # 009-12-00044628 \$43.28

DO NOT WRITE ON BOTTOM PORTION

JANICE A. WARREN, C.F.C.
CITRUS COUNTY TAX COLLECTOR

2012 Paid Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW/CD	MILLAGE CODE
1004047		0000

DECKER GEORGE
PO BOX 784
KODAK, TN 37764

00381 N MULLET

PT OF SEC 34-18-16 KNOWN AS
POLYBOND-0112 ON CITRUS CO
ASSESS

See Additional Legal on Tax Roll

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6509

AD VALOREM TAXES					
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED
General County	2,805	0	2,805	5.1871	14.55
General Fund	2,805	0	2,805	0.7172	2.01
Transportation Trust	2,805	0	2,805	0.0740	0.21
Health Dept.	2,805	0	2,805	0.1236	0.35
Library	2,805	0	2,805	0.8014	2.25
Fire District	2,805	0	2,805	5.1410	14.42
Schools Local Reqd Effort	2,805	0	2,805	1.5000	4.21
Schools Capital Outlay	2,805	0	2,805	0.9980	2.80
Schools Discretionary	2,805	0	2,805	0.3928	1.10
SWFWMD General	2,805	0	2,805	0.5586	1.61
Mosquito Control	2,805	0	2,805	0.2450	0.69
Hospital Board	2,805	0	2,805		
TOTAL				15.7387	\$44.16

RETAIN THIS PORTION FOR YOUR RECORDS.
WALK-IN CUSTOMERS,
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NON-AD VALOREM ASSESSMENTS		AMOUNT
LEVYING AUTHORITY	RATE	
		FEB 12 2013
		Land Development Division
Paid 01/29/2013 Receipt # 009-12-00044628		\$43.28
NON-AD VALOREM ASSESSMENTS		\$0.00

COMBINED TAXES AND ASSESSMENTS	\$44.16	See reverse side for important information.			
If Paid By	Nov 30, 2012	Dec 31, 2012	Jan 31, 2013	Feb 28, 2013	Mar 31, 2013
Please Pay	\$42.39	\$42.84	\$0.00	\$0.00	\$0.00

JANICE A. WARREN, C.F.C.
CITRUS COUNTY TAX COLLECTOR

2012 Paid Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW/CD	MILLAGE CODE
1004047		0000

DECKER GEORGE
PO BOX 784
KODAK, TN 37764

00381 N MULLET

PT OF SEC 34-18-16 KNOWN AS
POLYBOND-0112 ON CITRUS CO
ASSESS

See Additional Legal on Tax Roll

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6509

If Paid By	Nov 30, 2012	Dec 31, 2012	Jan 31, 2013	Feb 28, 2013	Mar 31, 2013
Please Pay	\$42.39	\$42.84	\$0.00	\$0.00	\$0.00

Paid 01/29/2013 Receipt # 009-12-00044628 \$43.28

RETURN WITH PAYMENT

DO NOT WRITE ON BOTTOM PORTION

JANICE A. WARREN C.F.C.
CITRUS COUNTY TAX COLLECTOR

2012 Paid Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW/CD	MILLAGE CODE
1004039		0000

DECKER GEORGE
PO BOX 784
KODAK, TN 37764

00083 N PIRATE

A TRACT IN GL 1 IN SEC
34-18-16 COM AT A SQ CEDAR
STAKE AT THE
See Additional Legal on Tax Roll

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6509

AD VALOREM TAXES					
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED
General County	2,805	0	2,805	5.1871	14.55
General Fund	2,805	0	2,805	1.7172	2.01
Transportation Trust	2,805	0	2,805	2.0740	0.21
Health Dept.	2,805	0	2,805	0.3236	0.91
Library	2,805	0	2,805	0.8014	2.25
Fire District	2,805	0	2,805	5.1410	14.42
Schools Local Req'd effort	2,805	0	2,805	1.5000	4.21
Schools Capital Outlay	2,805	0	2,805	3.9980	2.80
Schools Discretionary	2,805	0	2,805	0.2928	1.10
SWFWMD General	2,805	0	2,805	0.1586	0.69
Mosquito Control	2,805	0	2,805	0.2450	0.69
Hospital Board	2,805	0	2,805		
TOTAL				15.7187	\$44.16

RETAIN THIS PORTION FOR YOUR RECORDS.
WALK-IN CUSTOMERS:
PLEASE BRING FOR RECEIPT.

NON AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
		RECEIVED
		FEB 12 2013
		Land Development Division
Paid 01/29/2013 Receipt # 009-12-0004628 \$43.28		
NON-AD VALOREM ASSESSMENTS		\$0.00

COMBINED TAXES AND ASSESSMENTS	\$44.16	See reverse side for important information.
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If Paid By	Nov 30, 2012	Dec 31, 2012	Jan 31, 2013	Feb 28, 2013	Mar 31, 2013
Please Pay	\$42.39	\$42.84	\$0.00	\$0.00	\$0.00

JANICE A. WARREN C.F.C.
CITRUS COUNTY TAX COLLECTOR

2012 Paid Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW/CD	MILLAGE CODE
1004039		0000

DECKER GEORGE
PO BOX 784
KODAK, TN 37764

00083 N PIRATE

A TRACT IN GL 1 IN SEC
34-18-16 COM AT A SQ CEDAR
STAKE AT THE
See Additional Legal on Tax Roll

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6509

If Paid By	Nov 30, 2012	Dec 31, 2012	Jan 31, 2013	Feb 28, 2013	Mar 31, 2013
Please Pay	\$42.39	\$42.84	\$0.00	\$0.00	\$0.00

Paid 01/29/2013 Receipt # 009-12-0004628 \$43.28

RETURN WITH PAYMENT.

DO NOT WRITE ON BOTTOM PORTION

JANICE A. WARREN C.F.C.
CITRUS COUNTY TAX COLLECTOR

2012 Paid Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW/CD	MILLAGE CODE
1004021		0000

DECKER GEORGE
PO BOX 784
KODAK, TN 37764

00398 N PIRATE

COM AT SQUARE CEDAR STAKE
AT SECOR, TH W 10650 FT TO SE
COR O
See Additional Legal on Tax Roll

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341 6509

AD VALOREM TAXES					
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED
General County	2,805	0	2,805	5.1871	14.55
General Fund	2,805	0	2,805	0.2172	2.00
Transportation Trust	2,805	0	2,805	0.0740	0.21
Health Dept.	2,805	0	2,805	0.2236	0.91
Library	2,805	0	2,805	0.0014	1.25
Fire District	2,805	0	2,805	5.1410	14.42
Schools Local Reg'd Effort	2,805	0	2,805	1.5000	4.21
Schools Capital Outlay	2,805	0	2,805	0.9900	2.80
Schools Instructionary	2,805	0	2,805	0.3928	1.10
NWFWMD General	2,805	0	2,805	0.3586	1.01
Mosquito Control	2,805	0	2,805	0.2450	0.69
Hospital Board	2,805	0	2,805		
TOTAL				15.7387	\$44.16

RETAIN THIS PORTION FOR YOUR RECORDS.
WALK-IN CUSTOMERS,
PLEASE BRING FOR RECEIPT

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
		RECEIVED
		FEB 12 2013
Paid 01/29/2013 Receipt # 009-12-00044628 \$43.28		Land Development
		Disposal

COMBINED TAXES AND ASSESSMENTS		See reverse side for important information.				
	\$44.16					
If Paid By	Nov 30, 2012	Dec 31, 2012	Jan 31, 2013	Feb 28, 2013	Mar 31, 2013	
Please Pay	\$42.39	\$42.84	\$0.00	\$0.00	\$0.00	

JANICE A. WARREN C.F.C.
CITRUS COUNTY TAX COLLECTOR

2012 Paid Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW/CD	MILLAGE CODE
1004021		0000

DECKER GEORGE
PO BOX 784
KODAK, TN 37764

00398 N PIRATE

COM AT SQUARE CEDAR STAKE
AT SECOR, TH W 10650 FT TO SE
COR O
See Additional Legal on Tax Roll

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341 6509

If Paid By	Nov 30, 2012	Dec 31, 2012	Jan 31, 2013	Feb 28, 2013	Mar 31, 2013
Please Pay	\$42.39	\$42.84	\$0.00	\$0.00	\$0.00

Paid 01/29/2013 Receipt # 009-12-00044628 \$43.28

DO NOT WRITE ON BOTTOM PORTION

JANICE A. WARREN C.F.C.
CITRUS COUNTY TAX COLLECTOR

2012 Paid Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
1004063		0000

DECKER GEORGE H
PO BOX 784
KODAK, TN 37764

00371 N PIRATE
SUNNY ISLES ESTS IN GLI
SECTION 35-18-16 LOT 12 - LESS
ANDEX
See Additional Legal on Tax Roll

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-5509

AD VALOREM TAXES					
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED
General County	7,500	0	7,500	5.1871	38.91
General Fund	7,500	0	7,500	0.7172	5.38
Transportation Trust	7,500	0	7,500	0.9740	0.55
Health Dept.	7,500	0	7,500	0.3256	2.45
Library	7,500	0	7,500	0.8014	6.01
Fire District	7,500	0	7,500	5.1410	38.56
Schools Local Reg'd Effort	7,500	0	7,500	1.5000	11.25
Schools Capital Outlay	7,500	0	7,500	0.9980	7.49
Schools Discretionary	7,500	0	7,500	0.3828	2.95
SWFWMD General	7,500	0	7,500	4.3586	2.69
Mosquito Control	7,500	0	7,500	0.2450	1.84
Hospital Board	7,500	0	7,500		
TOTAL				15.7387	\$118.06

RETAIN THIS PORTION FOR YOUR RECORDS.
WALK-IN CUSTOMERS,
PLEASE BRING FOR RECEIPT

NON-AD VALOREM ASSESSMENTS		AMOUNT RECEIVED
LEVYING AUTHORITY	FATE	
Paid 01/29/2013 Receipt # 009-12-00044628 \$115.70		
NON-AD VALOREM ASSESSMENTS		\$0.00

Land Development
Division

COMBINED TAXES AND ASSESSMENTS	\$118.06	See reverse side for important information.
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If Paid By	Nov 30, 2012	Dec 31, 2012	Jan 31, 2013	Feb 28, 2013	Mar 31, 2013
Please Pay	\$113.34	\$114.52	\$0.00	\$0.00	\$0.00

JANICE A. WARREN C.F.C.
CITRUS COUNTY TAX COLLECTOR

2012 Paid Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
1004063		0000

DECKER GEORGE H
PO BOX 784
KODAK, TN 37764

00371 N PIRATE
SUNNY ISLES ESTS IN GLI
SECTION 35-18-16 LOT 12 - LESS
ANDEX
See Additional Legal on Tax Roll

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-5509

If Paid By	Nov 30, 2012	Dec 31, 2012	Jan 31, 2013	Feb 28, 2013	Mar 31, 2013
Please Pay	\$113.34	\$114.52	\$0.00	\$0.00	\$0.00

Paid 01/29/2013 Receipt # 009-12-00044628 \$115.70

DO NOT WRITE ON BOTTOM PORTION

RETURN WITH PAYMENT.

JANICE A. WARREN C.F.C.
CITRUS COUNTY TAX COLLECTOR

2012 Paid Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
1004012		0000

DECKER GEORGE H
PO BOX 784
KODAK, TN 37764

00360 N MULLET

SUNNY ISLES ESTS UNIT 1 UNREC
SUB LOTS 5, 6, 7, 8 & 9 & PT OF
See Additional Legal on Tax Roll

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6509

AD VALOREM TAXES					
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED
General County	193,101	0	193,101	5.1871	1,001.63
General Fund	193,101	0	193,101	0.7172	138.40
Transportation Trust	193,101	0	193,101	0.0740	14.20
Health Dept.	193,101	0	193,101	0.5236	67.49
Library	193,101	0	193,101	0.8014	154.75
Fire District	193,101	0	193,101	5.1410	992.73
Schools Local Effort	193,101	0	193,101	1.5000	289.65
Schools Capital Outlay	193,101	0	193,101	0.9980	192.71
Schools Discretionary	193,101	0	193,101	0.3928	75.85
SWFWMD General	193,101	0	193,101	0.3586	69.25
Mosquito Control	193,101	0	193,101	0.2450	47.31
Hazing! Board					
TOTAL				15.7387	\$3,039.15

RETAIN THIS PORTION FOR YOUR RECORDS.
WALK-IN CUSTOMERS,
PLEASE BRING FOR RECEIPT

NON-AD VALOREM ASSESSMENTS		Amount
LEVYING AUTHORITY	RATE	
		RECEIVED
		FEB 12 2013
		Land Development Division
Paid 01/29/2013 Receipt # 009-12-00044628 \$2,978.37		
NON-AD VALOREM ASSESSMENTS		

COMBINED TAXES AND ASSESSMENTS		\$3,039.15	See reverse side for important information.		
If Paid By	Nov 30, 2012	Dec 31, 2012	Jan 31, 2013	Feb 28, 2013	Mar 31, 2013
Please Pay	\$2,917.58	\$2,947.98	\$0.00	\$0.00	\$0.00

JANICE A. WARREN C.F.C.
CITRUS COUNTY TAX COLLECTOR

2012 Paid Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
1004012		0000

DECKER GEORGE H
PO BOX 784
KODAK, TN 37764

00360 N MULLET

SUNNY ISLES ESTS UNIT 1 UNREC
SUB LOTS 5, 6, 7, 8 & 9 & PT OF
See Additional Legal on Tax Roll

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6509

If Paid By	Nov 30, 2012	Dec 31, 2012	Jan 31, 2013	Feb 28, 2013	Mar 31, 2013
Please Pay	\$2,917.58	\$2,947.98	\$0.00	\$0.00	\$0.00

Paid 01/29/2013 Receipt # 009-12-00044628 \$2,978.37

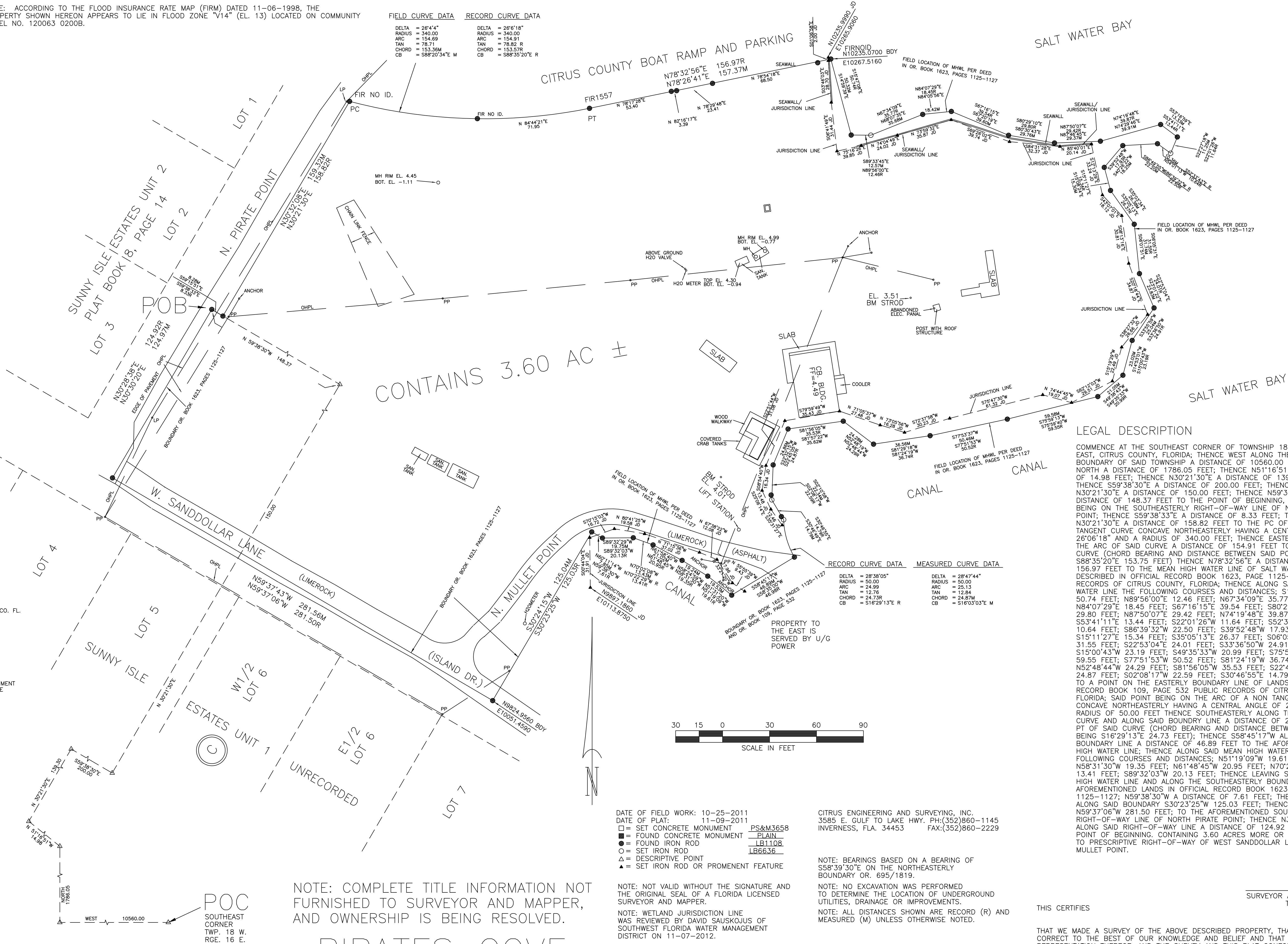
RETURN WITH PAYMENT.

DO NOT WRITE ON BOTTOM PORTION

ABBREVIATIONS

A	ARC LENGTH
A/C	AIR CONDITIONER
ACOMP	ASPHALT COATED
ADD'N	CORROGATED METAL PIPE
ALUM	ALUMINUM
ASPH	ASPHALT
AVE	AVENUE
BL	BASE LINE
BLVD	BOULEVARD
BM	BENCH MARK
BOUND	BOUNDARY
BOTT	BOTTOM
CALC	CALCULATED
CB	CHORD BEARING
CL	CENTERLINE
C-L	CHAIN LINK
CM	CONCRETE MONUMENT
CMP	CORROGATED METAL PIPE
CONC	CONCRETE
COR	CORNER
COV	COVERED
CR	COUNTY ROAD
C/S	CONCRETE SLAB
CT	COURT
CULV	CULVERT
D	DEED
DB	DEED BOOK
DIST	DISTANCE
DOT	DEPARTMENT OF TRANSPORTATION
DR	DRAINAGE RETENTION AREA
DROW	DRAINAGE RIGHT OF WAY
D/W	DRIVEWAY
E	ELECTRIC
ELEC	ELEVATION
EL	ENCLOSURE
ESMT	EASEMENT
FCM	FOUND CONCRETE MONUMENT
FD	FINISHED FLOOR
FF	FIRE HYDRANT
FH	FOUND IRON PIPE
FIP	FOUND IRON ROD
FIR	FIELD MEASURED
FL	FLOW LINE
F	FOUND NAIL
FDN	GARAGE
GAR	GRADE
GDE	GROUND
GD	GOVERNMENT
GOV'T	GUY WIRE
GW	HORIZONTAL
HORIZ	HEADWALL
HW	HIGH WATER LINE
HWL	HIGHWAY
HWY	INVERT ELEVATION
IE	LENGTH
L	LAND SURVEYOR BUSINESS
LB	LIGHT POLE
LP	PROFESSIONAL SURVEYOR AND MAPPER
LS	LEFT
LT	MASONRY
MAS	MEASURED DISTANCE/BEARING
M	MANHOLE
MKR	MARKER
ML	MEAN
MOL	MORE OR LESS
MSL	MEAN SEA LEVEL
N	NORTH
N&D	NAIL AND DISK
NAVD	NORTH AMERICAN VERTICAL DATUM
NE	NORTHEAST
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NO	NUMBER
NO	NORTHWEST
OHPL	OVERHEAD POWERLINE
OR	OFFICIAL RECORD
P	PARCEL
PAR	PLAT
PAT	PLAT BOOK
PB	POINT OF CURVATURE
PC	PERMANENT CONTROL POINT
PCP	PUBLIC RECORDS OF CITRUS CO. FL.
PROCCF	PEDESTAL
PED	PAGE
PG	POINT OF INTERSECTION
PI	PARKER KALON NAIL
PK	PROPERTY LINE
PL	PLANTER
PLTR	POWER METER
PM	POINT OF BEGINNING
POB	POINT OF COMMENCEMENT
POC	POWER POLE
PP	PHONE PEDESTAL
PHPD	PERMANENT REFERENCE MONUMENT
PRM	POINT OF REVERSE CURVATURE
PRC	POINT OF TANGENCY
PT	POWER
PWR	RECORD BY PLAT OR DEED
R	RADIAL
RAD	REINFORCED CONCRETE PIPE
RCP	RESIDENCE
RET	RETENTION/RETAINING
RGE	RANGE
R/W	RIGHT OF WAY
S	SOUTH
SAN	SANITARY
SCM	SET CONCRETE MONUMENT
SCN	SOREEN
SE	SOUTHEAST
SEC	SECTION
SEW	SEWER
SIP	SET IRON PIPE
SIR	SET IRON ROD
SN	SET NAIL
SN	SOREEN PORCH
SR	STATE ROAD
SRD	STATE ROAD DEPARTMENT
ST	STREET
STA	STATION
STM	STORM
STR	STRUCTURE
STY	STORY
S/D	SUBDIVISION
SW	SOUTHWEST
TOB	TOP OF BANK
TOS	TOP OF SLOPE
TSM	TEMPORARY BENCH MARK
TEL	TELEPHONE
TR	TRACT/TRAIL
TRANS	TRANSFORMER
TV	TELEVISION
TWP	TOWNSHIP
UGD	UNDERGROUND
U/R	UNRECORDED
UTIL	UTILITY
V	VERTICAL
VAR	VARIABLE
W	WEST
W	WITH
WM	WATER METER
WM	WATER MAIN
WMV	WATER VALVE

NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) DATED 11-06-1998, THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "V14" (EL. 13) LOCATED ON COMMUNITY PANEL NO. 120063 0200B.



NOTE: COMPLETE TITLE INFORMATION NOT FURNISHED TO SURVEYOR AND MAPPER, AND OWNERSHIP IS BEING RESOLVED.

PIRATES COVE

DATE OF FIELD WORK: 10-25-2011
DATE OF PLAT: 11-09-2011
□ = SET CONCRETE MONUMENT PS&M3658
■ = FOUND CONCRETE MONUMENT PLAIN
● = FOUND IRON ROD LB1108
○ = SET IRON ROD LB6636
△ = DESCRIPTIVE POINT
▲ = SET IRON ROD OR PROMINENT FEATURE

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOTE: WETLAND JURISDICTION LINE WAS REVIEWED BY DAVID SAUSKOJUS OF SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT ON 11-07-2012.

NOTE: ELEVATIONS BASED ON NGVD 1929 DATUM. FOR CITRUS ENGINEERING AND SURVEYING, INC.

CITRUS ENGINEERING AND SURVEYING, INC.
3585 E. GULF TO LAKE HWY. PH:(352)860-1145
INVERNESS, FLA. 34453 FAX:(352)860-2229

NOTE: BEARINGS BASED ON A BEARING OF S58°39'30"E ON THE NORTHEASTERLY BOUNDARY OR. 695/1819.

NOTE: NO EXCAVATION WAS PERFORMED TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES, DRAINAGE OR IMPROVEMENTS.

NOTE: ALL DISTANCES SHOWN ARE RECORD (R) AND MEASURED (M) UNLESS OTHERWISE NOTED.

THIS CERTIFIES

THAT WE MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY, THAT IT IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AND THAT THIS PLAT IS A TRUE REPRESENTATION THEREOF; AND THE SURVEY AND THIS PLAT CONFORMS TO THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 FLORIDA STATUTES, THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINE OTHER THAN AS SHOWN, THAT THE IMPROVEMENTS HAVE BEEN LOCATED AS SHOWN.

SURVEYOR AND MAPPER NO.3658
THEODORE E. DAVIS

CITRUS ENGINEERING AND SURVEYING, INC.
CONSTRUCTION SURVEYS · MORTGAGE SURVEYS · LAND SURVEYING

3585 E. GULF TO LAKE HIGHWAY
INVERNESS, FLORIDA 34453
(352) 860-1145 FAX (352) 860-2229

4	11-27-2012	REVISED WETLAND JURISDICTION LINE/ DELETED 4 POINTS, ADDED 6 POINTS, SEC. 34 TO 35	TED
3	9-21-2012	WETLAND JURISDICTION LINE WITH DIMENSIONS, LEGAL DESCRIPTION	TED
2	11-11-2011	BOUNDARY DIMENSIONS REDUCED TEXT SIZE, ADDED POWER POLES S. SIDE, AND H2O VALVE	TED
1	11-10-2011	BOUNDARY DIMENSIONS, AND MINOR REVISIONS TO BOUNDARY LINE, REMOVE EASEMENT	TED
NO.	DATE	REVISIONS	APPROV BY
1	11-07-2012	PIRATES COVE	TED

A BOUNDARY AND JURISDICTIONAL
WETLAND SURVEY
FOR
GEORGE H. DECKER

OF PARCEL KNOWN AS
PIRATE'S COVE IN
SEC. 35, T18S, R16E

JOB NO.	11-8165	SHT.	1
FIELD BOOK NO.	026/18-25	OF	1
DATE	11/09/2011		
SCALE	1"=30'		
FB	1/1773		