

Tax Collector's Certification

File No. 20140213
Date of Tax Deed Application
MAY 16 2014

This is to certify that HERNANDO COUNTY, holder of Tax Sale Certificate Number 2012-04555-00, issued the 31 day of MAY, 2012, and which encumbers the following described property located in the County of Hernando, State of Florida, to-wit:

Parcel: R09 223 18 3603 0020 0210 Key: 01566497
STERLING HILL PHASE 2A BLK 2 LOT 21

2016-053

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid:

Certificates owned by Applicant and Filed in Connection with this Tax Deed Application:

Certificate No	Date of Sale	Face Amount	Interest	Total
2012-04555-00	05/31/2012	2,348.64	845.51	3,194.15
2013-04584-00	05/31/2013	1,302.34	234.42	1,536.76

Certificates Redeemed by Applicant or Included (County) in Connection with this Tax Deed Application:

Certificate No	Date of Sale	Face Amount	T.C.Fee	Interest	Total
2010-04696-00	05/31/2010	2,083.62	6.25	1,500.21	3,590.08
2011-04596-00	05/31/2011	306.80	6.25	75.93	388.98

Amounts Certified by Tax Collector (Lines 1-7):

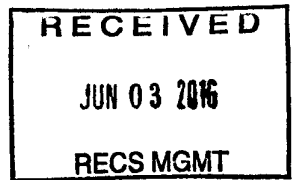
Description	Total Amount Paid
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)	8,709.97
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	-----
3. Total of Current Taxes Paid by Tax Deed Applicant	-----
4. Ownership and Encumbrance Report Fee	100.00
5. Tax Deed Application Fee	75.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	-----
7. Total (Lines 1-6)	-----

Amounts Certified by Clerk of Court (Lines 8-15):

8. Clerk of Court Statutory Fee for Processing Tax Deed	-----
9. Clerk of Court Certified Mail Charge	-----
10. Clerk of Court Advertising Charge	-----
11. Clerk of Court Recording Fee for Certificate of Notice	-----
12. Sheriff's Fee	-----
13. Interest Computed by Clerk of Court Pursuant to Section 197.542 F.S.	-----
14. Total (Lines 8-13)	-----
15. One-half of the assessed value of homestead property, if applicable pursuant to section 197.502, F.S.	-----
16. Statutory (Opening) Bid; Total of Lines 7, 14 and 15 (if applicable)	-----

*Done this the 3 day of June, 2016 Tax Collector of Hernando County
Date of Sale _____ By Sally A. Daniel

* This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.



TAX DEED APPLICATION

HERNANDO COUNTY, BROOKSVILLE, FLORIDA

I am the owner of the following tax sale certificate and do hereby make application for Tax Deed on same:

Tax Sale Certificate # 2012-04555-00

Purchase Date: 05/31/2012

Certificate face amount \$2,348.64 Interest rate: 18.00%

Key # 01566497 Parcel # R09 223 18 3603 0020 0210

Legal Description (as shown on List of Lands Sold):

STERLING HILL PHASE 2A BLK 2 LOT 21

Certificate Holder: HERNANDO COUNTY

Address: 20 N MAIN ST RM 112

BROOKSVILLE FL 34601

Hernando County
Certificate Holder(s)

Date: 5-16-14

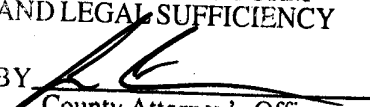
(This form takes the place of a tax certificate in applying for a tax deed due to electronic issuance of tax sale certificates as of June 1, 1993.)
Form: TDAHCTC1

NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED ON COUNTY HELD CERTIFICATES

TO: Tax Collector of Hernando County: HERNANDO

In accordance with the Florida Statutes, I, HERNANDO COUNTY, holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

CERT. NO.	DATE	LEGAL DESCRIPTION
2012-04555-00	05/31/2012	STERLING HILL PHASE 2A BLK 2 LOT 21

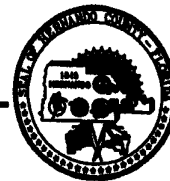
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY
BY 
County Attorney's Office

HERNANDO COUNTY shall deposit with the Tax Collector all applicable costs and fees, but shall not deposit any money to cover the redemption of other outstanding certificates covering the land, pursuant to Section 197.502(3), Florida Statutes. Attached is the above mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in our possession.

Wayne Dukes
Applicant's Signature

4-22-2014
Date

HERNANDO COUNTY TAX COLLECTOR
SALLY L. DANIEL, C.F.C.



20 NORTH MAIN ST., ROOM 112 * BROOKSVILLE, FLORIDA 34601-2892
TELEPHONE (352) 754-4180 * FAX (352) 754-4189

May 10, 2016

Brown Investment Group LLC
c/o Golfside Lending Inc
3038 Fairview St
Safety Harbor FL 34695-5406

URGENT - REPLY NEEDED AT ONCE!

RE: Sterling Hill Properties

Key: See Attached
Certificate: 2011 Tax Year
File :

Dear Brown Investment Group LLC:

Application for TAX DEED has been made on your property shown above. As authorized by Florida Statutes, continued non-payment of delinquent taxes will result in added costs and the loss of your property at public auction.

To stop this action, the amount of \$ 2,485,785.43 must be paid on or before 05-20-16
Payment will be accepted only by cash, money order, cashier's check or certified check. Funds must be drawn on a United States bank or an International Money Order in U.S. funds.

We urge payment before the above date to avoid additional costs and possible loss of property.

Sincerely,

Sally L. Daniel, C.F.C.
Hernando County Tax Collector

Cc: (see attached list)

OTHERS TO NOTIFY

RE: STERLING HILLS PROPERTIES

OWNER OF RECORD:

BROWN INVESTMENT GROUP LLC

LISTED ARE CERTIFICATE HOLDERS THAT ARE ON SOME OF THE
ATTACHED ACCOUNTS.

GARNETT & GOLD PROPERTIES LLC
DAVID MURPHY
2126 WEST END AVE
LAKELAND FL 33803

FLORIDA TAX LIEN ASSETS IV LLC
ATTN: KELLY KITE
P O BOX 830539 DEPT 6000
BIRMINGHAM AL 35283

COMIAN X TAX LIEN FUND LLC
ATTN: K DOUGHERTY
700 ROUTE 130 N SUITE #101
CINNAMINSON NJ 08077

SKW PREP LLC
SEAN WALKER
360 SOUTH TECHNOLOGY CT
STE 100
LINDON UTAH 84042

GOLDEN DOME INVESTMENTS LLC
MATTHEW CAMPBELL
1481 49TH AVE NE
ST PETERSBURG FL 33703

REI HOLDINGS
EDDIE STEWART
654 N 800 E STE 322
SPANISH FORK UT 84660

LETA ROZNOWSKI
DL4C
15128 CENTRALIA RD
BROOKSVILLE FL 34614

JMT LLC
JAY TALLEY
18820 CRESCENT RD
ODESSA FL 33556

MATHON INVESTMENTS
TONY AZUL
8770 SUNSET DR #531
MIAMI FL 33173

RFEIJNEN INVESTMENTS LLC
CARLA BURGERS
5850 3RD ST PMB 174
LOS ANGELES CA 90036

DEVAN ENTERPRISE
44 THE LAKES BOULEVARD
JANDAKOT
PERTH WA 06164

LUCA 2 LLC
ACCOUNTING DEPT
P O BOX 52890
SARASOTA FL 34232

DAVID W GRADY JR
1257 LORING AVE #5H
BROOKLYN NY 11208

ADEK FLORIDA LLC
1421 GRECIAN WOODS PLACE
RALEIGH NC 27606

GULF COAST TITLE CO., INC.

"Serving our Community since 1923"

**111 N. Main Street
Brooksville, Florida 34601
(352) 796-9416 Phone
(352) 796-6676 Fax**

May 5, 2016

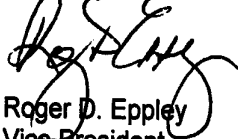
Sally L. Daniel, CFC
Tax Collector Hernando County
20 N. Main St.
Brooksville, FL 34601

Re: Tax Searches on Brown Investment Group, LLC

This is to certify Gulf Coast Title Co., Inc., has performed an updated title search of the public records of Hernando County, Florida, with respect to the entity, Brown Investment Group, LLC, and find nothing filed for record between the dates July 31, 2014 and May 3, 2016. No other information is provided in this search.

The above information submitted as of May 3, 2016.

Sincerely,



Roger D. Eppley
Vice-President
Gulf Coast Title Co, Inc.

Gulf Coast Title Co., Inc.

111 North Main Street
Brooksville, FL 34601
(352)-796-9416
(352) 796-6676 (fax)

"Since 1923"

File No. 20140213
Certificate No. 2012-04555-00
Effective Date: 07/31/2014

Parcel: R09 223 18 3603 0020 0210 | KEY: 01566497

LEGAL DESCRIPTION; (Per Tax Collector Certification, See Exhibit A for full legal); STERLING HILL PHASE 2A BLK 2 LOT 21

TO: Clerk of the Circuit Court, Hernando County, Florida.

APPLICANT: HERNANDO COUNTY

Dear Sir: Application is made to this office for Tax Deed on the above property. I certify that the legal description is correct as required under Chapter 197 Florida Statute.

APPARENT TITLE HOLDER AND ADDRESS ON RECORD:

Special Warranty Deed (OR Book 2634-737)
Brown Investment Group, LLC, a Florida limited liability company
c/o Golfside Lending Inc.
800 N. Belcher Road
Clearwater, Florida 33765

VENDEE OF RECORDED CONTRACT FOR DEED:

None

LIEN HOLDER AND ADDRESS OF RECORD:

None

ADDRESS ON RECORD ON CURRENT TAX ROLL:

BROWN INVESTMENT GROUP LLC
3038 FAIRVIEW ST.
SAFETY HARBOR FL 34695-5406

OTHERS TO NOTIFY: None

MOBILE HOME: No

HOMESTEAD EXEMPTION: No

ASSESSED VALUE: \$13,680.00

OUTSTANDING TAX SALE CERTIFICATES: 2010-04696-00, 2011-04596-00,
2012-04555-00, 2013-04584-00, 2014-04378-00.

This is to certify that this "Ownership and Encumbrance Report" (hereinafter referred to as the "Report"), shows the apparent record owner and all liens, as required by Chapter 197 Florida Statutes. It applies to the property described in said Tax Collector's Certification, and is based upon a search of the Public Records of Hernando County, Florida. This Company, in issuing this Report, assumes no liability on account of any instrument or proceedings, in the chain of title to the Property, which may contain defects that would render such instrument or proceedings null and void or defective. All instruments in the chain of title to the Property are assumed to be good and valid.

The Company's liability for this Report is limited to \$1,000.00 and extends only to the Customer who placed the order with the Company. No one else may rely upon this Report. Customer, by accepting this Report, agrees to indemnify and hold Company harmless from any claims of losses in excess of the limited amount stated above. This Report contains no expressed or implied opinion, warranty, guarantee, insurance or other similar assurance as to the status of title to real property. This report should only be relied upon for title information and, therefore, should be verified by a commitment for title insurance.

Dated this 5TH day of August, 2014.
GULF COAST TITLE CO., INC.

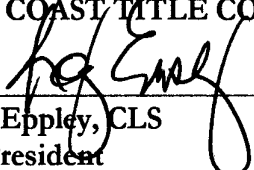
By: 
Roger Eppley, CLS
Vice-President

Exhibit "A"

Lot 21, Block 2, STERLING HILL, PHASE 2A, a subdivision, according to the plat thereof as recorded in Plat Book 35, pages 26-32, public records of Hernando County, Florida.

RECORDING FEES \$ 52.50
DEED DOC STAMP \$ 4,599.70
03/06/2009 Deputy Clk

2009011910
TRACEY 2634/737

Prepared by and return to:
Lee Nelson, Esquire
Shutts & Bowen LLP
100 South Ashley Dr., Ste 1500
Tampa, Florida 33602

R

LT1-2-2009011910-1

657,098.54

LT2-2634-737-6

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 26th day of February, 2009, by M/I HOMES OF TAMPA, LLC, a Florida limited liability company, whose mailing address is Easton Oval, Suite 500, Columbus, Ohio 43219 (the "Grantor") to BROWN INVESTMENT GROUP, LLC, a Florida limited liability company, whose mailing address is c/o Golfside Lending Inc., 800 N. Belcher Road, Clearwater, Florida 33765 (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 Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee forever, all that certain land situate, lying and being in Hernando County, Florida, and more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof (the "Property").

TOGETHER, with all of the Grantor's right, title and interest in and to all licenses, approvals, tenements, hereditaments and appurtenances belonging or in anyway appertaining to the Property but excluding the prepaid water and sewer impact fee credits discussed below.

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

AND the Grantor does hereby covenant that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; the Grantor does hereby specially warrant the title to the Property and will defend the same against the lawful claims and demands of all persons claiming through or under the Grantor, but not others; and that the Property is free and clear of all encumbrances, except for those matters shown on Exhibit "B" attached hereto, provided reference to the foregoing shall not operate to reimpose the same.

03/06/2009 12:11PM # Pages 6
Filed & Recorded in Official Records of
HERNANDO COUNTY CLERK OF COURT
KAREN NICOLAI

**Exhibit A to
Special Warranty Deed
Legal Description**

Lots 2, 3, 4, 6, 8, 9, 12, 15, 17, in Block 1; Lots 1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 20, 21, in Block 2; Lots 12, 15, 17, 18, 19, 22, in Block 3; Lots 2, 3, 4, 56, in Block 4; and Lot 23 in Block 6, all of Sterling Hills, Phase 2A, a subdivision, according to the Plat thereof as recorded in Plat Book 35, at Pages 26-32, of the Public Records of Hernando County, Florida.



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

6.14

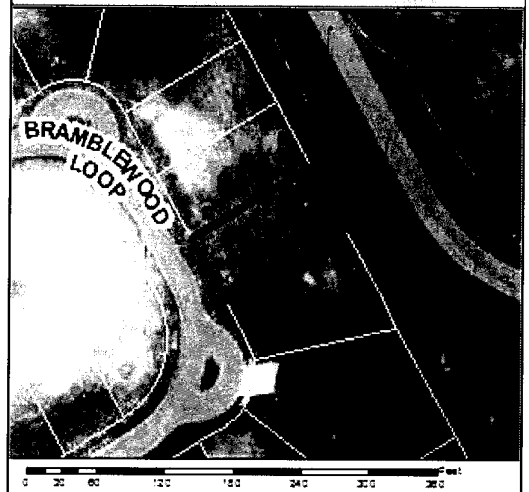
2015 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY #	01566497	PRINTED	06/03/16	PAGE	1
PARCEL #	R09 223 18 3603 0020 0210	SITUS	BRAMBLEWOOD LOOP		
OWNER(S)	BROWN INVESTMENT GROUP LLC C/O GOLFSIDE LENDING INC	PARCEL DESCRIPTION	STERLING HILL PHASE 2A BLK 2 LOT 21		
MAILING ADDRESS UPDATED	3038 FAIRVIEW ST SAFETY HARBOR FL 34695-5406	UPDATED	01/01/05		

MISCELLANEOUS PROPERTY INFORMATION

SQUARE FOOTAGE	7,200	
ACRES	0.20	
AERIAL MAP	52C	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	3601	STERLING HILL 1A-2B ~ SFR'S
SUBDIVISION	3603	STERLING HILL PH 2A
DOR LAND USE	00	VACANT RESIDENTIAL
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT
NON-AD VALOREM DIST2	700	STERLING HILLS CDD

OCTOBER 2013 GIS AERIAL



2015-03-00 PROPERTY VALUES

	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	13,680	13,680	13,680	
BUILDINGS	0	0	0	
FEATURES AND OUT BUILDINGS	0	0	0	
JUST/MARKET VALUE	13,680	13,680	13,680	
VALUE PRIOR TO CAP	13,680	13,680	13,680	
ASSESSED VALUE	13,680	13,680	13,680	
EXEMPT VALUE	0	0	0	
TAXABLE VALUE	13,680	13,680	13,680	
CLASSIFIED USE LAND VALUE	0	AD VALOREM TAXES	220.79	NON-AD VALOREM TAXES 5,371.17

LAND INFORMATION

CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE	ADJ RATE	VALUE
01	RESIDENTIAL/SQFT RA	N	2005		Y				7,200.00	SQFT	1.90	13,680

BUSINESSES ON PROPERTY

KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY

SITUS
BRAMBLEWOOD LOOP

BUILDING PERMITS

APPLIC.#	APP.DATE	PERMIT #	CODE	DESCRIPTION	ISSUED	STATUS	FINALED	VALUE
1179728	12/05/05	1179728	SF	SINGLE FAMILY RES.DETACH	1/06/06	VOID		259,000

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
02/26/09	BROWN INVESTMENT GROUP LLC	M	MULTIPLE PARC	Y	SW	2634	0737	0	657,100
10/31/05	M/I HOMES OF TAMPA LLC	M	MULTIPLE PARC	Y	SW	2139	0980	0	3,000,000
09/16/05	AVATAR PROPERTIES INC	M	MULTIPLE PARC	Y	SW	2104	1055	0	1,627,800



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

6.14

2015 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY #	01566497	PRINTED	06/03/16	PAGE	2
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PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
01/01/05	DEVCO V LLC	S	SPLIT (REQUIR	Y	SW	1615	0570	0	8,231,100

PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
01/18/13	2013	155	021	VACANT
01/30/09	2009	170	021	VACANT
05/16/05	2005	170	021	VACANT
02/23/00	2000	118	017	5 YEAR REVIEW

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Hardcopy requested by:
User : DSI-1375
Station: PC5882
Date : 2016-06-15 08:51:26

2014-0213

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TXDUE | Report Management | Report messages/Requests |

Function | Data | TAXES DUE INQUIRY | Action | PAYMENT DATE

KEY: 1566497

STATUS: LOCATION: BRAMBLEWOOD LOOP

DESCR: STERLING HILL PHASE 2A
BLK 2 LOT 21

PARCEL: R09 223 18 3603 0020 0210

CURR OWNER: BROWN INVESTMENT GROUP LLC
C/O GOLFSIDE LENDING INC

TD FILE # 20140213 PLAN FULL PAY

YEAR/ASM	CERT NUM	BIDDER#	TAX AMT	BALANCE	PAY OFF	INT %	TOTAL DUE	TYP
2015	20160409500	2	5591.96	5591.96	6372.10	18.00	6372.10	F
2014	20150399600	3	1246.86	1246.86	1676.51	18.00	1676.51	F
2013	20140437800	1	1248.55	1248.55	1918.89	18.00	1918.89	F
2012	20130458400	1	1194.03	1194.03	2070.46	18.00	2070.46	F
2011	20120455500	1	2162.41	2162.41	4550.63	18.00	4550.63	F T
2010	20110459600	11551	274.44	274.44	445.93	8.25	445.93	F
2009	20100469600	3626	1917.36	1917.36	4433.94	18.00	4433.94	F

TOTAL 21468.46

08:51:21:970 INQUIRY REQUEST

INS Connected

11551 - Florida Tax Lien Assets IV LLC
3626 - Golden Dome Investments LLC

Hardcopy requested by:
 User : DSI-1375
 Station: PC5882
 Date : 2016-06-15 08:51:14

CATSSYS PRODUCTION

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TXDUE | Report Management | Report messages/Requests |

TAXES DUE INQUIRY

PAYMENT DATE

Function | Data | Action |

KEY: 1566497

STATUS: [REDACTED]

LOCATION: BRAMBLEWOOD LOOP

DESCR: STERLING HILL PHASE 2A
 BLK 2 LOT 21

PARCEL: R09 223 18 3603 0020 0210

CURR OWNER: BROWN INVESTMENT GROUP LLC
 C/O GOLFSIDE LENDING INC

TD FILE # 20140213 PLAN FULL PAY

YEAR/ASM	CERT NUM	BIDDER#	TAX AMT	BALANCE	PAY OFF	INT %	TOTAL DUE	TYP
2015	20160409500	2	5591.96	5591.96	6432.72	18.00	6432.72	F
2014	20150399600	3	1246.86	1246.86	1696.97	18.00	1696.97	F
2013	20140437800	1	1248.55	1248.55	1939.31	18.00	1939.31	F
2012	20130458400	1	1194.03	1194.03	2089.99	18.00	2089.99	F
2011	20120455500	1	2162.41	2162.41	4590.11	18.00	4590.11	F T
2010	20110459600	11551	274.44	274.44	448.04	8.25	448.04	F
2009	20100469600	3626	1917.36	1917.36	4465.20	18.00	4465.20	F

TOTAL 21662.34