

Tax Collector's Certification

File No. 20140307
Date of Tax Deed Application
MAY 16 2014

This is to certify that HERNANDO COUNTY, holder of Tax Sale Certificate
Number 2012-04665-00, 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: R10 223 18 3604 0270 0450 Key: 01568967
STERLING HILL PHASE 2B BLK 27 LOT 45

2016-097

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
2012-04665-00	05/31/2012	2,511.04	903.97	3,415.01
2013-04697-00	05/31/2013	1,428.07	257.05	1,685.12

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
2009-04655-00	05/29/2009	2,608.94	6.25	2,250.21	4,865.40
2010-04808-00	05/31/2010	2,590.33	6.25	1,787.33	4,383.91
2011-04704-00	05/31/2011	412.13	6.25	102.00	520.38

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

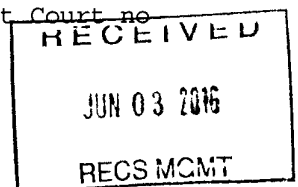
	Total Amount Paid
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)	14,869.82
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	-----
3. Total of Current Taxes Paid by Tax Deed Applicant	-----
4. Ownership and Encumbrance 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 Dally L. Daniel

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



2014-0307

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 # 2012-04665-00

Purchase Date: 05/31/2012

Certificate face amount \$2,511.04 Interest rate: 18.00%

Key # 01568967 Parcel # R10 223 18 3604 0270 0450

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

STERLING HILL PHASE 2B BLK 27 LOT 45

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


357

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
2012-04665-00	05/31/2012	STERLING HILL PHASE 2B BLK 27 LOT 45

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

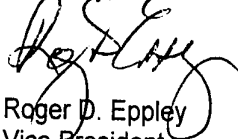
Sally L. Daniel, CFC
Tax Collector Hernando County
20 N. Main St.
Brooksville, FL 34601

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. 20140307
Certificate No. 2012-04665-00
Effective Date: 07/31/2014

Parcel: R10 223 18 3604 0270 0450 | **KEY:** 01568967

LEGAL DESCRIPTION; (Per Tax Collector Certification, See Exhibit A for full legal); STERLING HILL PHASE 2B BLK 27 LOT 45

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:

Warranty Deed (OR Book 2559-541)
Brown Investment Group, LLC, a Florida Limited Liability Company
P.O Box 5148
Clearwater, FL. 33758

VENDEE OF RECORDED CONTRACT FOR DEED:

None

LIEN HOLDER AND ADDRESS OF RECORD:

None

ADDRESS ON RECORD ON CURRENT TAX ROLL:

BROWN INVESTMENT GROUP LCC
PO BOX 4429
CLEARWATER FL 33758-4429

OTHERS TO NOTIFY: None

MOBILE HOME: No

HOMESTEAD EXEMPTION: No

ASSESSED VALUE: \$18,582.00

OUTSTANDING TAX SALE CERTIFICATES: 2009-04655-00, 2010-04808-00,
2011-04704-00, 2012-04665-00, 2013-04697-00, 2014-04488-00.

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 11th day of August, 2014.

GULF COAST TITLE CO., INC.

By: 
Roger Eppley, CLS
Vice-President

Exhibit "A"

Lot 45, Block 27, STERLING HILL, PHASE "2B", according to the plat thereof as recorded in Plat Book 35, page 33, public records of Hernando County, Florida.

Prepared By: Debi Polak
Columbia Title Agency, Inc.
1207 N. Franklin St, Suite 201
Tampa, FL
incidental to the issuance of a title insurance policy.
File Number: 06-3433
Parcel ID #: R09 223 18 3602 0180 0030

Handwritten initials: *DPW*
R
3602
1

2008024449

ROBIN 2559/541

OFFICIAL RECORDS
BK: 2559 PG: 541

LT1-2-2008024449-1

LT2-2559-541-1

05/02/2008 4:05PM # Pages 1
Filed & Recorded in Official Records of
HERNANDO COUNTY CLERK OF COURT
KAREN NICOLAI

WARRANTY DEED

This WARRANTY DEED, dated 04/30/2008 by Grant Homes, L.L.C., a Florida Limited Liability Company, whose post office address is 13366 Blythewood Drive, Spring Hill, FL 34609, hereinafter called the GRANTOR, to Brown Investment Group, LLC, a Florida Limited Liability Company, whose post office address is P. O. Box 5148, Clearwater, FL 33758 hereinafter called the GRANTEE:
(Wherever used herein the terms "Grantor" and "Grantee" shall include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Hernando County, FL, viz:

Lot 3, Block 18, STERLING HILL PHASE "1B", according to the plat thereof, as recorded in Plat Book 34, Page 23, of the Public Records of Hernando County, Florida.

AND

Lots 6 through 35, inclusive and Lots 37 through 41, inclusive and Lots 44 and 45 and Lots 49 through 61, inclusive, Block 27 and Lot 2 and Lots 5 through 10, inclusive and Lots 12 and 13, Block 28 and Lot 18, Block 29 and Lots 15 and 18, Block 30 and Lots 2, 3 and 4, Block 31, STERLING HILL PHASE "2B", according to the plat thereof, as recorded in Plat Book 35, Page 33, of the Public Records of Hernando County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2008 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

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

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: *Debra Polak*
Print Name: DEBRA J. POLAK

Cory C. Frier
Cory C. Frier, Manager - Grant Homes, L.L.C.

Signature: *Ivan Chavez*
Print Name: Ivan Chavez

RECORDING FEES \$ 10.00
DEED DOC STAMP \$ 5,659.50
05/02/2008 *By* Deputy Clk

STATE OF Florida
COUNTY OF Hillsborough

THE FOREGOING INSTRUMENT was acknowledged before me this April 30, 2008 by Cory C. Frier, Manager of Grant Homes, L.L.C., a Florida Limited Liability Company, on behalf of said limited liability company, who is/are personally known to me or who has/have produced FL DR LICENSES as identification.

(SEAL)

Debra Polak
Notary Public
Print Name:
My Commission Expires:





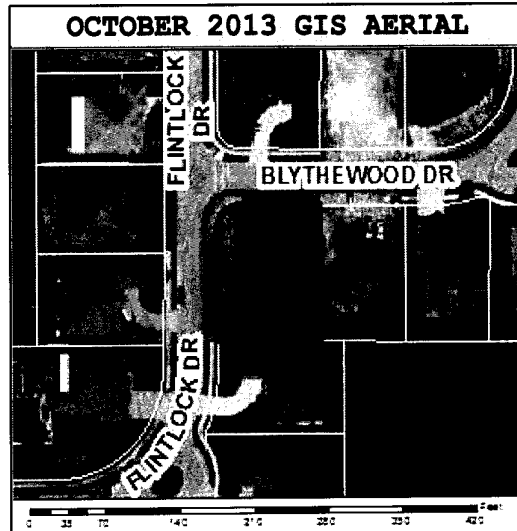
HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

6.14

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

KEY #	01568967	PRINTED	06/03/16	PAGE	1
PARCEL #	R10 223 18 3604 0270 0450	SITUS	BLYTHEWOOD DR		
OWNER(S)	BROWN INVESTMENT GROUP LCC	PARCEL DESCRIPTION	STERLING HILL PHASE 2B BLK 27 LOT 45		
MAILING ADDRESS	PO BOX 4429 CLEARWATER FL 33758-4429	UPDATED	01/01/05		
UPDATED	04/08/09				

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	11,614	
ACRES	0.30	
AERIAL MAP	52D	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	3601	STERLING HILL 1A-2B ~ SFR'S
SUBDIVISION	3604	STERLING HILL PH 2B
DOR LAND USE	00	VACANT RESIDENTIAL
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT
NON-AD VALOREM DIST2	700	STERLING HILLS CDD



2015-03-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	18,582	18,582	18,582	
BUILDINGS +	0	0	0	
FEATURES AND OUT BUILDINGS +	0	0	0	
JUST/MARKET VALUE =	18,582	18,582	18,582	
VALUE PRIOR TO CAP	18,582	18,582	18,582	
ASSESSED VALUE	18,582	18,582	18,582	
EXEMPT VALUE -	0	0	0	
TAXABLE VALUE =	18,582	18,582	18,582	
CLASSIFIED USE LAND VALUE	0	AD VALOREM TAXES	299.90	NON-AD VALOREM TAXES 6,820.90

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	2009		Y				11,614.00	SQFT	1.60	18,582

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY	
SITUS	
BLYTHEWOOD DR	

PROPERTY SALES									
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
04/30/08	BROWN INVESTMENT GROUP LCC	M	MULTIPLE PARC	Y	WD	2559	0541	0	808,500
08/29/05	GRANT HOMES LLC	M	MULTIPLE PARC	Y	WD	2092	1634	0	2,256,400
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

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HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

6.14

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

KEY #	01568967	PRINTED	06/03/16	PAGE	2
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PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
01/30/09	2009	170	021	VACANT
05/17/04	2004	154	021	VACANT

Hardcopy requested by:
User : DSI-1375
Station: PC5882
Date : 2016-06-15 09:30:22

2014-0307

CATSSYS PRODUCTION

File Edit Select Macros Options About

TXDUE | Report Management | Report messages/Requests |

TAXES DUE INQUIRY **PAYMENT DATE**

Function | Data | Action |

KEY: 1568967

STATUS: [] LOCATION: BLYTHEWOOD DR

DESCR: STERLING HILL PHASE 2B
BLK 27 LOT 45

PARCEL: R10 223 18 3604 0270 0450
CURR OWNER: BROWN INVESTMENT GROUP LLC

TD FILE # 20140307 PLAN FULL PAY

YEAR/ASM	CERT NUM	BIDDER#	TAX AMT	BALANCE	PAY OFF	INT %	TOTAL DUE	TYP
2015	20160415000	2	7120.80	7120.80	8108.20	18.00	8108.20	F
2014	20150405400	3	1356.86	1356.86	1822.25	18.00	1822.25	F
2013	20140448800	1	1359.05	1359.05	2086.79	18.00	2086.79	F
2012	20130469700	1	1310.28	1310.28	2269.74	18.00	2269.74	F
2011	20120466500	1	2312.56	2312.56	4837.27	18.00	4837.27	F T
2010	20110470400	11551	371.83	371.83	596.88	8.25	596.88	F
2009	20100480800	2348093	2310.51	2310.51	5432.99	18.00	5432.99	F
2008	20090465500	3326	2403.09	2403.09	5878.00	17.25	5878.00	F

TOTAL 31032.12

09:30:16:799 INQUIRY REQUEST INS Connected

11551 - Florida Tax Lien Assets IV LLC
2348093 - David W Grady Jr.
3326 - Luca 2 LLC

Hardcopy requested by:

User : DSI-1375

Station: PC5882

Date : 2016-06-15 09:30:14

CATSSYS PRODUCTION

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TAXES DUE INQUIRY

PAYMENT DATE

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KEY: 1568967

STATUS: []

LOCATION: BLYTHEWOOD DR

DESCR: STERLING HILL PHASE 2B
BLK 27 LOT 45

PARCEL: R10 223 18 3604 0270 0450

CURR OWNER: BROWN INVESTMENT GROUP LLC

TD FILE # 20140307 PLAN FULL PAY

YEAR/ASM	CERT NUM	BIDDER#	TAX AMT	BALANCE	PAY OFF	INT %	TOTAL DUE	TYP
2015	20160415000	2	7120.80	7120.80	8185.36	18.00	8185.36	F
2014	20150405400	3	1356.86	1356.86	1844.49	18.00	1844.49	F
2013	20140448800	1	1359.05	1359.05	2109.00	18.00	2109.00	F
2012	20130469700	1	1310.28	1310.28	2291.16	18.00	2291.16	F
2011	20120466500	1	2312.56	2312.56	4879.18	18.00	4879.18	F T
2010	20110470400	11551	371.83	371.83	599.72	8.25	599.72	F
2009	20100480800	2348093	2310.51	2310.51	5471.85	18.00	5471.85	F
2008	20090465500	3326	2403.09	2403.09	5915.50	17.25	5915.50	F

TOTAL 31296.26