

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information					
Applicant	SAVVY FL LLC FIRST HORIZON COLLATERAL ASSIGNEE 17962 FOXBOROUGH LN BOCA RATON, FL 33496	Application date	Apr 21, 2026		
		Deed application number	2026-0203		
Owner	KING JACQUELINE D DRIGGERS IRVANNA 11504 RIVER COUNTRY DR RIVERVIEW, FL 33569-5242	Certificate #	2024 / 240002524		
Property description	RERDELL BLK 29 LOTS 1 & 2	Issued	05/31/2024		
		Parcel ID	R24-122-21-0780-0290-0010		
		Alternate Parcel ID	24761		
Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application					
Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2024/240002524	05/31/2024	325.01	88.77	413.78	
→Part 2: Total*				413.78	
Part 3: Other Certificates Redeemed by Applicant (Other than County)					
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2025/250002625	05/30/2025	343.99	6.25	40.99	391.23
Part 3: Total*					391.23
Part 4: Tax Collector Certified Amounts (Lines 1-7)					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)					805.01
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					418.07
4. Ownership and encumbrance report fee					250.00
5. Tax deed application fee					175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)					49.44
7. Total Paid (Lines 1-6)					1,697.52
I certify the above information is true and the tax certificates, interest, ownership and encumbrance report fee, and tax collector's fees have been paid, and that the ownership and encumbrance statement is attached.					
Sign here: <u>TERESA ALBARELLA</u>			<u>Hernando County, Florida</u>		
Signature, Tax Collector			Date <u>06/24/2026</u>		

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
8. Processing tax deed fee	0.00
9. Certified or registered mail charge	0.00
10. Advertising charge(s) (see s.197.542, F.S.)	0.00
11. Electronic Auction Fee	0.00
12. Recording fee for certificate of notice	0.00
13. Sheriff's fees	0.00
14. Interest (see Clerk of Court Instructions, page 2)	0.00
15. Total Paid (Lines 8-14)	0.00
16. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
17. Other outstanding certificates and delinquent taxes not included in this Application, if applicable	0.00
18. Statutory opening bid (total of Lines 7, 14, 15 (if applicable) and 16 (if applicable))	1,697.52
19. Redemption fee	6.25
20. Total amount to redeem	1,703.77
Sign here: _____ Date of sale _____ Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

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

Clerk of Court (complete Part 5)

Line 14: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8** through **13**. Enter the amount on **Line 14**.

Line 15: Enter the total of Lines 8-14. Complete Lines 15-20, if applicable.

HERNANDO COUNTY TAX COLLECTOR

AMY L. BLACKBURN, C.F.C.

20 NORTH MAIN ST. ROOM 112 * BROOKSVILLE, FL 34601-2892
TELEPHONE (352) 754-4180 * FAX (352) 754-4189
www.hernandocounty.us/tc



APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2026-0203

To: Tax Collector of HERNANDO COUNTY, Florida

I,

SAVVY FL LLC FIRST HORIZON COLLATERAL ASSIGNEE
17962 FOXBOROUGH LN
BOCA RATON, FL 33496,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
R24-122-21-0780-0290-0010	2024/240002524	05-31-2024	REDELL BLK 29 LOTS 1 & 2

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
SAVVY FL LLC FIRST HORIZON COLLATERAL
ASSIGNEE
17962 FOXBOROUGH LN
BOCA RATON, FL 33496

04-21-2026
Application Date

Applicant's signature

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

At the request of the County Tax Collector for Hernando County, FL, a search has been made of the Public Records for the following described property:

Parcel ID	Alt. Key	Property Address
R24-122-21-0780-0290-0010	00024761	9115 ANCON AVE WEBSTER 33597
Legal Description RERDELL BLK 29 LOTS 1 & 2		

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 240002524	\$27,224	No	No	No

Owner of Record on Current Tax Roll	Billing Name & Address
JACQUELINE D KING, IRVANNA DRIGGERS	11504 RIVER COUNTRY DR RIVERVIEW FL 33569-5242 US

PROPERTY INFORMATION REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

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

Report Date: 06/23/2026 **Search covers** 20 years **through:** 06/18/2026

Christina Young
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
JACQUELINE D KING AND IRVANNA D DRIGGERS 6120 LIBERTY AVE TEMPLE TERRACE FL 33617	Warranty Deed Bk:3311 Pg:1174	

Related Documents (for Reference)

Quit Claim Deed
Bk:1257 Pg:1376

Power of Attorney
Bk:2711 Pg:1122

Quit Claim Deed
Bk:2711 Pg:1124

Agreement for Deed
Bk:3093 Pg:1803

Warranty Deed
Bk:3232 Pg:834

Death Certificate
Bk:3342 Pg:1707

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record

Document

Examiner Comments

None found.

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

THIS DOCUMENT PREPARED BY:
RETURN TO:

RENV John R. Council
37739 Robinson Avenue
Dade City, FL 33523

THIS WARRANTY DEED, executed this 23 day of Nov, 2015, by ROSEANNA DOW, widow hereafter called the Grantor, to ROSEANNA DOW as to a life estate, without any liability for waste, and with full power and authority in life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property, described herein, in fee simple, with or without consideration, without joinder of the remainderman, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the life tenant, the remainder, if any, to JACQUELINE D. KING and IRVANNA D. DRIGGERS and whose mailing address is 6120 Liberty Ave, hereinafter referred to as Grantee.
Temple Terrace, FL 33617

(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 corporation, wherever the contest so admits or requires).

WITNESSETH, that the Grantor, 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 Hernando, State of Florida, effective on the Grantor's death, to-wit:

SEE EXHIBIT "A" ATTACHED

The Grantor reserves a life estate for herself during the Grantor's lifetime coupled with an unrestricted power to convey during the Grantor's lifetime, which includes the power to sell, gift, mortgage, lease and otherwise dispose of the property, and to retain the proceeds from the conveyance.

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

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

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

Signed, sealed and delivered in the presence of:

Redney C. Driggers
Witness
Redney C. Driggers
Printed Name

Roseanna Dow
ROSEANNA DOW
6120 Liberty Ave
Address Temple Terrace, FL 33617

John R. Council
Witness
John R. Council
Printed Name

State of Florida
County of Pasco

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, ROSEANNA DOW personally known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. Said person is personally known to me or produced as identification.

Witness my hand and official seal in the County and State aforesaid this 23 day of Nov, 2015.
(seal)

John R. Council
Notary Public
My commission expires:

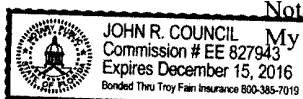


Exhibit "A"

Parcel ID Number: R24-122-21-0780-0290-0010

Lots 1 and 2, Block 29 recorded as per Plat Book 3,
Page 5, Public Records Hernando County, Florida.

1000
This instrument prepared by / after recording return to:
Jeffrey A. LeHeup, Esq.
4801 E. Busch Blvd., Suite B
Tampa, FL 33617

** OFFICIAL RECORDS **
BK: 1257 PB: 1376

FILE# 99-014278
HERNANDO COUNTY, FLORIDA

Property Appraiser's Parcel Identification No. R24-122-21-0780-0290-0010

Grantee(s) S.S. #s): [REDACTED]

RCD Mar 30 1999 12:46pm
KAREN NICOLAI, CLERK

QUITCLAIM DEED

R This Quitclaim Deed, made this 11th day of January 1999, between OPAL DIXON, a married woman, of the County of Hillsborough, in the State of Florida, hereinafter called the Grantor, and RAYMOND DIXON, of the County of Hillsborough, in the State of Florida, whose post office address is 6120 Liberty Avenue, Temple Terrace, Florida 33612, hereinafter called the Grantee,

Witnesseth: That the said Grantor, for and in consideration of the sum of TEN dollars, to him in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and forever quitclaim unto said Grantee, his heirs and assigns forever, any right, title and claim the Grantor has in and to the following described property, together with any improvements thereon:

Lots 1 and 2, Block 29, Rentiell, as recorded in Plat Book 3, Page 5, Public Records of Hernando County, Florida.

The above described property is vacant land.

DEED DOC STAMPS 8.70
03/30/99 Deputy CLK

It is understood that this conveyance is made without covenants or warranties of any kind, either express or implied.

* "Grantor" and "Grantee" are used for singular or plural, as context requires

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
BARBARA J. HARRIS
Witness
Rose Ann PATERA
ROSE ANN PATERA

Opal M. Dixon
OPAL DIXON
OPAL M. DIXON

State of WEST VIRGINIA
County of HANCOCK

Sworn to and subscribed before me this 11th day of JANUARY, 1999, by Opal Dixon, who is/are personally known to me or who has/have produced ~~as identification~~ and who did take an oath.

Notary Signature
My Commission expires:



2010001224

LORINDA 2711/1122

OFFICIAL RECORDS
BK: 2711 PG: 1122

LT1-2-2010001224-1

POWER OF ATTORNEY

Raymond Dixon, the "principal," of Temple Terrace, FL 33617, herewith appoints Roseanna Dowof Temple Terrace, FL, as their attorney in fact, to act in the place and stead and with the same authority as Principal would have to do the following acts:

To conduct any and all business regarding my deposit accounts, loans, safe deposit box, or other banking business in regard to the Bank of America Bank, of Temple Terrace, FL. This power shall specifically include, but is not limited to the right to deposit, withdraw, sign Checks or drafts, make stop payment orders, and to conduct any banking transactions necessary or possible in regard to my banking relationship with the Bank of America Bank.

To execute a deed or other instrument of conveyance conveying my interest in the following real property:

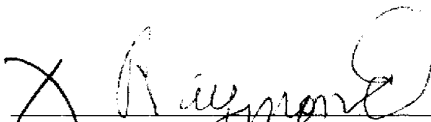
Mobile Home and Land it is on

LT2-2711-1122-2

To act for me in the regard to the following: Negotiate and sign for any financial decisions

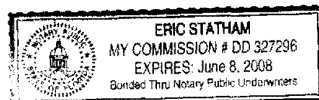
01/07/2010 4:26PM # Pages 2
Filed & Recorded in Official Records of
HERNANDO COUNTY CLERK OF COURT
KAREN NICOLAI

This durable power of attorney shall be in effect from February 10, 2008 to February 10, 2009 and shall not be revoked due to my incapacity, and will continue in effect should I ever become incapacitated. In the event of my incapacity, this power of attorney shall continue Beyond February 10, 2009 until such time as I am no longer incapacitated.



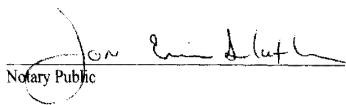
Raymond Dixon, As Principal

STATE OF Florida
COUNTY OF Hillsborough



Raymond Dixon personally appeared before me and acknowledged the execution of this power of attorney for the purposes set forth therein.

Dated: 2-11-08


Notary Public

OFFICIAL RECORDS
BK: 2711 PG: 1123

R ROSEANNA DOW
6120 LIBERTY AVE.
TEMPLE TERRACE, FL.
33617

8/11/10

2010001225

LORINDA 2711/1124

OFFICIAL RECORDS

BK: 2711 PG: 1124

LT1-2-2010001225-1

LT2-2711-1124-2

01/07/2010 4:26PM # Pages 2
Filed & Recorded in Official Records of
HERNANDO COUNTY CLERK OF COURT
KAREN NICOLAI

RECORDING FEES \$ 18.50
DEED DOC STAMP \$ 0.70
01/07/2010 Deputy Clk

Recording requested by: ROSEANNA DOW

Space above reserved for use by Recorder's Office

When recorded, mail to:

Document prepared by:

Name: ROSEANNA DOW

Name ROSEANNA DOW

Address: 6120 LIBERTY AVE

Address 6120 LIBERTY AVE

City/State/Zip: TEMPLE TERRACE FL

City/State/Zip TEMPLE TERRACE FL

Property Tax Parcel/Account Number: 33617

33617

Quitclaim Deed

This Quitclaim Deed is made on JAN 4 - 1010, between
RAYMOND DIXON, Grantor, of 6120 LIBERTY AVE
City of TEMPLE TERRACE, State of FLORIDA
and ROSEANNA DOW, Grantee, of 6120 LIBERTY AVE
City of TEMPLE TERRACE, State of FL - 33617.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by
the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs
and assigns, to have and hold forever, located at 35484 Goethals St
City of Webster, State of FL:

Lots 1 and 2 Blk 29
Reedell plot Book 3 Pg 5

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of 2010 shall be prorated between the Grantor and Grantee as of the date of
recording of this deed.

Dated: 1-7-10

Raymond Dixon - By Roseanna Dow
Signature of Grantor as P.O.A.

RAYMOND DIXON - ROSEANNA DOW
Name of Grantor

Tracey Merry
Signature of Witness #1

Tracey Merry
Printed Name of Witness #1

Debby Ellinghusen
Signature of Witness #2

Debby Ellinghusen
Printed Name of Witness #2

State of FLORIDA County of Hernando
On January 7, 2010, the Grantor, Roseanna Dow as POA for Raymond Dixon
personally came before me and, being duly sworn, did state and prove that he is the person described
in the above document and that he signed the above document in my presence.

Lorinda J. Chea
Notary Signature



Notary Public,
In and for the County of Hernando State of Florida
My commission expires: _____ Seal

Send all tax statements to Grantee.

STANDARD AGREEMENT FOR DEED

Agreement for Deed

THIS AGREEMENT, Made this 8TH day of MAY A.D. 2014

by and between ROSE ANNA DOW

of Hillsborough County, Florida, hereinafter called Sellers, and

THEODORE G. HABER JR.

hereinafter called Buyers, witnesseth:

That if the said Buyers shall first make the payments and perform the covenants hereinafter mentioned on their part to be performed, the said Sellers hereby covenant and agree to convey and assure to the Buyer or their heirs or assigns, in fee simple, clear of all incumbrances whatever, save only restrictions and covenants of Public Record, by a good and sufficient Warranty Deed, the real property situated in the County of HERNANDO, State of Florida known and described as follows, to wit:

PARCEL R 24 122 21 0780 0290 0010
RERDELL BLK 29 LOTS 1 AND 2

9115 ANCON AVE, Property address

And the Buyer hereby agrees and covenants to pay to the Seller the sum of
TWELVE THOUSAND dollars (\$12,000) in the manner following:

A The sum of \$ 200.00 in cash, receipt of which is hereby acknowledged.

B One Promissory Note, attached, in the amount of ELEVEN THOUSAND EIGHT HUNDRED
(\$11,800) being paid by monthly payments commencing on the 25 Day of JUNE
2014, continuing on the 25 Day of every month thereafter until paid in full and bearing
interest at the rate of 0 % p.a. See Note attached which forms part of this agreement.

and Buyer covenants to pay all taxes, assessments or impositions that may be legally levied or imposed upon such land subsequent to the year of 2013, and to keep the buildings, structures and other improvements now or hereafter erected or placed upon said premises insured against all loss and damage by fire, tornado or windstorm in some company satisfactory to the Seller in a sum not less than the rebuilding cost of the structures including all demolition and site clearance during the term of this agreement and to promptly pay all premiums for such insurance. All sums recoverable on any such insurance shall be made payable first to the Seller

by a loss payable clause satisfactory to the Seller up to the amount of the then outstanding mortgage balance including accrued interest, the balance, if any, being payable to the Buyer.

Initials Buyer(s) *TGH* Seller(s) *R.A.*

This Agreement for Deed is assignable by Buyer to another party who will be required to meet Sellers qualifications at that time.

The Buyer is responsible for all maintenance and repairs on the property without limitation.

Buyer (a) shall not commit waste or permit impairment or deterioration of the Property, (b) shall not abandon the Property, (c) shall restore or repair promptly and in a good and workmanlike manner all or any part of the Property to the equivalent of its original condition, or such other condition as Seller may approve in writing, in the event of any damage, injury or loss thereto, whether or not insurance proceeds are available to cover in whole or in part the costs of such restoration or repair, (d) shall keep the Property, including improvements, fixtures, equipment, machinery and appliances thereon in good repair and shall replace fixtures, equipment, machinery and appliances on the Property when necessary to keep such items in good repair, (e) shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property, and (f) shall give notice in writing to Lender of and, unless otherwise directed in writing by Seller, appear in and defend any action or proceeding purporting to affect the Property, the security of this Instrument or the rights or powers of Seller.

If default shall be made in the payment of said sums of money, or any part thereof as provided in this Agreement for Deed, or in the interest that may become due thereon or any part thereof shall be delinquent and unpaid for a period of fifteen (15) days, or in the event of default in any other covenant herein, then and thenceforth it shall be optional with the Seller, his heirs, personal representatives or assigns to consider the whole of said principal sum expressed in the Agreement as immediately due and payable. In the event of such default, the Buyer agrees to pay all costs, charges, and expenses in collecting the money hereby secured, including reasonable attorney's fees and commission whether collected by foreclosure or otherwise, and any and all monies paid by the Seller by reason of the default of the Buyer. Payments postmarked more than five (5) days after the due date shall be considered late and shall be subject to an additional charge of 5%.

The Buyer shall pay the intangible taxes, documentary stamps and recording of the Agreement for Deed, and for the documentary stamps on the Warranty Deed.

The Seller shall execute and deliver a Warranty Deed to the Buyer when the terms of this Agreement have been met and the full amount due and owing hereunder are paid in full.

IT IS MUTUALLY AGREED by and between the parties hereto, that time of payment shall be an essential part of this contract and that all covenants and agreements herein contained shall

extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

Initials Buyer(s) TGH Seller(s) R. D.

In Witness Whereof, the parties have executed this Instrument or has caused the same to be executed by its representatives thereunto duly authorized.

For buyer(s) Theodore W. Haber Jr

Signed, sealed and delivered in the presence of:

Stephen Conklin Menhennett

Witness Buyer

Stephen Conklin Menhennett

Witness Buyer

STATE OF FLORIDA

COUNTY OF PASCO ss:

I hereby certify that on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgements personally appeared

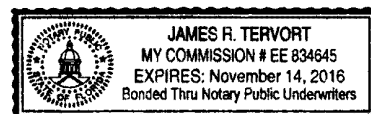
THEODORE HABA JR to me known to be the person(s) described in or who identified himself(ves) to be the persons described by means of DRIVERS LICENSE and who executed the foregoing instrument and acknowledged before me that HE executed the same for the purpose expressed.

Witness my hand and official seal in the county and state aforesaid this 8TH day of MAY 2014

(Seal)

Notary Public

My Commission Expires Nov. 14, 2016



For seller

Roseanna Dow

Witness Seller

John E. Dow

Witness Seller

STATE OF FLORIDA

COUNTY OF Hillsborough ss:

I hereby certify that on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgements personally appeared

ROSEANNA Dow

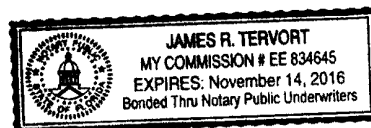
to me known to be the person(s) described in who identified themself(ves) to be the persons described by means of DRIVERS LICENSE and who executed the foregoing instrument and acknowledged before me that SHE executed the same for the purpose expressed.

Witness my hand and official seal in the county and state aforesaid this 9th day of MAY 2014

(Seal)

[Signature]

Notary Public



My Commission Expires Nov. 14, 2016

3/2

THIS INSTRUMENT PREPARED BY:

NAME James R Tervort

ADDR. PO Box 579

Trilby, FL 33593

PARCEL IDENTIFICATION NUMBER:

R24 122 21 0780 0290 0010

Rec. Fee \$

Doc. St. \$

Space above for Recording

WARRANTY DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 16th day of March, 2015,

between: GRANTOR: Theodore G Haber Jr, whose street address is
2121 Reynolds Rd

in the City of Lakeland, State of Florida; an

Individuals,

AND

GRANTEE: Roseanna Dow,

whose street address is 6120 Liberty Ave.

in the City of Temple Terrace, State of Florida,

WITNESSETH, that Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00). and other good and valuable consideration to Grantors in hand paid by Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's successors and assigns forever, the following described land, situated, lying and being in Hernando County, Florida, to-wit:

☐ See Legal Description Attached as Exhibit A

☒ Legal Description:

9115 Ancon Ave

Rerdell

BLK 29 Lots 1 and 2

SUBJECT TO:

1. Ad valorem real property taxes for 2015 and subsequent years.

THIS DEED IS AN ABSOLUTE conveyance of title in effect as well as in form and is not intended as a mortgage, trust conveyance or security of any kind. This Deed is executed in lieu of foreclosure on the default existing on the Note and Deed of Trust dated 8th Day of May 2014

executed by Roseanna Dow and Theodore G. Haber Jr
in the principal sum of Twelve Thousand Dollars (\$ 12,000)
which Deed of Trust is on file and of record in O.R. Book 3093, page 1803
of the Public Records of Hernando County, Florida.

GRANTORS do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor have executed this Warranty Deed on this the 16th day of March, 2015.

Signed, sealed and delivered in the presence of:

First Witness Signature

Printed Name

Second Witness Signature

Theodore G Haber Jr
Signature of Grantor

Theodore G Haber Jr
Type or Print Name

2121 Reynolds Rd
Street Address
Lakeland FL 33801

Stephen C Menhennett

First Witness Signature

Stephen C Menhennett

Printed Name

Paul Gross

Second Witness Signature

PAUL GROSS

Printed Name

Theodore G Haber Jr

Signature of Grantor

Theodore G Haber Jr

Type or Print Name

2121 Reynolds Rd

Street Address

Lakeland FL 33801

City, State and Zip

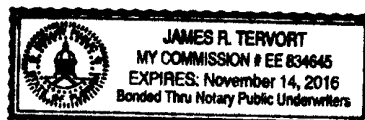
STATE OF FLORIDA, COUNTY OF Pasco

The foregoing instrument was acknowledged before me this 16th day of March 2015, by

Theodore G. Haber Jr, who is personally

known to me or has produced Drivers License as identification and

who ☐ did/ ☒ did not take an oath.



Notary Public

[Signature]
(Print, type, or stamp commissioned name of Notary Public)

STATE OF FLORIDA

THIS DOCUMENT HAS A LIGHT BACKGROUND ON TRUE WATERMARKED PAPER. HOLD TO LIGHT TO VERIFY FLORIDA WATERMARK.

BUREAU of VITAL STATISTICS

CERTIFICATION OF DEATH

STATE FILE NUMBER: 2016020348

DATE ISSUED: February 12, 2016

DECEDENT INFORMATION

STATE FILE DATE: February 10, 2016

NAME: ROSEANNA DIXON DOW

DATE OF DEATH: February 7, 2016

SEX: FEMALE

AGE: 089 YEARS

DATE OF BIRTH: March 16, 1926

SSN: [REDACTED]

BIRTHPLACE: PATRICK, KENTUCKY, UNITED STATES

PLACE WHERE DEATH OCCURRED: DECEDENT'S HOME

FACILITY NAME OR STREET ADDRESS: 6120 LIBERTY AVENUE

LOCATION OF DEATH: TEMPLE TERRACE, HILLSBOROUGH COUNTY, 33617

SURVIVING SPOUSE, DECEDENT'S RESIDENCE AND HISTORY INFORMATION

MARITAL STATUS: WIDOWED

SPOUSE (IF FEMALE, MAIDEN NAME): NONE

RESIDENCE: 6120 LIBERTY AVENUE, TEMPLE TERRACE, FLORIDA 33617, UNITED STATES

COUNTY: HILLSBOROUGH

OCCUPATION, INDUSTRY: HOMEMAKER, OWN HOME

RACE: ☒ White ☐ Black or African American ☐ Asian Indian ☐ Chinese ☐ Filipino ☐ Native Hawaiian
☐ American Indian or Alaskan Native--Tribe: ☐ Japanese ☐ Korean ☐ Vietnamese

☐ Guamanian or Chamorro

☐ Samoan

☐ Other Pacific Isl:

☐ Other Asian:

☐ Other:

☐ Unknown

HISPANIC OR HAITIAN ORIGIN? NO, NOT OF HISPANIC/HAITIAN ORIGIN

EDUCATION: SOME COLLEGE CREDIT, BUT NO DEGREE

EVER IN U.S. ARMED FORCES? NO

PARENTS AND INFORMANT INFORMATION

FATHER: EDGAR DIXON

MOTHER: JENNIE STAFFORD DANIEL

INFORMANT: JACQUELINE D KING

RELATIONSHIP TO DECEDENT: DAUGHTER

INFORMANT'S ADDRESS: 11504 RIVER COUNTRY DRIVE, RIVERVIEW, FLORIDA 33569, UNITED STATES

PLACE OF DISPOSITION AND FUNERAL FACILITY INFORMATION

PLACE OF DISPOSITION: HILLSBORO MEMORIAL GARDENS
BRANDON, FLORIDA

METHOD OF DISPOSITION: BURIAL

FUNERAL DIRECTOR/LICENSE NUMBER: RON D. RUSHER, F034409

FUNERAL FACILITY: HILLSBORO MEMORIAL FUNERAL HOME F041735

2323 WEST BRANDON BLVD, BRANDON, FLORIDA 33511

CERTIFIER INFORMATION

TYPE OF CERTIFIER: CERTIFYING PHYSICIAN

MEDICAL EXAMINER CASE NUMBER: NOT APPLICABLE

TIME OF DEATH (24 hr): 1155

CERTIFIER'S NAME: YVONNE OLUBUMNI LATIMER

CERTIFIER'S LICENSE NUMBER: ME99950

NAME OF ATTENDING PHYSICIAN (If other than Certifier): NOT ENTERED

JOHN R COUNCIL - ATTORNEY AT LAW
37739 ROBINSON AVE
P O BOX 991
DADE CITY, FL 33523

Kin

, State Registrar

REQ: 2016732448

THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE

WARNING:

THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH WATERMARKS OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARKS. THE DOCUMENT FACE CONTAINS A MULTICOLORED BACKGROUND, GOLD EMBOSSED SEAL, AND THERMOCHROMIC FL. THE BACK CONTAINS SPECIAL LINES WITH TEXT. THE DOCUMENT WILL NOT PRODUCE A COLOR COPY.



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DH FORM 1946 (03-13)

CERTIFICATION OF VITAL RECORD



VOID IF ALTERED OR ERASED

VOID IF ALTERED OR ERASED

Parcel Record Summary

2025 Final Tax Roll

Printed: 6/22/2026 10:46 AM

Parcel Key: 00024761

Parcel #: R24 122 21 0780 0290 0010

Owner

KING JACQUELINE D, DRIGGERS IRVANNA
11504 RIVER COUNTRY DR
RIVERVIEW FL 33569-5242

Situs / Legal

Situs: 9115 ANCON AVE
Sec/T/R: 24-22-21
DOR: 00 - VACANT RESIDENTIAL
Levy: CWES
Subdivision: RERDELL

Owner Information

Parcel Key: 00024761

Owner Name: KING JACQUELINE D,
DRIGGERS IRVANNA

Mailing Address: 11504 RIVER COUNTRY DR
RIVERVIEW FL 33569-5242

Parcel Number: R24 122 21 0780 0290 0010

Property & Assessment Values

Building: N/A	Features: N/A	Land: \$27,224
Market: \$27,224	Assessed: \$15,500	Exempt: N/A
Capped: \$15,500	Excl Cap: N/A	Taxable: \$15,500

Certified Tax Information

Ad Valorem: \$295	Total For 2025: \$406	Total For 2024: \$294
Total For 2023: \$276	Total For 2022: \$296	

Property Information

Situs Address: 9115 ANCON AVE	Legal Description: RERDELL BLK 29 LOTS 1 & 2
Sec/Tnshp/Rng: 24-22-21	Levy Code: CWES
DOR Code: 00 - VACANT RESIDENTIAL	Subdivision: <u>RERDELL</u>



Land

Land Use	Units	Value
RESIDENTIAL/SQFT RATE	20,582 (SQUARE FEET)	\$18,524
IMPACT FEE VALUE	1 (UNITS)	\$8,700



Sales

Sale Date	Book/Page	Deed Type	Vacant/Improved	Qualification	Sale Price	Grantee
11/23/2015	<u>3311/1174</u>	WD - WARRANTY DEED	V	D	\$100	DOW ROSEANNA LIFE ESTATE
03/16/2015	<u>3232/834</u>	WD - WARRANTY DEED	V	D	\$12,000	DOW ROSEANNA
05/08/2014	<u>3093/1803</u>	AG - AGREEMENT FOR DEED	V	D	\$12,000	HABER THEODORE G JR
01/04/2010	<u>2711/1124</u>	QC - QUIT CLAIM DEED	V	D	\$100	DOW ROSEANNA
01/11/1999	<u>1257/1376</u>	QC - QUIT CLAIM DEED	V	D	\$100	DIXON RAYMOND D
05/07/1993	<u>912/1479</u>	WD - WARRANTY DEED	V	Q	\$5,000	DIXON RAYMOND D and OPAL MARIE
11/09/1992	<u>888/1135</u>	WD - WARRANTY DEED	V	D	\$2,500	FRIEDLAND ALLAN
01/01/1980	<u>0/0</u>	N/A - UNDEFINED	N/A	N/A	\$0	RIDGE MANOR DEV CORP



Bldg Characteristics

Description	Year Built	Area (Base/Aux)	Bed/Bath	Value
No building data found for this parcel.				



Extra Features

Bldg #

Description

Actual Year

Dimensions

Current Value

No extra features found for this parcel.



Addresses

Address

9115 ANCON AVE



Businesses

Name	TPP PIN	TPP Key	Date Audit	Levy Code	NAICS	Curr Val
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No business data found for this parcel.

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