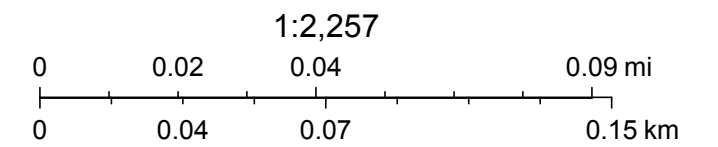


ArcGIS Web Map



6/15/2023, 1:34:12 PM

- | | | | |
|------------------|--------------------|--------------|------------|
| Parcels | Building Footprint | Parcel Lines | Hernando |
| Parcels | Building Footprint | Easement | Streets 3K |
| Parcels (Labels) | Parcels XY | Addresses | |
| Parcels (Labels) | Parcels XY | Addresses | |



State of Florida, Maxar, Microsoft



****Street Level photos may not be available if structure is not visible from road.**

2022 Final Tax Roll

Parcel Key: 00656579 Parcel #: R16 422 19 0000 0060 0010

Owner Information

Owner Name: SKEMP BROOKSVILLE LLC
 Mailing 16217 KITTRIDGE ST
 Address: VAN NUYS CA 91406-5815

Property & Assessment Values

Building:	\$0	Assessed:	\$470,250
Features:	\$0	Exempt:	\$0
Land:	\$470,250	Capped:	\$470,250
AG Land:	\$0	Excl Cap:	\$0
Market:	\$470,250	Taxable:	\$470,250

Please set a location or search for an address.

Property Information

Site Address: YONTZ RD
 Description: N1/2 OF NE1/4 OF NE1/4 LESS RD R/W ORB 2429 PG 379
 DOR Code: (10) VACANT COMMERCIAL
 Levy Code: CWES Sec/Tnshp/Rng: 16-22-19
 Subdivision:
 Neighborhood: PONCE DE LEON, FORT DADE-YONTZ (C98N)

Tax Information

AdValorem:	\$7,376.07
NONAdValorem:	\$103.29
Total For 2022:	\$7,479.36
Total For 2021:	\$183.06
Total For 2020:	\$179.43
Total For 2019:	\$181.92

[Real Time Tax Info](#) [Pay Taxes On-line](#)
[CE Assmts/Liens](#) [Comm Fire Assmts](#)

Land Breakdown

Land Use	Units	Value
COMMERCIAL AC	18.00 ACRES	470,250

Sales Breakdown

Sale Date	Book/Page	Deed Type	Vacant/Improved	Qualification	Sale Price	Grantee
01/05/2007	2384/830	WD	V	D	\$100	SKEMP BROOKSVILLE LLC
01/01/1980	413/1572	WD	V	D	\$100	SKEMP JOHN C

Building Characteristics

Bldg #	Description	Year Built	Area (Base/Aux)	Bed/Bath	Value
No Matching Records Found or the Information is Exempt per Florida Statute(s).					

Extra Features

Bldg#	Description	Actual Year	Dimensions	Current Value
No Matching Records Found or the Information is Exempt per Florida Statute(s).				

Addresses

YONTZ RD

Businesses

Name	TPP PIN	TPP Key	Date Filed	Date Audit	Levy Code	NAICS	Ent Zone	Curr Val	Last Yr Val	2 Yrs Ago
No Matching Records Found or the Information is Exempt per Florida Statute(s).										

Mobile Homes

Name	PIN	Key	Date Filed	Date Audit	Levy Code	NAICS	Ent Zone	Current Value	Last Year Value	2 Years Ago
------	-----	-----	------------	------------	-----------	-------	----------	---------------	-----------------	-------------

This document prepared by and return to:
LIBERTY TITLE AGENCY
4131 Mariner Blvd
Spring Hill, FL 34609
FILE NO: 06-0267

R

OFFICIAL RECORDS
BK: 2384 PG: 830

Doc# 2007001663
Hernando County, Florida
01/08/2007 11:37AM
KAREN NICOLAI, Clerk

RECORDING FEES \$ 10.00
DEED DOC STAMP \$ 0.78
01/08/2007 Deputy Clk

Parcel/Folio ID Number: R16-422-19-0000-0060-0010

1/2

WARRANTY DEED

THIS INDENTURE, made this 5th day of January, 2007, between **John C. Skemp**, individually, of the County of Hillsborough, State of Florida, Grantor, and **Skemp Brooksville, LLC**, a Florida limited liability company, whose address is P.O. Box 612, Palm Harbor, FL 34682, Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of HERNANDO, State of Florida, to wit:

The North 1/2 of Northeast 1/4 of Northeast 1/4 of section 16, Township 22 South, Range 19 East, less road right-of-way, lying and being in Hernando County, Florida

**** THIS DEED EVIDENCES A TRANSFER OF UNENCUMBERED REAL PROPERTY FROM GRANTOR TO A WHOLLY-OWNED GRANTEE, AND IS EXEMPT FROM DOCUMENTARY STAMP TAX PURSUANT TO CRESCENT MIAMI CENTER, LLC V. FLORIDA DEPARTMENT OF REVENUE, 903 SO. 2D 913 (FLA. 2005)****

Subject to any restrictions, reservations and easements of record, if any, and taxes subsequent to 2006.

The property herein conveyed is the homestead property of the Grantor(s).

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

IN WITNESS WHEREOF, the Grantor(s) has/have hereunto set hand(s) and seal(s) the day and year first above written.

Signed, sealed and delivered in our presence:

Tyler Hill
Witness: **Tyler Hill**

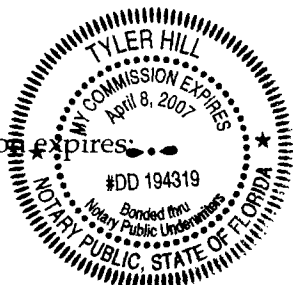
John C. Skemp
John C. Skemp
3113 S. Waverly Park
Tampa, FL 33629

Elaine Robinson
Witness: **Elaine Robinson**

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 4th day of January, 2007, by John C. Skemp, who is/are personally known to me or has produced identification in the form of

My commission expires:



Tyler Hill
Notary



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

Detail by Entity Name

Florida Limited Liability Company
BROOKSVILLE COMMONS, LLC

Filing Information

Document Number	L06000120388
FEI/EIN Number	20-8155226
Date Filed	12/19/2006
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	03/02/2015
Event Effective Date	NONE

Principal Address

16217 KITTRIDGE ST.
VAN NUYS, CA 91406

Changed: 03/06/2018

Mailing Address

16217 KITTRIDGE ST.
VAN NUYS, CA 91406

Changed: 02/18/2017

Registered Agent Name & Address

KIMPTON, WILLIAM
605 PALM BLVD
SUITE B
DUNDIN, FL 34698

Name Changed: 03/06/2018

Address Changed: 02/18/2017

Authorized Person(s) Detail

Name & Address

Title MGR

Weiss, Scott J
16217 KITTRIDGE ST.
VAN NUYS, CA 91406

Title Manager

Weiss, Scott J
16217 Kittridge Street
Van Nuys, CA 91406

Annual Reports

Report Year	Filed Date
2021	03/31/2021
2022	03/14/2022
2023	02/13/2023

Document Images

02/13/2023 -- ANNUAL REPORT	View image in PDF format
03/14/2022 -- ANNUAL REPORT	View image in PDF format
03/31/2021 -- ANNUAL REPORT	View image in PDF format
01/20/2020 -- ANNUAL REPORT	View image in PDF format
04/03/2019 -- ANNUAL REPORT	View image in PDF format
03/06/2018 -- ANNUAL REPORT	View image in PDF format
02/18/2017 -- ANNUAL REPORT	View image in PDF format
03/21/2016 -- ANNUAL REPORT	View image in PDF format
03/18/2015 -- ANNUAL REPORT	View image in PDF format
03/02/2015 -- LC Amendment	View image in PDF format
03/06/2014 -- ANNUAL REPORT	View image in PDF format
03/07/2013 -- ANNUAL REPORT	View image in PDF format
02/22/2012 -- ANNUAL REPORT	View image in PDF format
02/21/2011 -- ANNUAL REPORT	View image in PDF format
04/13/2010 -- ANNUAL REPORT	View image in PDF format
04/17/2009 -- ANNUAL REPORT	View image in PDF format
02/25/2008 -- ANNUAL REPORT	View image in PDF format
04/27/2007 -- ANNUAL REPORT	View image in PDF format
01/16/2007 -- Merger	View image in PDF format
12/19/2006 -- Florida Limited Liability	View image in PDF format



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

Detail by Entity Name

Florida Limited Liability Company
SKEMP BROOKSVILLE, LLC

Filing Information

Document Number	L07000001659
FEI/EIN Number	NONE
Date Filed	01/04/2007
State	FL
Status	INACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	01/16/2007
Event Effective Date	NONE

Principal Address

3113 WAVERLY PARK
TAMPA, FL 33629

Mailing Address

3113 WAVERLY PARK
TAMPA, FL 33629

Registered Agent Name & Address

HILL, K. TYLER
101 EAST KENNEDY BLVD., SUITE 3700
TAMPA, FL 33602

Authorized Person(s) Detail

NONE

Annual Reports

No Annual Reports Filed

Document Images

[01/04/2007 -- Florida Limited Liability](#)

[View image in PDF format](#)

L06000120388

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

mk

Office Use Only



800082486948

FILED RECEIVED
07 JAN 16 PM 12:47 07 JAN 16 AM 8:49
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA TALLAHASSEE, FLORIDA



CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032
REFERENCE : 712640 7509224
AUTHORIZATION : *[Signature]*
COST LIMIT : \$ 80.00

FILED
07 JAN 16 PM 12:48
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ORDER DATE : January 15, 2007
ORDER TIME : 12:07 PM
ORDER NO. : 712640-005
CUSTOMER NO: 7509224

ARTICLES OF MERGER

SKEMP BROOKSVILLE, LLC

INTO

BROOKSVILLE COMMONS, LLC

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
 PLAIN STAMPED COPY

CONTACT PERSON: Kathy Drake

EXAMINER'S INITIALS: _____

FILED
07 JAN 16 PM 12:48
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**CERTIFICATE OF MERGER
FOR
FLORIDA LIMITED LIABILITY COMPANY**

The following Certificate of Merger is submitted to merge the following Florida limited liability companies in accordance with s. 608.4382, Florida Statutes.

1. The exact name, form/entity type, and jurisdiction for each merging party are as follows:

<u>Name</u>	<u>Jurisdiction</u>	<u>Form/Entity Type</u>	<u>Document Number</u>
Skemp Brooksville, LLC	Florida	LLC	L07000001659

2. The exact name, form/entity type, and jurisdiction of the surviving party are as follows:

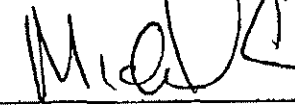
<u>Name</u>	<u>Jurisdiction</u>	<u>Form/Entity Type</u>	<u>Document Number</u>
Brooksville Commons, LLC	Florida	LLC	L06000120388

3. The attached Plan of Merger was approved by each domestic limited liability company that is a part to the merger in accordance with the applicable provisions of Chapter 608, Florida Statutes.

4. The merger shall become effective on the date the Certificate of Merger is filed with the Florida Department of State.

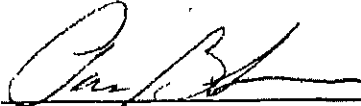
5. Signatures for each limited liability company.

SKEMP BROOKSVILLE, LLC
by BROOKSVILLE COMMONS, LLC
by its Managing Members:
INVESTCO PROPERTIES, L.L.C.

By: 
Michael Cavalaris, Manager


(Company Seal)

TIMBERLORE CONSTRUCTION, INC.

By: 
Paul W. Bourdon, President

(Corporate Seal)


ROBERT C. BURKE, JR. and



JANICE C. BURKE, husband and wife,
tenants by the entirety

BROOKSVILLE COMMONS, LLC
by its Managing Members:
INVESTCO PROPERTIES, L.L.C.

By: 
Michael Cavalaris, Manager


(Company Seal)

TIMBERLORE CONSTRUCTION, INC.

By: 
Paul W. Bourdon, President

(Corporate Seal)


ROBERT C. BURKE, JR. and


JANICE C. BURKE, husband and wife,
tenants by the entirety

PLAN OF MERGER

1. The exact name, form/entity type, and jurisdiction for each merging party are as follows:

<u>Name</u>	<u>Jurisdiction</u>	<u>Form/Entity Type</u>	<u>Document Number</u>
Skemp Brooksville, LLC	Florida	LLC	L07000001659

2. The exact name, form/entity type, and jurisdiction of the surviving party are as follows:

<u>Name</u>	<u>Jurisdiction</u>	<u>Form/Entity Type</u>	<u>Document Number</u>
Brooksville Commons, LLC	Florida	LLC	L06000120388

3. The terms and conditions of the merger are as follows:

In that Brooksville Commons, LLC is the sole member of Skemp Brooksville, LLC as a wholly owned subsidiary, Skemp Brooksville, LLC shall be upstream merged into Brooksville Commons, LLC as parent and no additional interest shall be issued to the members of Brooksville Commons, LLC and the membership interest of Skemp Brooksville, LLC as owned by Brooksville Commons, LLC shall be terminated.

All assets and liabilities of Skemp Brooksville, LLC shall upon filing with the Florida Department of State be deemed respectively owned by and the obligation of Brooksville Commons, LLC.

4. A. The manner and basis of converting the interests, shares, obligations, or other securities of each merged party into the interests, shares, obligations, or other securities of the survivor, in whole or in part, into cash or other property is as follows:

None. This is a merger of a wholly owned subsidiary limited liability company into its single member parent limited liability company.

B. The manner and basis of converting rights to acquire the interests, shares, obligations, or other securities of each merged party into rights to acquire the interests, shares, obligations, or other securities of the survivor, in whole or in part, into cash or other property is as follows:

None. This is a merger of a wholly owned subsidiary limited liability company into its single member parent limited liability company.

5. Any statements that are required by the laws under which each other business entity is formed, organized, or incorporated are as follows:

None.

6. Other provisions, if any, relating to the merger are as follows:

All assets and liabilities of Skemp Brooksville, LLC shall upon filing with the Florida Department of State be deemed respectively owned by and the obligation of Brooksville Commons, LLC.



**Street Level photos may not be available if structure is not visible from road.

2022 Final Tax Roll

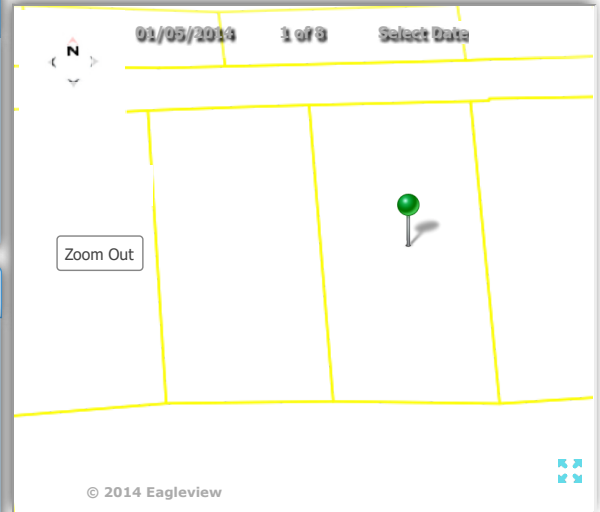
Parcel Key: 01056617 Parcel #: R16 422 19 0000 0020 0010

Owner Information

Owner Name: BROOKSVILLE COMMONS LLC
 Mailing 16217 KITTRIDGE ST
 Address: VAN NUYS CA 91406-5815

Property & Assessment Values

Building: \$0 Assessed: \$94,525
 Features: \$0 Exempt: \$0
 Land: \$94,525 Capped: \$94,525
 AG Land: \$0 Excl Cap: \$0
 Market: \$94,525 Taxable: \$94,525



Property Information

Site Address: YONTZ RD
 Description: E1/2 OF E2/3 OF NE1/4 OF NW1/4 OF NE1/4 LESS N25 FT FOR RD R/W ORB 2398 PGS 1205 & 1210
 DOR Code: (10) VACANT COMMERCIAL
 Levy Code: CWES Sec/Tnshp/Rng: 16-22-19
 Subdivision:
 Neighborhood: PONCE DE LEON, FORT DADE-YONTZ (C98N)

Tax Information

AdValorem: \$1,482.67
 NONAdValorem: \$338.61
 Total For 2022: \$1,821.28
 Total For 2021: \$1,757.21
 Total For 2020: \$1,676.25
 Total For 2019: \$1,611.38

[Real Time Tax Info](#) [Pay Taxes On-line](#)
[CE Assmts/Liens](#) [Comm Fire Assmts](#)

Land Breakdown

Land Use	Units	Value
COMM SQFT	135,036.00 SQUARE FEET	94,525

Sales Breakdown

Sale Date	Book/Page	Deed Type	Vacant/Improved	Qualification	Sale Price	Grantee
02/02/2007	2398/1205	WD	V	Q	\$283,400	BROOKSVILLE COMMONS LLC
02/01/1989	725/1409	WD	V	D	\$100	HAINES FRED
01/01/1987	592/51	WD	V	Q	\$20,000	GTE MOBILNET OF TAMPA INC
01/01/1987				D	\$100	HAINES VIRGINIA ANN
01/01/1987					\$0	HAINES VIRGINIA ANN

Building Characteristics

Bldg #	Description	Year Built	Area (Base/Aux)	Bed/Bath	Value
No Matching Records Found or the Information is Exempt per Florida Statute(s).					

Extra Features

Bldg#	Description	Actual Year	Dimensions	Current Value
No Matching Records Found or the Information is Exempt per Florida Statute(s).				

Addresses

YONTZ RD

Businesses

Name	TPP PIN	TPP Key	Date Filed	Date Audit	Levy Code	NAICS	Ent Zone	Curr Val	Last Yr Val	2 Yrs Ago
No Matching Records Found or the Information is Exempt per Florida Statute(s).										

(To be completed by the Clerk of the Circuit Court's Office)	Clerks Date Stamp
O.R. Book and Page Number and File Number Date Recorded Month Day Year	Doc# 2007009304 Hernando County, Florida 02/08/2007 1:17PM KAREN NICOLAI, Clerk RECORDING FEES 18.00 DEED DOC STAMP 991.90 02/08/2007 <i>ja</i> Deputy Clk

OFFICIAL RECORDS
BK: 2398 PG: 1205

This document prepared by and return to:
LIBERTY TITLE AGENCY
4131 Mariner Blvd
Spring Hill, FL 34609
FILE NO: 06-0301

R

Parcel/Folio ID Number: R16-422-19-0000-0020-0010

1/2

WARRANTY DEED

THIS INDENTURE, made this 2nd day of February, 2007, between **Fred U. Haines, a married man**, of the County of Hernando, State of Florida, Grantor, and **Brooksville Commons, LLC., a Florida Limited Liability Company**, whose address is P.O Box 612, Palm Harbor, FL 34682, Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of Hernando, State of Florida, to wit:

The East 1/2 of the East 2/3 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4, of Section 16, Township 22 South, Range 19 East, Less the North 25 feet thereof deeded to Hernando County for Road Right of Way all lying in Hernando County, Florida..

****Grantor (s) hereby certifies that the above described property is not their constitutional homestead as made and provided by the laws of the state of Florida****

Subject to any restrictions, reservations and easements of record, if any, and taxes subsequent to 2006.

The property herein conveyed is the homestead property of the Grantor(s).

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

IN WITNESS WHEREOF, the Grantor(s) has/have hereunto set hand(s) and seal(s) the day and year first above written.

Signed, sealed and delivered in our presence:

Barbie Allen
Witness: *Barbie Allen*

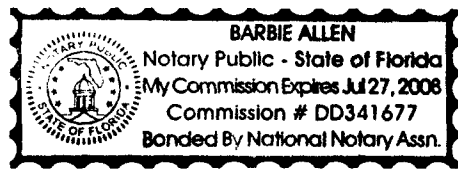
Fred U. Haines
Fred U. Haines
1083 Mitchem rd
Brooksville, FL 34601

ASmyuwayner
Witness: *ASmyuwayner*

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 2nd day of February, 2007, by Fred U. Haines, who is/are personally known to me or has produced identification in the form of

ja



Barbie Allen
Notary:

My commission expires:



****Street Level photos may not be available if structure is not visible from road.**

2022 Final Tax Roll

Parcel Key: 01198643 Parcel #: R16 422 19 0000 0020 0011

Owner Information

Owner Name: BROOKSVILLE COMMONS LLC
 Mailing 16217 KITTRIDGE ST
 Address: VAN NUYS CA 91406-5815

Property & Assessment Values

Building: \$0 Assessed: \$98,777
 Features: \$0 Exempt: \$0
 Land: \$98,777 Capped: \$98,777
 AG Land: \$0 Excl Cap: \$0
 Market: \$98,777 Taxable: \$98,777

12/27/2022 1 of 46 Select Date

© 2022 Eagleview

Property Information

Site Address: 19478 YONTZ RD
 Description: W1/2 OF E2/3 OF NE1/4 OF NW1/4 OF NE1/4 LESS N25 FT FOR RD R/W ORB 2423 PG 279
 DOR Code: (10) VACANT COMMERCIAL
 Levy Code: CWES Sec/Tnshp/Rng: 16-22-19
 Subdivision:
 Neighborhood: PONCE DE LEON, FORT DADE-YONTZ (C98N)

Tax Information

AdValorem: \$1,549.37
 NONAdValorem: \$338.61
 Total For 2022: \$1,887.98
 Total For 2021: \$1,828.09
 Total For 2020: \$1,743.87
 Total For 2019: \$1,682.07

[Real Time Tax Info](#) [Pay Taxes On-line](#)
[CE Assmts/Liens](#) [Comm Fire Assmts](#)

Land Breakdown

Land Use	Units	Value
COMM SQFT	133,967.00 SQUARE FEET	93,777
COMMERCIAL IMPACT FEE	1.00 UNITS	5,000

Sales Breakdown

Sale Date	Book/Page	Deed Type	Vacant/Improved	Qualification	Sale Price	Grantee
02/02/2007	2398/1200	WD	V	Q	\$141,700	BROOKSVILLE COMMONS LLC
02/01/1990	769/473	WD	V	D	\$100	HAINES RALPH D
01/01/1990	725/1409	WD	V	D	\$100	HAINES FRED

Building Characteristics

Bldg #	Description	Year Built	Area (Base/Aux)	Bed/Bath	Value
No Matching Records Found or the Information is Exempt per Florida Statute(s).					

Extra Features

Bldg#	Description	Actual Year	Dimensions	Current Value
No Matching Records Found or the Information is Exempt per Florida Statute(s).				

Addresses

19478 YONTZ RD

Businesses

Name	TPP PIN	TPP Key	Date Filed	Date Audit	Levy Code	NAICS	Ent Zone	Curr Val	Last Yr Val	2 Yrs Ago
No Matching Records Found or the Information is Exempt per Florida Statute(s).										

(To be completed by the Clerk of the Circuit Court's Office)	Clerks Date Stamp
O.R. Book and Page Number and File Number Date Recorded Month Day Year	Doc# 2007009300 Hernando County, Florida 02/08/2007 1:15PM KAREN NICOLAI, Clerk RECORDING FEES \$ 10.00 DEED DOC STAMP \$ 991.90 02/08/2007 <i>[Signature]</i> Deputy Clk

This document prepared by and return to:
LIBERTY TITLE AGENCY
4131 Mariner Blvd
Spring Hill, FL 34609
FILE NO: 06-0302

OFFICIAL RECORDS
BK: 2398 PG: 1200

Parcel/Folio ID Number: R16 422 19 0000 0020 0011

WARRANTY DEED

THIS INDENTURE, made this 2nd day of February, 2007, between Ralph D. Haines, a married man,, of the County of Hernando, State of Florida, Grantor, and **Brooksville Commons, LLC., a Florida Limited Liability Company**, whose address is P.O Box 612, Palm Harbor, FL 34682, Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of Hernando, State of Florida, to wit:

The West 1/2 of the East 2/3 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4, of Section 16, Township 22 South, Range 19 East, Hernando County, Florida; LESS the North 25 feet thereof previously deeded to Hernando County for road right of way. All lying in Hernando County, Florida.

****Grantor (s) hereby certifies that the above described property is not their constitutional homestead as made and provided by the laws of the state of Florida****

Subject to any restrictions, reservations and easements of record, if any, and taxes subsequent to 2006.

The property herein conveyed is the homestead property of the Grantor(s).

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

IN WITNESS WHEREOF, the Grantor(s) has/have hereunto set hand(s) and seal(s) the day and year first above written.

Signed, sealed and delivered in our presence:

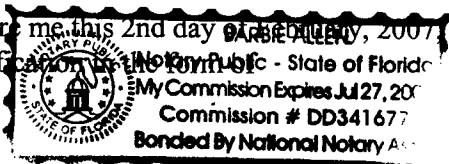
[Signature]
Witness: Barbie Allen

[Signature]
Ralph D. Haines
506 Bell Ave
BROOKSVILLE, FL 34601

[Signature]
Witness: Ashley Wagner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 2nd day of February, 2007, by Ralph D. Haines, who is/are personally known to me or has produced identification to me as the Notary Public - State of Florida.



[Signature]
Notary:

My commission expires:



**Street Level photos may not be available if structure is not visible from road.

2022 Final Tax Roll

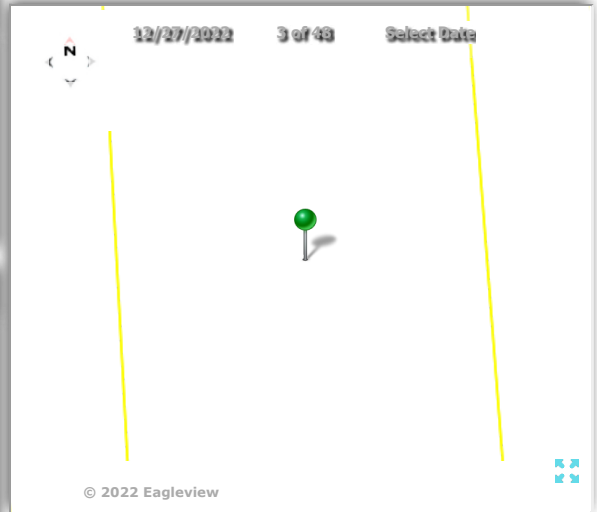
Parcel Key: 00352013 Parcel #: R16 422 19 0000 0020 0000

Owner Information

Owner Name: BROOKSVILLE COMMONS LLC
 Mailing 16217 KITTRIDGE ST
 Address: VAN NUYS CA 91406-5815

Property & Assessment Values

Building: \$0 Assessed: \$94,669
 Features: \$144 Exempt: \$0
 Land: \$94,525 Capped: \$94,669
 AG Land: \$0 Excl Cap: \$0
 Market: \$94,669 Taxable: \$94,669



Property Information

Site Address: YONTZ RD
 Description: W1/3 OF NE1/4 OF NW1/4 OF NE1/4 LESS N25 FT THEREOF FOR RD R/W
 DOR Code: (10) VACANT COMMERCIAL
 Levy Code: CWES Sec/Tnshp/Rng: 16-22-19
 Subdivision:
 Neighborhood: PONCE DE LEON, FORT DADE-YONTZ (C98N)

Tax Information

AdValorem: \$1,484.92
 NONAdValorem: \$103.29
 Total For 2022: \$1,588.21
 Total For 2021: \$1,523.87
 Total For 2020: \$1,458.29
 Total For 2019: \$1,393.46

[Real Time Tax Info](#) [Pay Taxes On-line](#)
[CE Assmts/Liens](#) [Comm Fire Assmts](#)

Land Breakdown

Land Use	Units	Value
COMM SQFT	135,036.00 SQUARE FEET	94,525

Sales Breakdown

Sale Date	Book/Page	Deed Type	Vacant/Improved	Qualification	Sale Price	Grantee
04/02/2007	2496/735	CW	I	D	\$100	BROOKSVILLE COMMONS LLC
04/02/2007	2423/277	CW	I	D	\$100	BROOKSVILLE COMMONS LLC
02/02/2007	2398/1210	WD	I	Q	\$141,700	BROOKSVILLE COMMONS LLC
01/01/1980					\$0	HAINES VIRGINIA ANN

Building Characteristics

Bldg #	Description	Year Built	Area (Base/Aux)	Bed/Bath	Value
No Matching Records Found or the Information is Exempt per Florida Statute(s).					

Extra Features

Bldg#	Description	Actual Year	Dimensions	Current Value
	PAVEMENT, CONCRETE WALKS/DRIVE(PV1)	1970	40	\$144

Addresses

YONTZ RD

Businesses

Name	TPP PIN	TPP Key	Date Filed	Date Audit	Levy Code	NAICS	Ent Zone	Curr Val	Last Yr Val	2 Yrs Ago
No Matching Records Found or the Information is Exempt per Florida Statute(s).										

2/2

Doc# 2007022905
Hernando County, Florida
04/04/2007 12:20PM
KAREN NICOLAI, Clerk

2/2

This document prepared by and return to:
LIBERTY TITLE AGENCY
4131 Mariner Blvd
Spring Hill, FL 34609
FILE NO: 06-0303

Jose N. Pedraza S
1101 #B
CA# 33771

RECORDING FEES \$ 18.50
DEED DOC STAMP \$ 0.70
04/04/2007 Deputy Clk

OFFICIAL RECORDS
BK: 2423 PG: 277

Parcel/Folio ID Number: R16 422 19 0000 0020 0000

2007064742
LORINDA 2496/735
OFFICIAL RECORDS
BK: 2496 PG: 735

CORRECTIVE WARRANTY DEED

THIS INDENTURE, made this 2nd day of April, 2007, between **Virginia Ann Haines, a married woman**, of the County of Hernando, State of Florida, Grantor, and **Brooksville Commons, LLC., a Florida Limited Liability Company**, whose address is P.O Box 612, Palm Harbor, FL 34682, Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of Hernando, State of Florida, to wit:

The West 1/3 of the ^{NE} NE 1/4 of the NW 1/4 of the ~~NW~~ 1/4 of Section 16-22-19E ~~Less the West 1/4 thereof~~; less the North 25' thereof previously deeded to Herando County for Road Right- of - Way.

****Grantor (s) hereby certifies that the above described property is not their constitutional homestead as made and provided by the laws of the state of Florida****

Subject to any restrictions, reservations and easements of record, if any, and taxes subsequent to 2006.

THIS DEED IS BEING RECORDED TO CORRECT DEED FILED IN OR 2398, PAGE 1210 AS TO THE FOLLOWING: TO CORRECT LEGAL DESCRIPTION AND THIS PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR.

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

IN WITNESS WHEREOF, the Grantor(s) has/have hereunto set hand(s) and seal(s) the day and year first above written.

Signed, sealed and delivered in our presence:

Carol Breckenridge
Witness: **Carolyn Breckenridge**

Virginia Ann Haines
Virginia Ann Haines

Ashley Wagner
Witness: **Ashley Wagner**

LT1-2-2007064742-1

LT2-2496-735-2

1 of 2

10/04/2007 12:00PM # Pages 2
Filed & Recorded in Official Records of
HERNANDO COUNTY CLERK OF COURT
KAREN NICOLAI

RECORDING FEES \$ 18.50
10/04/2007 Deputy Clk

This deed is being re-recorded to reflect the proper legal description

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 2nd day of April, 2007, by Virginia Ann Haines, who is/are personally known to me or has produced identification in the form of FL Dr. License.



Carolyn Breckenridge
Commission # DD342446
Expires: JULY 29, 2008
AARONNOTARY.com

My commission expires

Carolyn Breckenridge
Notary:

2 of 2