

**CASE #: 20260028**

**LEVY COUNTY, FLORIDA**

**VS**

**Mona Lee Sinclair**

## Penny Hilligoss

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**From:** Dave Banton  
**Sent:** Wednesday, January 7, 2026 1:54 PM  
**To:** Penny Hilligoss  
**Subject:** FW: code enforcement in Graceland Shores Sub

Same for this one, save the email as the complaint, thank you

**David J. Banton**

**Manager**

**Levy County Code Enforcement**

Office: 352-486-5541 Cell: 352-507-2141

Email: [banton-dave@levycounty.org](mailto:banton-dave@levycounty.org)

Physical Address: 375 Garner St Suite A Bronson, FL 32621

Mailing Address: 310 School St Suite 112 Bronson, FL 32621



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**From:** BRENDA HACKNEY <brendahackney@bellsouth.net>  
**Sent:** Wednesday, January 7, 2026 12:35 PM  
**To:** Dave Banton <banton-dave@levycounty.org>  
**Subject:** code enforcement in Graceland Shores Sub

Dear Mr. Banton,

First of all I would like to thank your office for the help that you provided several months ago in getting a few properties cleaned up here in our subdivision. I am writing to you today to let you know that another property that looks really bad has been sold and the tenant is cleaning up this property. There is one property that needs someone to look at it. The address is 19825 SE 110 th Ave, Inglis, FL. The poor lady that owns the house, Mona is a retired veteran and has medical problems. Many months ago she allowed her daughter to move in a fifth wheel next to her house. I do not know if proper electric or sewer is in place. Could you please take a look at this place when you can.

Many people have moved into this area and are updating and cleaning up these properties. We appreciate your help and what you do to make Inglis a nice place for us retirees.

Brenda Hackney  
270-205-0711

NOTE: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



# LEVY COUNTY, FLORIDA SPECIAL MAGISTRATE

**LEVY COUNTY, FLORIDA**

**Petitioner,**

**Violation/Case No. 20260028**

**Vs.**

**Mona Lee Sinclair  
19825 SE 110<sup>th</sup> Ave  
Inglis, FL 34449**

**RE: Parcel ID: 1574900000**

**Respondent.**

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## **STATEMENT OF VIOLATION AND REQUEST FOR HEARING**

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Pursuant to Sections 162.06 and 162.12, Florida Statutes, and Levy County Code of Ordinances, Ordinance No. 01-03, the undersigned Code Enforcement Officer hereby gives notice of an uncorrected or repeat violation of the Levy County Code of Ordinances, as particularly described herein, and hereby requests a public hearing before the Levy County Special Magistrate, for the following reasons:

**1. Location/address of violation in Levy County, Florida:**

**Mona Lee Sinclair  
19825 SE 110<sup>th</sup> Ave  
Inglis, FL 34449  
Parcel ID 1574900000**

**2. Name and address of owner/person/responsible party in charge of violation:**

**Mona Lee Sinclair  
19825 SE 110<sup>th</sup> Ave  
Inglis, FL 34449**

**3. Date of the alleged violation: January 7, 2026**

**4. Code Section(s) violated: 50-718**

### **Sec. 50-718 Temporary Uses**

(a) The temporary uses listed below are allowed. In addition, the zoning official is vested with the administrative authority to issue a written permit (which may include conditions) to allow other temporary uses for a period not to exceed 30 days in any 365 day period in any zoning district when such temporary use is not otherwise addressed in this Code and the zoning official finds the use is of a temporary (not permanent) nature, is not inconsistent with the comprehensive plan and is not reasonably expected to be detrimental to surrounding properties, the environment or the general public health, safety and welfare. This permit may be immediately revoked by the zoning official upon finding that the temporary use is in violation of permit conditions or is being operated or conducted in a manner that is detrimental to surrounding properties, the environment or the general public health, safety and welfare. The zoning official shall send written notice of the revocation to the permit holder.

Any temporary use that is not listed below or is not authorized by written permit issued by the zoning official is a prohibited use.

(1) Recreational vehicle occupancy. In all zoning districts, no recreational vehicle may be used for living, sleeping or housekeeping purposes, except as follows:

(a) One recreational vehicle (that is operable and has a current tag/registration in the name of the owner or occupant of the dwelling) is allowed to accommodate friends or relatives of the owner or occupant of the dwelling for up to one week (seven consecutive calendar days) in each month, but may not be operated as a business; and

(b) The property owner may reside in a recreational vehicle on-site during the time a building permit is active for construction, renovation or set up of a dwelling on the property

**5. Date violation first observed: January 9, 2026**

**6. Date Owner/Person in charge received Notice of Violation: Certified letter was signed for on 1/27/2026, VIA USPS,**


**7. Date which violations are to be corrected: February 16, 2026**

**8. Date of re-inspections if applicable:**

**9. Result of inspection or re-inspection:**

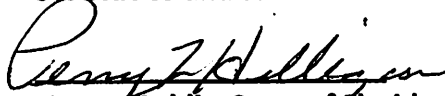
**10. Description of Violation: 50-718 Respondent's daughter continues to reside in the RV on the property. 34-40 is in compliance**

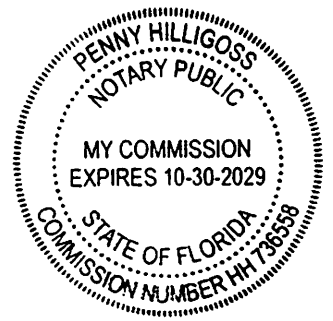
Based upon the foregoing, the undersigned Code Enforcement Officer hereby certifies that The above described violation continues to exist in the jurisdiction within the boundaries of Levy County as specified in the Levy County Code of Ordinances, Sec 50-718. Attempts to secure compliance with the Levy County Code of Ordinances has failed, or this is a life safety issue, or this is a repeat violation, as aforesaid, and the violation should be referred to the Levy County Special Magistrate for a public hearing.

  
\_\_\_\_\_  
Bradley Frazer, Code Enforcement Officer

May 5, 2026  
Date

**SWORN to and subscribed before me on this 5th day of May, 2026.**

  
\_\_\_\_\_  
Notary Public, State of Florida





## LEVY COUNTY CODE ENFORCEMENT DIVISION



### NOTICE OF CODE VIOLATION

**Mona Lee Sinclair  
19825 SE 110<sup>th</sup> Ave  
Inglis, FL 34449**

DATE: January 15, 2026

RE: 19825 SE 110<sup>th</sup> Ave  
Parcel ID 1574900000

An inspection of the property located at **Parcel ID 1574900000 and 19825 SE 110<sup>th</sup> Ave.** was made on Date January 13, 2026 and concerning the fifth wheel. The inspection revealed the following violations of Levy County Code 50-718 and 34-40.

#### **Sec. 50-718 Temporary Uses**

- (a) The temporary uses listed below are allowed. In addition, the zoning official is vested with the administrative authority to issue a written permit (which may include conditions) to allow other temporary uses for a period not to exceed 30 days in any 365 day period in any zoning district when such temporary use is not otherwise addressed in this Code and the zoning official finds the use is of a temporary (not permanent) nature, is not inconsistent with the comprehensive plan and is not reasonably expected to be detrimental to surrounding properties, the environment or the general public health, safety and welfare. This permit may be immediately revoked by the zoning official upon finding that the temporary use is in violation of permit conditions or is being operated or conducted in a manner that is detrimental to surrounding properties, the environment or the general public health, safety and welfare. The zoning official shall send written notice of the revocation to the permit holder.

Any temporary use that is not listed below or is not authorized by written permit issued by the zoning official is a prohibited use.

(1) Recreational vehicle occupancy. In all zoning districts, no recreational vehicle may be used for living, sleeping or housekeeping purposes, except as follows:

- (a) One recreational vehicle (that is operable and has a current tag/registration in the name of the owner or occupant of the dwelling) is allowed to accommodate friends or relatives of the owner or occupant of the dwelling for up to one week (seven consecutive calendar days) in each month, but may not be operated as a business; and

The property owner may reside in a recreational vehicle on-site during the time a building permit is active for construction, renovation or set up of a dwelling on the property.

**Sec 34-40, - Prohibited Generally**

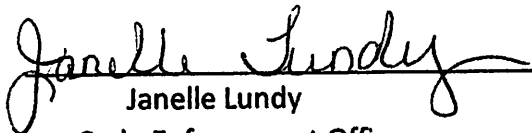
- (a) It shall be unlawful for the owner of any land in the county to permit or to cause thereon the open storage and accumulation of junk, trash and abandoned property prohibited on residential, commercial and agricultural property, except for the following:
- (1) Junk stored in enclosed litter receptacles or completely enclosed buildings;
  - (2) Junk which will not fit into standard-sized litter receptacles and which is set out for no more than seven days for pickup and removal;
  - (3) Junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site, or sanitary landfill; and
  - (4) Accumulations of vegetative wastes in agricultural districts and forestry.

**DEFINITIONS:**

*Junk* means any litter, debris, waste materials of any kind, dead animals, used or unserviceable automobile and machinery parts, used and nonfunctional furniture and appliances, and used and nonfunctional tools, equipment, and implements, but shall not include compost piles for normal, personal or noncommercial use, in their proper location.

It is **mandatory** that you contact the Code Enforcement Officer at (352) 486-5541 within **ten (10) days** of receiving this notice to discuss the measure of actions toward compliance that is to be taken so that the violations can be resolved. Failure to vacate the recreational vehicles and to clean the property out in all open areas that are visible from the street by February 16, 2026 will result in a Special Magistrate Hearing where daily fines can be ordered as long as the property stays in noncompliance.

If you have any questions regarding this letter, Please contact the Code Enforcement Office at (352) 486-5541. Thank you for your prompt attention to this matter.



Janelle Lundy

Code Enforcement Officer

Phone number (Office) 352-486-5541

Cell number 352-443-3406



Willow

2026/01/09 15:40:40



**AFFIDAVIT OF REGULAR MAIL**

STATE OF (FLORIDA)

COUNTY OF (LEVY)

**LEVY COUNTY, FLORIDA**

**VS.**

**Mona Lee Sinclair**

**CODE ENFORCEMENT BOARD CASE NO.: CASE # 20260028**

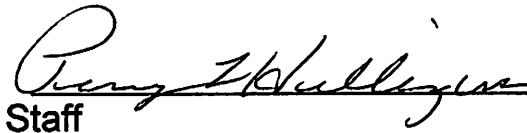
I, **Penny Hilligoss**, being duly sworn, deposed and says:

1. That I am employed by the **Code Enforcement Department of Levy County**.

2. That pursuant to Florida Statute 162.12, on the day of **January 15, 2026**, I received a copy of the attached **Notice of Violation** dated **January 15, 2026**


3. That on the day **15<sup>th</sup> of January, 2026**, I mailed said papers to **Mona Lee Sinclair 19825 SE 110<sup>th</sup> Ave Inglis, FL 34449** by First Class Mail, U.S. Postal Service.

FURTHER, Affiant Saith not.

  
Staff

PERSONALLY APPEARED before me, the undersigned authority, who is personally known to me, and acknowledged that he/she did execute the foregoing Affidavit and did not take an oath.

SWORN AND SUBSCRIBED before me this day 1<sup>st</sup> of MAY, 2026.

  
Notary Signature

Notary Public, State of Florida County of Levy  
My Commission Expires:



7020 1290 0001 6232 3505

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a>	
INGLIS, FL 34449	
<b>OFFICIAL USE</b>	
Certified Mail Fee	\$5.30
Postage	\$0.78
<b>Total</b>	<b>\$6.08</b>
Extra Services & Fees (check box, add fees as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
<p style="text-align: right;">0810 05</p> <p style="text-align: center;">Postmark Here</p> <p style="text-align: center;">JAN 10 2026</p> <p style="text-align: center;">83 01/10/2026</p>	
<p><b>Mona Lee Sincliar</b> 19825 SE 110<sup>th</sup> Ave Inglis, FL 34449</p>	
Sent	
Street	
City	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

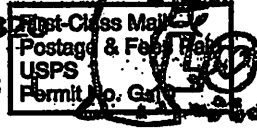
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature</p> <p><input checked="" type="checkbox"/> <i>Alvarez</i> <span style="float: right;"><input type="checkbox"/> Agent</span></p> <p><input type="checkbox"/> Addressee</p>
<p>1. Article Addressed to:</p> <p style="text-align: center;"><b>Mona Lee Sinliar</b>  <b>19825 SE 110<sup>th</sup> Ave</b>  <b>Inglis, FL 34449</b></p>	<p>B. Received by (Printed Name) <span style="float: right;">C. Date of Delivery</span></p> <p><i>Alvarez</i> <span style="float: right;"><i>11/27/26</i></span></p>
<p>2. Article Addressed to:</p> <p style="text-align: center;"><b>Mona Lee Sinliar</b>  <b>19825 SE 110<sup>th</sup> Ave</b>  <b>Inglis, FL 34449</b></p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes</p> <p>If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input checked="" type="checkbox"/> Certified Mail®</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p>	<p><input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input checked="" type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Signature Confirmation Restricted Delivery</p>
<p>4. Article Number (Transfer from service label)</p> <p style="text-align: center;"><b>7020 1290 0001 6232 3505</b></p>	<p>Mail Restricted Delivery (0)</p>

USPS TRACKING#



JACKSONVILLE RPDC 320

28 JAN 2026 PM 3

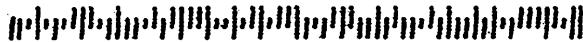


9590 9402 9480 5069 4962 17

United States  
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box®

Code Enforcement  
310 School St Suite 112  
Bronson, FL 32621



LEVY COUNTY, FLORIDA  
SPECIAL MAGISTRATE



LEVY COUNTY, FLORIDA

Code Case No.: 20260028

Petitioner,

VS.

Mona Lee Sinclair  
19825 SE 110<sup>th</sup> Ave  
Inglis, FL 34449  
Parcel ID 1574900000

RE:

Respondent,

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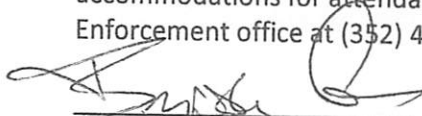
NOTICE OF HEARING

Pursuant to Sections 162.06 and 162.12, *Florida Statutes, and Levy County Code of Ordinances*, Ordinance No. **50-718** and **34-40** ; you will please take notice that a public hearing will be conducted in the above-styled cause, on **Wednesday the 20 day of May, 2026 at 9:30 a.m.**, at the County Government Center Auditorium, 310 School Street, Bronson, Florida. The Special Magistrate will hear testimony, receive evidence, and make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the attached Statement of Violation and Request for Hearings. **Your failure to appear may result in a fine being imposed against you and a lien being placed on your property.** The case may be presented even if the violation has been corrected prior to the Special Magistrate hearing.

**PLEASE GOVERN YOURSELF ACCORDINGLY**

If a person wishes to appeal a decision with respect to any matter considered at this meeting, a record of the proceeding will be needed and, for this reason, such person may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based. You will need to supply a copy of all evidence you present during the hearing to the Special Magistrate secretary to be included in the record.

In accordance with the Americans with Disabilities act, person with disabilities needing special accommodations for attendance at this public hearing should contact the Levy County Code Enforcement office at (352) 486-5541, no later than 72 hours prior to the proceedings.

  
Code of Enforcement Bradley Frazer  
Levy County Code Enforcement



**AFFIDAVIT OF REGULAR MAIL**

STATE OF (FLORIDA)

COUNTY OF (LEVY)

**LEVY COUNTY, FLORIDA**

**VS.**

**Mona Lee Sinclair**

**CODE ENFORCEMENT BOARD CASE NO.: CASE # 20260028**

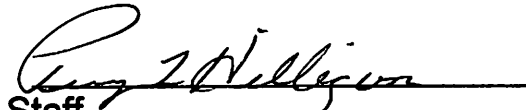
I, **Penny Hilligoss**, being duly sworn, deposed and says:

1. That I am employed by the **Code Enforcement Department of Levy County**.

2. That pursuant to Florida Statute 162.12, on the day of **May 4, 2026**, I received a copy of the attached **Notice of Hearing** for the hearing dated **May 20, 2026**

3. That on the day **4<sup>st</sup> of May, 2026**, I mailed said papers to **Mona Lee Sinclair 19825 SE 110<sup>th</sup> Ave Inglis, FL 34449** by First Class Mail, U.S. Postal Service.

FURTHER, Affiant Saith not.

  
Staff

PERSONALLY APPEARED before me, the undersigned authority, who is personally known to me, and acknowledged that he/she did execute the foregoing Affidavit and did not take an oath.

SWORN AND SUBSCRIBED before me this day 5<sup>th</sup> of May, 2026.

  
Notary Signature

Notary Public, State of Florida County of Levy  
My Commission Expires:



7022 1670 0001 5900 2802

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Insurance 10.00  
**OFFICIAL USE**

Certified Mail Fee	\$ 15.30
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 0.00
<input type="checkbox"/> Return Receipt (electronic)	\$ 0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 0.00
<input type="checkbox"/> Adult Signature Required	\$ 0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 0.00

Postage

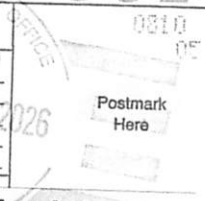
Total Postage \$ 10.40

Sent To

Street and

City, State

**Mona Lee Sinclair**  
**19825 SE 110<sup>th</sup> Ave**  
**Inglis, FL 34449**





# Levy County Code Enforcement

## AFFIDAVIT OF POSTING

VIOLATION NUMBER: 20260028

PARCEL NUMBER: 1574900000

I hereby certify the following:

1. On this Monday, the 4th day of May 2026, the property owned by Mona Lee Sinclair located at Parcel # 1574900000, was posted with a Notice of Hearing for the following violation(s) of Levy County Code of Ordinances:

### Sec. 50-718 Temporary Uses

- (a) The temporary uses listed below are allowed. In addition, the zoning official is vested with the administrative authority to issue a written permit (which may include conditions) to allow other temporary uses for a period not to exceed 30 days in any 365 day period in any zoning district when such temporary use is not otherwise addressed in this Code and the zoning official finds the use is of a temporary (not permanent) nature, is not inconsistent with the comprehensive plan and is not reasonably expected to be detrimental to surrounding properties, the environment or the general public health, safety and welfare. This permit may be immediately revoked by the zoning official upon finding that the temporary use is in violation of permit conditions or is being operated or conducted in a manner that is detrimental to surrounding properties, the environment or the general public health, safety and welfare. The zoning official shall send written notice of the revocation to the permit holder.

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- (b) The property owner may reside in a recreational vehicle on-site during the time a building permit is active for construction, renovation or set up of a dwelling on the property.

2. On this Monday, the 4th day of May 2026, a copy of said documents were mailed via USPS First Class Mail to the property owner.

FURTHER AFFIDAVIT SAYETH NAUGHT.

*Bradley Frazer*  
Bradley Frazer, Code Enforcement Officer

STATE OF FLORIDA  
COUNTY OF FLEVY

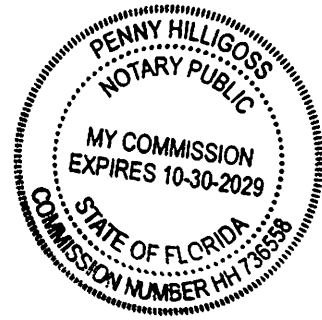
I Penny Hilligoss acknowledged the foregoing instrument before me by means of  
 physical presence or online notarization, this 4 day of May, 2026

*Penny L Hilligoss*  
(Signature of Notary Public - State of Florida)

Penny L Hilligoss  
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification

Type of Identification Produced \_\_\_\_\_





NO LEGAL NOTICE  
[Illegible text]

2026/05/04  
12:30

# Levy County, FL

## Homestead Application

Homestead Application

### Summary

**ParcelID** 1574900000  
**Location** 19825 SE 110 AVE  
**Address(es)**  
**Neighborhood** GRACELAND SHORES AREA (567)  
**Legal Description\*** 34-16-17 GRACELAND SHORES BLK H LOT 29 OR BOOK 1217 PAGE 666  
(Note: \*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.)  
**LandUse** MOBILE HOME (0200)  
**SubdivisionName** GRACELAND SHORES  
**Sec/Twp/Rng** 34-16-17  
**Tax District** SW FLORIDA WT MG (District SW)  
**Millage Rate** 14.2651  
**Acreage** 0.25  
**Homestead** Yes  
**Ag Classification** No

[View Map](#)

### Owner

**Owner Name** Sinclair Mona Lee 100%  
**Mailing Address** PO BOX 131 PRATTSBURGH, NY 14873

### Trim Notice

Trim Notice (PDF)

### Estimate Taxes

Estimate Taxes

### Valuation

	2025 Final Value Summary
Building Value	\$144,698
Extra Features Value	\$1,999
Market Land Value	\$6,175
Ag Land Value	\$6,175
Just (Market) Value	\$152,872
Assessed Value	\$52,047
Exempt Value	\$32,047
Taxable Value	\$20,000
Save Our Homes Benefit	\$100,825
Previous Year Value	\$149,657

### Exemptions

Homestead	2nd Homestead	Widow/er	Disability	Seniors	Veterans	Other
25000	2047		5000			

**Building Information**

Building	1	Roof Cover	METAL
Actual Area	2046	Heating Type	FORCED AIR DUCTED
Conditioned Area	1404	Air Conditioning	CENTRAL
Actual Year Built	1998	Baths	2
Effective Year Built	2001		
Use	MOBILE HOME 1		
Exterior Wall	VINYL SIDING		
Roof Structure	GABLE OR HIP		

Description	Conditioned Area	Actual Area
MOBILE HOME BASE	1404	1404
FINISHED CARPORT	0	594
DECK	0	48
Total SqFt	1404	2046

**Extra Features**

Code Description	BLD	Length	Width	Height	Units
DU-C STORAGE	1	16	12	0	192
CHAIN FENCE 4	0	0	0	0	150

**Land Line**

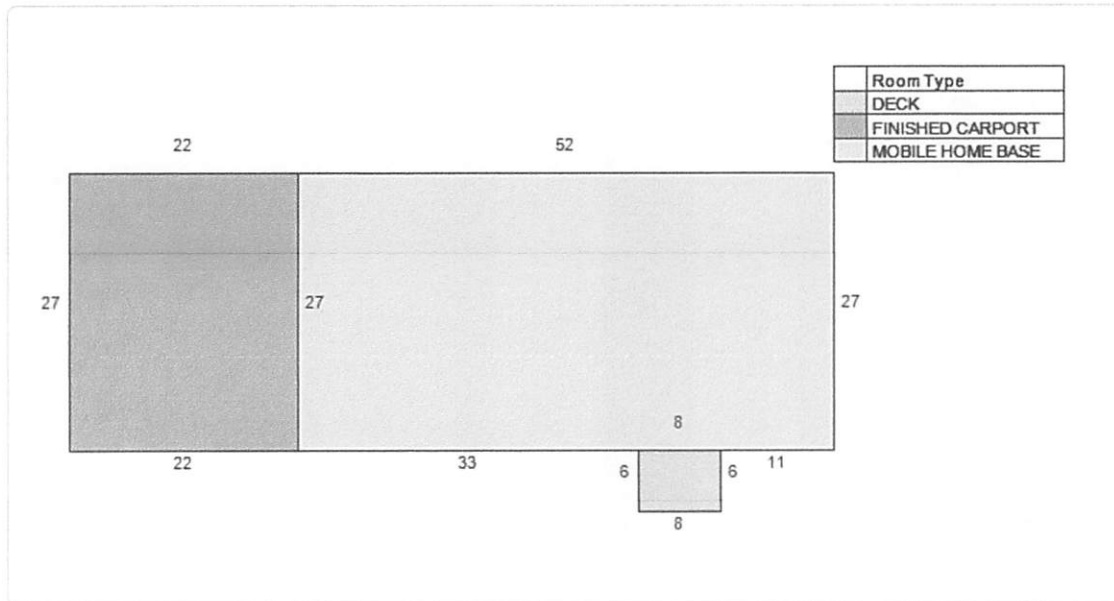
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
MH on Lot	0	0	1	LT	\$6,175

**Sales**

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book Page				
10/7/2010	\$100.00	QM	1217 666	U	I	DOMM FAYETTE CHARLES -ET AL	SINCLAIR MONA LEE
2/1/2005	\$82,000.00	WM	929 249	U	I	RUNKEL CHARLES E	
2/1/1998	\$9,000.00	WM	634 422	U	V	HOLLAND KEITH & FRANCES P	

**Building Sketch**

*Handwritten note:*  
 352-622-2906  
 11/4/98



Map



No data available for the following modules: Application for Catastrophic Event Tax Refund, Photos.

Levy County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.  
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)  
[Last Data Upload: 1/6/2026, 7:37:23 PM](#)

Contact Us

Developed by  
 SCHNEIDER  
GEOSPATIAL

RETURN TO:  
SCURA LAW OFFICE  
PO BOX 468 - 131 MAIN STREET  
DANSVILLE, NY 14437-0468

In Witness Whereof, the party of the first part has duly executed this deed and the day and year first above written.

In Presence of

Rachel Scura  
Rachel Scura, witness 10/7/10

Fayette C. Domm  
FAYETTE CHARLES DOMM 10/7/10  
Jody Conroy, Witness

Rachel Scura  
Rachel Scura, witness 10/7/10

Laura Nancy Domm  
LAURA NANCY DOMM 10/7/10  
Jody Conroy, Witness

Lorraine Barber  
Lorraine Barber

Mona Lee Sinclair  
MONA LEE SINCLAIR 10/15/10  
Erica L. Horne, Witness

STATE OF NEW YORK )  
COUNTY OF LIVINGSTON )

ss.:

On the 7 day of October in the year 2010 before me, the undersigned, a Notary Public in and for said State, personally appeared **FAYETTE CHARLES DOMM AND LAURA NANCY DOMM**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities and that by their signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.

RACHEL SCURA  
NOTARY PUBLIC, State of New York  
Livingston County 7-6-11  
Commission Expires  
Registration No. 01SC6027345

[Signature]  
Notary Public

STATE OF FLORIDA )  
COUNTY OF Devy )

ss.:

On the 15<sup>th</sup> day of October 2010, before me, the undersigned, a Notary Public in and for said State, personally appeared **MONA LEE SINCLAIR**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the State of Florida, in the County of Devy, in the City of Angels.

LORRAINE BARBER  
Notary Public - State of Florida  
My Comm. Expires Jul 28, 2013  
Commission # DD 911906  
Bonded Through National Notary Assn.

Lorraine Barber  
Notary Public

RETURN TO:  
SCURA LAW OFFICE  
PO BOX 468 - 131 MAIN STREET  
DANSVILLE, NY 14437-0468

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QUIT CLAIM DEED

This indenture made the 7 day of October 2010, and

**Between** FAYETTE CHARLES DOMM AND LAURA NANCY DOMM,  
husband and wife, with a mailing address of P.O. Box 131, Prattsburgh,  
New York 14873 AND MONA LEE SINCLAIR, residing at 19825 SE  
110 Avenue, Inglis, Florida 34449, Parties of the First Part,

**And**

MONA LEE SINCLAIR, residing at 19825 SE 110 Avenue, Inglis,  
Florida 34449, Party of the Second Part,

*Witnesseth* that the party of the first part, in consideration of ONE DOLLAR (\$1.00) lawful money of the United States, paid by the party of the second part, do hereby remise, release and quitclaim unto the party of the second part, the heirs or successors and assigns of the party of the second part forever, the following described land, situate, lying and being in the County of Levy, State of Florida, to-wit:

**Lots 29 and 30, Block "H", GRACELAND SHORES, according to the Plat thereof, recorded in Plat Book 5, Pages 67 and 67A, of the Public Records of LEVY County, Florida.**

**TOGETHER WITH 1998 CONC DOUBLEWIDE MOBILE HOME, IDENTIFICATION NUMBERS 9D630502KA AND B SITUATED THEREON.**

**PARCEL IDENTIFICATION NUMBER: 15750-000-00**

*Together* with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

*To Have and To Hold* the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

*And*, the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement before using any part of the total of the same for any purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

PARCEL NUMBER	ESCROW CD	Millage Code
15749-000-00		SW

SINCLAIR MONA LEE  
PO BOX 131  
PRATTSBURGH NY 14873

**THIS BILL IS FULLY PAID**

Ex:HOMESTEAD ; HOMESTEAD BANDED ; NON VET  
DISABILITY  
19825 SE 110 AVE  
34-16-17 GRACELAND SHORES BLK H LOT 29 OR BOOK  
1217 PAGE 666

310 School Street, Ste 102, Bronson, FL 32621  
352-486-5172

**AD VALOREM TAXES**

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
Board of County Commissioners	52,047	8.7500	32,047	20,000	175.00
<b>Public Schools</b>					
School State	52,047	3.0840	30,000	22,047	67.99
School Local	52,047	1.5000	30,000	22,047	33.07
School Discretionary	52,047	0.7480	30,000	22,047	16.49
Southwest Florida Water Mgmt	52,047	0.1831	32,047	20,000	3.66

**IMPORTANT:** All exemptions do not apply to all taxing authorities. Please contact the Levy County Property Appraiser for exemption/assessment questions.

<b>TOTAL MILLAGE</b>	14.2651	<b>AD VALOREM TAXES</b>	296.21
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**NON AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	RATE	AMOUNT
AAMI Ambulance Service (BOCC)	1.00 Unit @200.0000	200.00
LLFI Solid Waste (BOCC)	1.00 Unit @116.0000	116.00
FR Fire Tax - FR (BOCC)	1.00 Unit @250.0000	250.00

SAVE TIME PAY ONLINE @ <https://levy.floridatx.us>

<b>NON AD VALOREM ASSESSMENTS</b>	566.00
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<b>COMBINED TAXES AND ASSESSMENTS</b>	862.21	See reverse side for important information
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Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	862.21	-34.49	0.00	827.72	0.00

PARCEL NUMBER	ESCROW CD	Millage Code
15749-000-00		SW

SINCLAIR MONA LEE  
PO BOX 131  
PRATTSBURGH NY 14873

**THIS BILL IS FULLY PAID**

Ex:HOMESTEAD ; HOMESTEAD BANDED ; NON VET  
DISABILITY  
19825 SE 110 AVE  
34-16-17 GRACELAND SHORES BLK H LOT 29 OR BOOK  
1217 PAGE 666

DO NOT WRITE BELOW THIS PORTION

**HONORABLE MICHELE LANGFORD**

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	862.21	-34.49	0.00	827.72	0.00

Receipt(s) 2025-99803902 on 11/25/25 for \$827.72 by POSTED ON REMITTANCE

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS