



Mailing Address:  
12472 Lake Underhill Rd., Ste 312  
Orlando, Florida 32828  
Office (407) 275-6853  
Fax (407) 275-8772  
www.ewaldauctions.com

# Bidder Information



# Package AUCTION



**US Bankruptcy TRUSTEE AUCTION**  
**Wednesday, February 24, 2010 @ 6:00 p.m.**

**Bidder Package**  
**For Florida Parcels # 1 - 10**



**Auction Location:**  
**Ewald Auction Facility**  
**7350 Old Cheney Highway**  
**Orlando, Florida 32807**



**Owners:** U.S. Bankruptcy Trustees  
Carla Musselman  
Leigh R. Meininger  
Robert E. Thomas  
Stephen L. Meininger

*This information was obtained from sources deemed reliable. However, no warranties or representation, express or implied is made as to the accuracy of the information contained herein.*

①/②

**WARRANTY DEED  
INDIVID. TO INDIVID.**

Return to and prepared by: GAIL M. BAILEY  
Name: FIRST RESOURCE TITLE PARTNERS, LLC  
Address: 1750 W. BROADWAY ST., SUITE 110  
OVIDO, FLORIDA 32765

MARYHANE NURSE, CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY  
BK 04172 Pg 1212; (1pg)  
CLERK'S # 2006047180  
RECORDED 03/23/2006 04:33:04 PM  
DEED INC TAX \$5.00  
RECORDING FEES 10.00  
RECORDED BY L Woodley

Property Appraisers Parcel Identification (Folio) Number(s):  
10-21-31-515-0000-0330  
File #: R100593

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 17th day of March A.D. 2006 by QUEEN ESTHER GUADALUPE, A SINGLE PERSON hereinafter called the grantor, to CARMEN CASTRO DIAZ, A MARRIED PERSON whose post office address is 2962 SPRING HEATHLE PLACE, OVIDO, FLORIDA 32766 hereinafter called the grantee:

(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 corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situated in Seminole County, State of Florida, viz:

Lots 33 and S1/2 of vacated alley adjacent on the north, WASHINGTON PARK, according to the Plat thereof as recorded in Plat Book 5, Page 93, of the Public Records of Seminole County, Florida.

Lots 35 and S1/2 of vacated alley adjacent on the north, WASHINGTON PARK, according to the Plat thereof as recorded in Plat Book 5, Page 93, of the Public Records of Seminole County, Florida.

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2006 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

Together, with all the tenements, hereditament and appurtenances thereto belonging or in anywise appertaining.

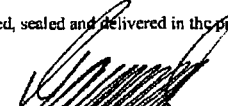
To Have and to Hold, the same in fee simple forever.


21


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.

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:  
GAIL BAILEY  
Printed Name:

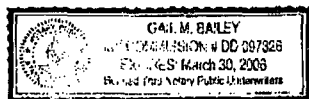
  
Signature QUEEN ESTHER GUADALUPE  
P.O. Address: 3350 RIO GRANDE AVENUE  
LAS VEGAS, NV 89115

  
Witness:  
Nicole Lianza  
Printed Name:

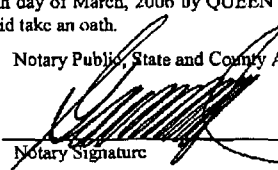
STATE OF FLORIDA  
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 17th day of March, 2006 by QUEEN ESTHER GUADALUPE who produced A VALID PHOTO ID as identification and who did take an oath.

Notary Public, State and County Aforesaid



SEAL

  
Notary Signature  
GAIL M. BAILEY  
Printed Notary Signature  
My Commission Expires: March 30, 2006

2/2/2010 12:30:44 PM

Do not use this information for a title search. Current and historical legal descriptions may differ

[Payment Information](#)

**2009 Tax Year Amount Due: \$61.55**

**Prior Year's Taxes Unpaid. See Below for Additional Taxes Due.**

[Click Here to Pay \\$61.55 by eCheck \(50¢ convenience fee\)](#)

[Click Here to Pay \\$61.55 by Credit Card \(2.5% convenience fee = \\$1.54\)](#)

①

Parcel: 10-21-31-515-0000-0350  
 Tax Year: 2009  
 Tax Bill #: 146520  
 Non-School Assessed Value: \$3,394  
 School Assessed Value: \$3,394  
 Gross Tax Amount: \$62.17  
 Millage Code: V5 OVIEDO  
 Exemptions Granted: NO  
 Homestead: NO  
 Additional Exemptions: NO  
 Non-Ad Valorem Assessments: \*NONE\*

**Owner & Mailing Address:**  
 DIAZ CARMEN C  
 2962 SPRING HEATHER PL  
 OVIEDO FL 32766

**Property Address:**  
 CHULUOTA RD  
[Address/Ownership Changes \(link to Property Appraiser\)](#)

**Legal Description:**  
 LOT 35 & S 1/2 OF VACD ALLEY ADJ  
 ON N WASHINGTON PARK OVIEDO PB 5  
 PG 93

[Map & Property Appraiser Information](#)

Note: Property Appraiser's tax bill information amount shown does not include any non advalorem assessments.

Current Tax:

**2009 Taxes Amount Due: \$61.55 If Payment is Received by 02-28-2010**

Amounts due if POSTMARKED on or before date shown:

NOV 30	DEC 31	JAN 31	FEB 28	MAR 31
\$59.68	\$60.30	\$60.93	\$61.55	\$62.17

**Prior Year's Taxes Unpaid. See Below for Additional Taxes Due.**

Other Comments:

**Prior Years Unpaid Delinquent Taxes:**

Year	Cert #	Current Payoff	*If Received By:	Next Payoff	*If Received By:	Next Payoff	*If Received By:
2007	2008 6721	\$110.80	02-28-2010	\$112.00	03-31-2010	\$113.21	04-30-2010
2008	2009 7788	\$95.02	02-28-2010	\$96.19	03-31-2010	\$97.36	04-30-2010

2/2/2010 12:30:34 PM

Do not use this information for a title search. Current and historical legal descriptions may differ

[Payment Information](#)

**2009 Tax Year Amount Due: \$62.78**

**Prior Year's Taxes Unpaid. See Below for Additional Taxes Due.**

[Click Here to Pay \\$62.78 by eCheck \(50¢ convenience fee\)](#)

[Click Here to Pay \\$62.78 by Credit Card \(2.5% convenience fee = \\$1.57\)](#)

2

Parcel: 10-21-31-515-0000-0330  
 Tax Year: 2009  
 Tax Bill #: 146518  
 Non-School Assessed Value: \$3,461  
 School Assessed Value: \$3,461  
 Gross Tax Amount: \$63.41  
 Millage Code: V1 OVIEDO  
 Exemptions Granted: NO  
 Homestead: NO  
 Additional Exemptions: NO  
 Non-Ad Valorem Assessments: \*NONE\*

**Owner & Mailing Address:**  
 DIAZ CARMEN C  
 2962 SPRING HEATHER PL  
 OVIEDO FL 32766

**Property Address:**  
 CHULUOTA RD  
[Address/Ownership Changes \(link to Property Appraiser\)](#)

**Legal Description:**  
 LOT 33 & S 1/2 OF VACD ALLEY ADJ  
 ON N WASHINGTON PARK OVIEDO PB 5  
 PG 93

[Map & Property Appraiser Information](#)

Note: Property Appraiser's tax bill information amount shown does not include any non advalorem assessments.

Current Tax:

2009 Taxes Amount Due: \$62.78 If Payment is Received by 02-28-2010

Amounts due if POSTMARKED on or before date shown:

NOV 30	DEC 31	JAN 31	FEB 28	MAR 31
\$60.87	\$61.51	\$62.14	\$62.78	\$63.41

Prior Year's Taxes Unpaid. See Below for Additional Taxes Due.

Other Comments:

Prior Years Unpaid Delinquent Taxes:

Year	Cert #	Current Payoff	*If Received By:	Next Payoff	*If Received By:	Next Payoff	*If Received By:
2008	2009 7787	\$96.34	02-28-2010	\$97.52	03-31-2010	\$98.70	04-30-2010

Prepared by & Return to: Angela Craft  
424 East Central Blvd. Suite 423  
Orlando, FL 32801



INSTR 20070166431  
OR BK 09158 PG 3675 PGS=1  
MARTHA O. HAYNIE, COMPTROLLER  
ORANGE COUNTY, FL  
03/14/2007 08:33:31 AM  
DEED DOC TAX 0.70  
REC FEE 10.00  
LAST PAGE

3

Property Appraisers Parcel Identification (Folio) Numbers:  
03-23-29-0180-27-160

### Quit Claim Deed

**THIS QUIT CLAIM DEED**, made on the **Twentieth** day of **March, A.D. 2004**, by **ANGELA CRAFT, A SINGLE PERSON**, herein called the grantors, whose post office address is **424 East Central Blvd. Suite 423, ORLANDO, FL 32801**, to **LEWIS REAL ESTATE HOLDINGS, LLC** whose post office address is **424 East Central Blvd. Suite 423, ORLANDO, FL 32801**, hereinafter called the Grantee:

(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 corporations)

**WITNESSETH:** That the grantors, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **ORANGE** County, State of Florida, viz:


**ANGEBILT ADDITION LOT 16 BLK 27, according to the plat thereof as recorded in Plat Book H, Page 79 of the Public Records of Orange County, Florida.**

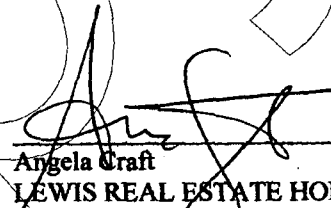
**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

**IN WITNESS WHEREOF**, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Signature  
Patricia Smith  
Printed Name

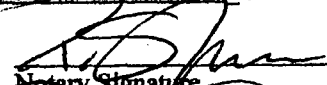
  
\_\_\_\_\_  
Angela Craft  
LEWIS REAL ESTATE HOLDINGS  
L.S.


\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Printed Name

**STATE OF FLORIDA  
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me this 20TH day of March, 2004 by Angela Craft, who is personally known to me or has produced FLORIDA DRIVERS LICENSE as identification.

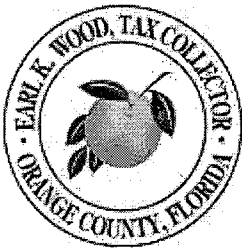
SEAL

  
\_\_\_\_\_  
Notary Signature  
Patricia Smith  
Printed Name

  
Patricia Smith  
MY COMMISSION # DD184734 EXPIRES  
February 18, 2007  
BONDED THRU TROY FAIR INSURANCE, INC

**23<sup>RD</sup> STREET VACANT LOT**

3



**Earl K. Wood  
Orange County Tax Collector  
Property Tax Information**

- Home
- Search
- Locations
- Contact Us

The Orange County Tax Collector makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes. Utilization of the search facility indicates understanding and acceptance of this statement by the user. This Site Should not be relied upon for a title search.

<b>Parcel/Tangible Number:</b> 03-23-29-0180-27160 <b>Date:</b> 1/25/2010 <b>Tax Year:</b> 2009	<b>Owner &amp; Address:</b> LEWIS REAL ESTATE HOLDINGS LLC 424 E CENTRAL BLVD STE 423 ORLANDO, FL 32801-1923												
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><b>Total Assessed Value:</b></td> <td style="text-align: right;">\$11,532</td> </tr> <tr> <td><b>Taxable Value:</b></td> <td style="text-align: right;">\$11,532</td> </tr> <tr> <td><b>Gross Tax Amount:</b></td> <td style="text-align: right;">\$755.00</td> </tr> <tr> <td><b>Millage Code:</b></td> <td style="text-align: right;">30 ORG</td> </tr> </table>	<b>Total Assessed Value:</b>	\$11,532	<b>Taxable Value:</b>	\$11,532	<b>Gross Tax Amount:</b>	\$755.00	<b>Millage Code:</b>	30 ORG	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><b>Legal Description:</b></td> <td>ANGEBILT ADDITION H/79 LOT 16 BLK 27</td> </tr> <tr> <td><b>Location Address:</b></td> <td>0</td> </tr> </table>	<b>Legal Description:</b>	ANGEBILT ADDITION H/79 LOT 16 BLK 27	<b>Location Address:</b>	0
<b>Total Assessed Value:</b>	\$11,532												
<b>Taxable Value:</b>	\$11,532												
<b>Gross Tax Amount:</b>	\$755.00												
<b>Millage Code:</b>	30 ORG												
<b>Legal Description:</b>	ANGEBILT ADDITION H/79 LOT 16 BLK 27												
<b>Location Address:</b>	0												

**Comments:**

**Current Taxes and Unpaid Delinquent Warrants:**

Year	Owner Information	Amount Due	Download Taxbill	Make Payment
2009	LEWIS REAL ESTATE HOLDINGS LLC	\$739.90	<a href="#">Taxbill</a>	<a href="#">Credit Card</a> <a href="#">E-Check</a>
2008	LEWIS REAL ESTATE HOLDINGS LLC	\$529.60		<a href="#">Credit Card</a>
2007	LEWIS REAL ESTATE HOLDINGS LLC	\$593.26		<a href="#">Credit Card</a>
2006	LEWIS REAL ESTATE HOLDINGS LLC	\$723.41		<a href="#">Credit Card</a>
2005	LEWIS REAL ESTATE HOLDINGS LLC	\$1,178.83		<a href="#">Credit Card</a>

**Unpaid Real Estate Certificates:**

Year	Current Payoff	If Paid By	Current Payoff	If Paid By	Make Payment
2004	\$201.14	1/31/2010	\$201.14	2/28/2010	<a href="#">Credit Card</a>

\* UNPAID DELINQUENT TAXES MUST BE PAID BY A CASHIERS CHECK, MONEY ORDER, OR CERTIFIED FUNDS AND ARE DUE BY THE LAST BUSINESS DAY OF THE MONTH.

3

3

SPECIAL ASSESSMENT LIEN



STATE OF FLORIDA  
COUNTY OF ORANGE

BEFORE ME, the undersigned Notary Public, personally appeared, Chad Woodburn, who was duly sworn and says:

1. Affiant is an employee of Orange County, acting through the Code Enforcement Division, 2450 W. 33<sup>rd</sup> Street - 2<sup>nd</sup> Floor, Orlando, FL 32839-8726.
2. That pursuant to Orange County Code, Chapter 28, Nuisances, Article II, Lot Cleaning, Section 28-40, Orange County is the lienor and hereby records on the Official Record Books, Public Records of Orange County, Florida, the attached certified copy of the Resolution (Exhibit "A") establishing a Special Assessment Lien for lot cleaning services as established in case number LC-08-025, against Lewis Real Estate Holdings LLC, for property at 1269 23rd Street, legally described as: ANGEBILT ADDITION H/79 LOT 16 BLK 27

Parcel ID #: 03-23-29-0180-27-160  
District: 6

3. That said Resolution was created in accordance with Section 197.3632 and constitutes a Special Assessment Lien against the aforementioned property for the actual cost of terminating and abating the violation in the amount of \$269.54.

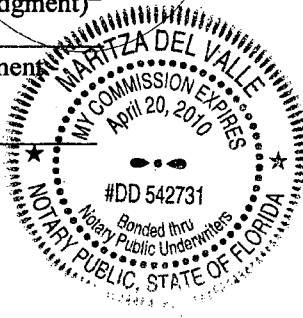
FURTHER AFFIANT SAYETH NAUGHT.

*Chad Woodburn*  
Chad Woodburn  
Agent for Orange County

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of May, 2008 by Chad Woodburn, who is personally known to me as a Fiscal Coordinator of the Administrative Support Section of the Code Enforcement Division.

*Martza Del Valle*  
(Signature of Person Taking Acknowledgment)

(Name of Officer Taking Acknowledgment  
typed, printed or stamped  
Notary  
Notary (Title or rank)



RETURN TO:  
CODE ENFORCEMENT DIVISION  
2450 33<sup>RD</sup> STREET - 2<sup>ND</sup> FLOOR  
ORLANDO, FL 32839  
407-836-3111  
ATT: Chad Woodburn

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
APR 08 2008 JN/54/BS

3

Exhibit "A"

**RESOLUTION NO. 2008-CED-190  
ORANGE COUNTY, FLORIDA, RESOLUTION  
ESTABLISHING A SPECIAL ASSESSMENT LIEN FOR LOT CLEANING SERVICES**

WHEREAS, Orange County Code Section 28-40(b), provides that the lien to be established for lot cleaning services shall be a Special Assessment Lien; and

WHEREAS, pursuant to Orange County Code, Chapter 28, Nuisances, Article II, Lot Cleaning, and after due notice as required by that Article, Orange County has performed those services necessary to terminate and abate the violation on the property described below; and


WHEREAS, Orange County Code, Section 28-40, Liens, provides that the Board of County Commissioners shall adopt a resolution for the actual cost of termination and abatement of the violation on the property performed on the benefited property as more particularly described below.

WHEREAS, The Board of County Commissioners hereby adopts this Resolution in accordance with Orange County Code Section 28-40, Section 197.3632.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

1. The foregoing recitals are true and correct and are incorporated herein.
2. The benefited property (hereinafter referred to as "Property") to which Orange County provided a lot cleaning service for case number LC 08-025 located at 1269 23rd Street, and described as:  
 ANGEBILT ADDITION H/79 LOT 16 BLK 27  
 PARCEL ID#: 03-23-29-0180-27-160,  
 DISTRICT: 6.
3. The name and address of the last known owner of the property as shown on the Orange County Tax Records is:  
 Name: Lewis Real Estate Holdings LLC  
 Mailing Address: 424 E. Central Blvd Ste 423  
 Orlando, FL 32801-1923
4. The amount of the assessment, date of service to the property and brief description of those services are as follows:
  - a. Amount of Assessment: \$145.00
  - b. Date of Service: 10/26/2007
  - c. Brief Description of Services: Mowing of overgrown property, junk and debris

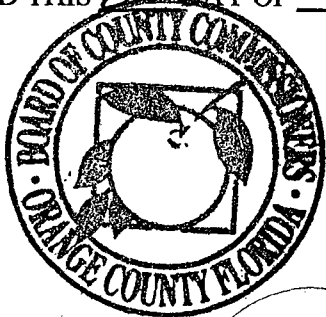
STATE OF FLORIDA, COUNTY OF ORANGE  
 I HEREBY CERTIFY this is a copy of a document  
 approved by the BCC on APR 08 2008  
 MARTHA O. HAYNIE, COUNTY COMPTROLLER  
 By: \_\_\_\_\_ Date: APR 09 2008  
 Deputy Clerk Seal



3

- 5. IF THE ASSESSMENT SET FORTH IN SECTION 4 ABOVE IS NOT PAID WITHIN FIFTEEN (15) CALENDAR DAYS AFTER NOTICE OF THE ASSESSMENT HAS BEEN PUBLISHED AT LEAST ONCE IN A NEWSPAPER OF GENERAL CIRCULATION, THEN THIS RESOLUTION, OR CERTIFIED COPY THEREOF, SHALL BE RECORDED IN THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA, AND SHALL CONSTITUTE A LIEN AGAINST THE PROPERTY. THE AMOUNT DUE TO SATISFY THE RECORDED LIEN SHALL BE THE ACTUAL COST OF ABATEMENT WHICH INCLUDES, BUT IS NOT LIMITED TO THE CONTRACT AMOUNT OF TERMINATING AND ABATING THE VIOLATION, COST OF SERVING NOTICE, ADVERTISING AND RECORDING THE LIEN.
- 6. Authorization is hereby given by the Board of County Commissioners to Orange County Staff to initiate legal proceedings to collect on this lien after the lien is recorded in the Official Records of Orange County, Florida.
- 7. Effective Date. This Resolution shall become effective on the date of its adoption.

ADOPTED THIS 8<sup>th</sup> DAY OF APRIL 2008.



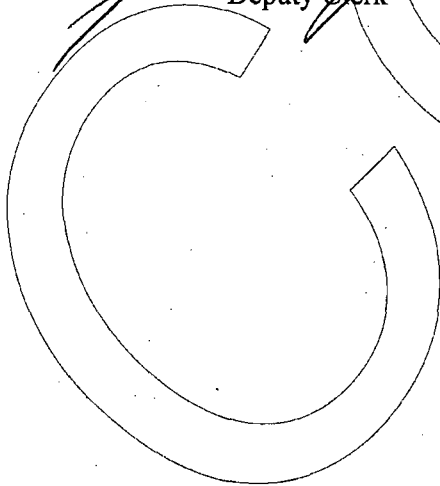
ORANGE COUNTY, FLORIDA

BY: A. J. Hollanda  
Orange County Mayor

DATE: 4.8.08

ATTEST: Martha O. Hayme, County Comptroller  
As Clerk of the Board of County Commissioners

BY: Martha O. Hayme  
Deputy Clerk



**SPECIAL ASSESSMENT LIEN**

**STATE OF FLORIDA  
COUNTY OF ORANGE**

**BEFORE ME**, the undersigned Notary Public, personally appeared, Chad Woodburn, who was duly sworn and says:

1. Affiant is an employee of Orange County, acting through the Code Enforcement Division, 2450 W. 33<sup>rd</sup> Street – 2<sup>nd</sup> Floor, Orlando, FL 32839-8726.
2. That pursuant to Orange County Code, Chapter 28, Nuisances, Article II, Lot Cleaning, Section 28-40, Orange County is the lienor and hereby records on the Official Record Books, Public Records of Orange County, Florida, the attached certified copy of the Resolution (Exhibit "A") establishing a Special Assessment Lien for lot cleaning services as established in case number **LC-08-364**, against **Lewis Real Estate Holdings LLC**, for property at **1269 23rd Street**, legally described as: ANGEBILT ADDITION H/79 LOT 16 BLK 27

Parcel ID #: 03-23-29-0180-27-160  
District: 6

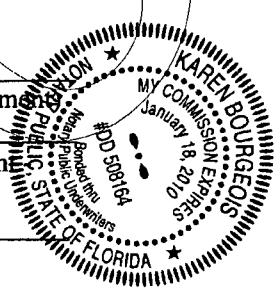
3. That said Resolution was created in accordance with Section 197.3632 and constitutes a Special Assessment Lien against the aforementioned property for the actual cost of terminating and abating the violation in the amount of **\$251.56**.

**FURTHER AFFIANT SAYETH NAUGHT.**

Chad Woodburn  
Chad Woodburn  
Agent for Orange County

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of July, 2008 by Chad Woodburn, who is personally known to me as a Fiscal Coordinator of the Administrative Support Section of the Code Enforcement Division.

[Signature]  
(Signature of Person Taking Acknowledgment)  
[Name]  
(Name of Officer Taking Acknowledgment  
typed, printed or stamped)  
Notary  
Notary (Title or rank)



RETURN TO:  
CODE ENFORCEMENT DIVISION  
2450 33<sup>RD</sup> STREET – 2<sup>ND</sup> FLOOR  
ORLANDO, FL 32839  
407-836-4288  
ATT: Chad Woodburn

DOC # 20080444023 B: 9734 P: 7572  
07/23/2008 10:06:20 AM Page 1 of 3  
Rec Fee: \$27.00 Doc Type: LN  
Martha O. Haynie, Comptroller  
Orange County, FL  
IO - Ret To: ORANGE COUNTY CODE ENFORC



3

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

Exhibit "A"

JUN 24 2008 *SG NP*

**RESOLUTION NO. 2008-CED-424  
ORANGE COUNTY, FLORIDA, RESOLUTION  
ESTABLISHING A SPECIAL ASSESSMENT LIEN FOR LOT CLEANING SERVICES**

WHEREAS, Orange County Code Section 28-40(b), provides that the lien to be established for lot cleaning services shall be a Special Assessment Lien; and

WHEREAS, pursuant to Orange County Code, Chapter 28, Nuisances, Article II, Lot Cleaning, and after due notice as required by that Article, Orange County has performed those services necessary to terminate and abate the violation on the property described below; and

WHEREAS, Orange County Code, Section 28-40, Liens, provides that the Board of County Commissioners shall adopt a resolution for the actual cost of termination and abatement of the violation on the property performed on the benefited property as more particularly described below; and

WHEREAS, The Board of County Commissioners hereby adopts this Resolution in accordance with Orange County Code Section 28-40, Section 197.3632;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

1. The foregoing recitals are true and correct and are incorporated herein.
2. The benefited property (hereinafter referred to as "Property") to which Orange County provided a lot cleaning service for case number LC 08-364 located at 1269 23rd St., and described as:  
 LEGAL: ANGEBILT ADDITION H/79 LOT 16 BLK 27  
 PARCEL ID#: 03-23-29-0180-27-160  
 DISTRICT: 6.
3. The name and address of the last known owner of the property according to the Orange County Tax Records is:  
 NAME: Lewis Real Estate Holdings LLC  
 ADDRESS: 1712 Wind Drift Rd.  
 Orlando, FL 32809
4. The amount of the assessment, date of service to the property and brief description of those services are as follows:  
 AMOUNT: \$171.78  
 SERVICE DATE: 3/26/2008  
 SERVICES: mowing of overgrown property; removal of trash, junk & debris

STATE OF FLORIDA, COUNTY OF ORANGE  
I HEREBY CERTIFY this is a copy of a document  
approved by the BCC on JUN 24 2008  
MARTHA S. HAYNE, COUNTY COMPTROLLER  
By: [Signature] JUN 25 2008  
Deputy Clerk Date



3

- 5. IF THE ASSESSMENT SET FORTH IN SECTION 4 ABOVE IS NOT PAID WITHIN FIFTEEN (15) CALENDAR DAYS AFTER NOTICE OF THE ASSESSMENT HAS BEEN PUBLISHED AT LEAST ONCE IN A NEWSPAPER OF GENERAL CIRCULATION, THEN THIS RESOLUTION, OR CERTIFIED COPY THEREOF, SHALL BE RECORDED IN THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA, AND SHALL CONSTITUTE A LIEN AGAINST THE PROPERTY. THE AMOUNT DUE TO SATISFY THE RECORDED LIEN SHALL BE THE ACTUAL COST OF ABATEMENT WHICH INCLUDES, BUT IS NOT LIMITED TO THE CONTRACT AMOUNT OF TERMINATING AND ABATING THE VIOLATION, COST OF SERVING NOTICE, COST OF ADVERTISING AND COST OF RECORDING THE LIEN.
- 6. Authorization is hereby given by the Board of County Commissioners to Orange County Staff to initiate legal proceedings to collect on this lien after the lien is recorded in the Official Records of Orange County, Florida.
- 7. Effective Date. This Resolution shall become effective on the date of its adoption.

ADOPTED THIS 24<sup>th</sup> DAY OF JUNE 2008.

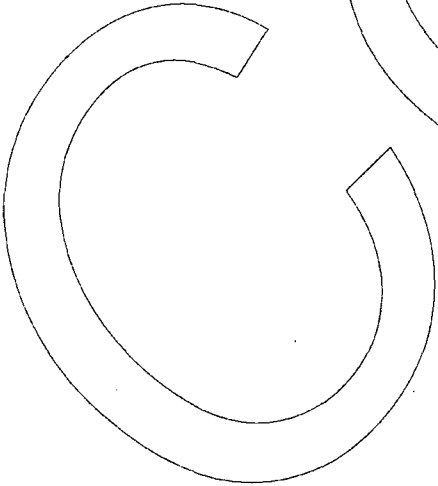
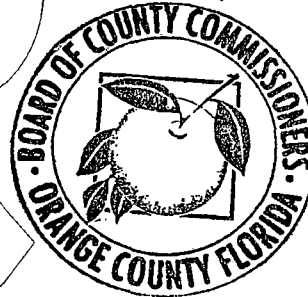
ORANGE COUNTY, FLORIDA

BY: Art D'Amico  
Orange County Mayor

DATE: 6.24.08

ATTEST: Martha O. Haynie, County Comptroller  
As Clerk of the Board of County Commissioners

BY: Martha O. Haynie  
Deputy Clerk



76 9431

G.K. 609 FILE 80

4

Rec 4.00 This Quit-Claim Deed, Executed this 22nd day of April A. D. 19 76. by  
St 30 ARDELL Y. BURNETT,  
Sur 55 first party, to

SAMUEL F. BURNETT  
whose postoffice address is 541 VAUGHAN ST., TITUSVILLE, FLA 32780

second party:

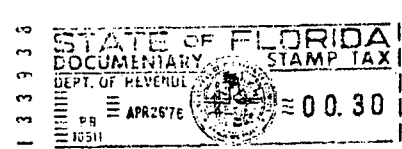
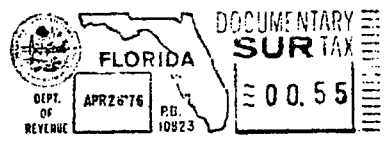
(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, 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 said 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 Lake State of , to-wit:

Part of the following described property:

Commence at the Southwest corner of Section 2 according to the plat of Manhattan as recorded in the public records of Lake County, Florida, in Plat Book 2, Page 2, run thence South 89 deg. 29 min 34 sec. East on the South boundary of said Section 2, a distance of 2934.30 feet; thence East 4719.77 feet to the point of beginning; run thence North 169.64 feet; thence North 73 deg 25 min 21 sec. East 102.65 feet; thence South 16 deg. 34 min. 39 sec. East 114.33 feet; thence West 12.16 feet; thence South 100 feet; thence West 140 feet to the point of beginning, lying and being situate in Sec. 19, Tp. 15 S. Rge. 28 E. also described as Lot 3 Block 41, according to the unrecorded Plat of Astor Forest Campsites.

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CLERK CHANCERY COURT LAKE COUNTY FLA

APR 26 12 01 PM '76

To Have and to Hold the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.  
Signed, sealed and delivered in presence of:

*Ardele Y. Burnett* Ardele Y. Burnett  
*Ardele Y. Burnett* Ardele Y. Burnett

STATE OF FLORIDA,  
COUNTY OF Brevard

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared ARDELL Y. BURNETT to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this April A. D. 19 76.  
Notary Public, State of Florida at Large  
My Commission expires April 27 1977

This Instrument prepared by: Charles F. Broome, Atty.  
Address P.O. Box 729 Titusville, Florida 32780



Lake County, Florida

# Office of the Tax Collector

Bob M<sup>c</sup>Kee, Tax Collector

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- Business Tax
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**BOB M<sup>c</sup>KEE**  
LAKE COUNTY TAX COLLECTOR

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**  
**REAL ESTATE 2009**

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2415270100-041-00300		1712327	0006

BURNETT SAMUEL F  
1016 BRADFORD DR  
WINTER PARK, FL 32792

ASTOR FOREST CAMPSITES LOT 3,  
BLK 41ORB 520 PG 611 & ORB 609  
PGS 80, 81

**PAY IN U.S. FUNDS TO BOB M<sup>c</sup>KEE, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9622**

AD VALOREM TAXES						
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED	
LAKE COUNTY GENERAL	7,000	0	7,000	4.6511	32.56	
AMBULANCE MSTU	7,000	0	7,000	0.4651	3.26	
STORMWATER ROADS PARKS	7,000	0	7,000	0.4984	3.49	
ENVIRON LAND PURCHASE	7,000	0	7,000	0.1101	0.77	
FIRE MSTU	7,000	0	7,000	0.3222	2.26	
LAKE CO SCHOOL BOARD						
CURRENT	7,000	0	7,000	6.0320	42.22	
CAPITAL OUTLAY	7,000	0	7,000	1.5000	10.50	
ST JOHNS WATER MGMT	7,000	0	7,000	0.4158	2.91	
LAKE CO WATER AUTH	7,000	0	7,000	0.2130	1.49	
N LAKE CNTY HOSP	7,000	0	7,000	1.0000	7.00	
<b>TOTAL:</b>				15.2077	106.46	

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
<b>NON-AD VALOREM ASSESSMENTS:</b>		0.00

**COMBINED TAXES AND ASSESSMENTS: \$106.46**

IF PAID BY PLEASE PAY	Nov 30, 2009	Dec 31, 2009	Jan 31, 2010	Feb 28, 2010	Mar 31, 2010
	102.20	103.27	104.33	105.40	106.46

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- » [GIS](#)

**Bill Search** 1 First << Prev :: Next

2009   burnett samuel  -- Any --

Tax Yr	Account Number	Alternate Key	Owner Name (e.g. Smith John)	Property Address (e.g. 123 Main St)	Balance Status	View
2009	2415270100-041-00300	1712327	BURNETT SAMUEL F		Unpaid	View


Search results as of less than a minute ago 1 First << Prev :: Next

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5

Prepared by & Return to:  
C. GUY SATSEL, ESQUIRE  
PENINSULA TITLE SERVICES, LLC  
4088 Babcock Street, N.E.  
Palm Bay, FL 32905



CPN:2004205280 08-30-2004 02:07 pm  
OR Book/Page: 5326 / 5487

**Scott Ellis**  
Clerk Of Courts, Brevard County

#Pgs: 1	#Names: 3	
Trust: 1.00	Rec: 0.00	Serv: 0.00
Prod: 203.00		Arch: 0.00
Mfg: 0.00		Int Tax: 0.00

Parcel ID Number: 28-37-31-FR-182-15

# Warranty Deed

This Indenture, Made this 14th day of June, 2004 A.D., Between **CHARLES F. GREEN and MARY J. GREEN, His Wife**

of the County of Broome State of New York, grantors, and **GREGORY WALSH, a married Man**

whose address is: 4105 Lakeglen Drive, Melbourne, FL 32934

of the County of Brevard State of Florida, grantees.

Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Brevard State of Florida to wit:  
**Lot 15, Block 182, PORT MALABAR UNIT SEVEN, according to the plat thereof, as recorded in Plat Book 14, Pages 126 through 135, Public Records of Brevard County, Florida.**

Subject to restrictions, reservations and easements of record, governmental authority, if any and taxes for the year 2004 and subsequent years.

The property herein conveyed is vacant, unimproved land and does not constitute the homestead of the Grantor nor is it contiguous to the homestead of Grantor.

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

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Janine Neschwedawitch  
Printed Name: Janine Neschwedawitch  
Witness

Charles F. Green (Seal)  
Printed Name: CHARLES F. GREEN  
P.O. Address: Keibel Road, Box 437, Whitney Point, NY 13862

Elled L Oliver  
Printed Name: ELLED L OLIVER  
Witness

Mary J. Green (Seal)  
Printed Name: MARY J. GREEN  
P.O. Address: Keibel Road, Box 437, Whitney Point, NY 13862

STATE OF New York  
COUNTY OF Broome

The foregoing instrument was acknowledged before me this 14th day of June, 2004 by **CHARLES F. GREEN and MARY J. GREEN, His Wife**

who are personally known to me or who have produced their identification.

Dorothy M. Westfall  
Printed Name: Dorothy M. Westfall  
Notary Public  
My Commission Expires: \_\_\_\_\_

**DOROTHY M. WESTFALL**  
NOTARY PUBLIC, STATE OF NEW YORK  
QUALIFIED IN BROOME COUNTY REG. 4/2000  
MY COMMISSION EXPIRES DECEMBER 31, 2005

# Brevard County Tax Collector

generated on 2/2/2010 1:02:27 PM EST

## Tax Record

Last Update: 2/2/2010 1:01:25 PM EST

5

### Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year		
2839629	REAL ESTATE	2009		
<b>Mailing Address</b> WALSH, GREGORY 4105 LAKEGLEN DR MELBOURNE FL 32934		<b>Property Address</b> 450 AMERICANA BLVD NE PBV  <b>GEO Number</b> 283731FR18215		
Status Code: BD				
Exempt Amount	Taxable Value			
See Below	See Below			
<b>Exemption Detail</b>	<b>Millage Code</b>	<b>Escrow Code</b>		
NO EXEMPTIONS	54U0			
<b>Legal Description</b>				
28 3731FR 182 15 NE 450 AMERICANA BLVD PORT MALABAR UNIT 7 PALM BAY LOT 15 BLK 182				
Ad Valorem Taxes				
Taxing Authority	Rate	Assessed Exemption Value	Taxable Value	Taxes Levied
COUNTY GENERAL FUND	3.7161	16,500	0	\$16,500 \$61.32
BREVARD LIBRARY DISTRICT	0.4421	16,500	0	\$16,500 \$7.29
BREVARD MOSQUITO CONTROL	0.1589	16,500	0	\$16,500 \$2.62
S BREVARD REC DIST 2001-2020	0.2098	16,500	0	\$16,500 \$3.46
SCHOOL - BY STATE LAW	5.1890	16,500	0	\$16,500 \$85.62
SCHOOL - BY LOCAL BOARD	0.9980	16,500	0	\$16,500 \$16.47
SCHOOL - CAPITAL OUTLAY	1.5000	16,500	0	\$16,500 \$24.75
CITY OF PALM BAY	6.8165	16,500	0	\$16,500 \$112.47
ST JOHNS RIVER WATER MGMT DST	0.4158	16,500	0	\$16,500 \$6.86
FLA INLAND NAVIGATION DIST	0.0345	16,500	0	\$16,500 \$0.57
SEBASTIAN INLET DISTRICT	0.1124	16,500	0	\$16,500 \$1.85
ENV END LD/WTR LTD 05-24	0.0311	16,500	0	\$16,500 \$0.51
ENV END LD/WTR LTD(DBTP) 05-24	0.0988	16,500	0	\$16,500 \$1.63
ENV END LAND ACQ (DBTP) 91-10	0.0420	16,500	0	\$16,500 \$0.69
ENV ENDANG LD ACQ 91-10	0.0321	16,500	0	\$16,500 \$0.53
S BREVARD REC DIST (DBTP)01-20	0.3768	16,500	0	\$16,500 \$6.22
<b>Total Millage</b>		20.1739	<b>Total Taxes</b> \$332.86	
Non-Ad Valorem Assessments				
Code	Levying Authority	Amount		
A101	MELB/TILLMAN WATER DISTRICT	\$19.13		
<b>Total Assessments</b>		\$19.13		

Taxes & Assessments

\$351.99

5

**Due to the status code assigned to this account, the remaining detail is blocked from viewing. Please contact the Tax Department at (321) 264-6969 for further information regarding this account.**

Return to:

Name: C. Ray Greene, III  
P.O. Box 188  
Address: Ft. McCoy, Florida 32134



WARRANTY DEED  
INDIVID TO INDIVID

6 7

This Instrument Prepared by:

Name: C. Ray Greene, III  
P.O. Box 188  
Address: Ft. McCoy, Florida 32134

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY  
DATE: 05/18/2004 11:52:58 AM  
FILE #: 2004068590 OR BK 03720 PG 1669

RECORDING FEES 6.00

DEED DOC TAX 73.50

2

Property Appraisers Parcel Identification

0391-011-019  
0391-011-022

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**This Warranty Deed** Made the 1st day of May, 2004 by

C. RAY GREENE, III and WILLIAM BEDFORD GREENE, SR

hereinafter called the grantor, to ANTHONY A. HEW  
whose postoffice address is 714 E. Orange Street  
Apopka, Florida 32703

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" includes all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, State of Florida, viz:

Lots 19, 20, 21, 22, 23 and 24 on Block "K", as shown on a plat of THREE LAKES ESTATES, Unit No. One, and recorded in the Public Records of Marion County, Florida in Plat Book "F" on page 132.

This is not the Homestead of the Grantor.

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

And the grantor hereby covenants with said grantee that 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, 2003.

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 Signature (as to first Grantor)

PATRICIA WEINGARTNER

Printed Name

Witness Signature (as to first Grantor)

LOUISE M. BATES

Printed Name

Witness Signature (as to Co-Grantor, if any)

PATRICIA WEINGARTNER

Printed Name

Witness Signature (as to first Grantor)

LOUISE M. BATES

Printed Name

Grantor Signature

C. RAY GREENE, III

Printed Name

P.O. Box 188, Ft. McCoy, Florida 32134

Post Office Address

L.S.

Co-Grantor, Signature, (if any)

WILLIAM BEDFORD GREENE, SR.

Printed Name

P.O. Box 188, Ft. McCoy, Florida 32134

Post Office Address

L.S.

STATE OF FLORIDA  
COUNTY OF MARION

C. Ray Greene, III and William Bedford Greene, Sr.

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was not taken. (Check one:  Said person(s) is/are personally known to me.  Said person(s) provided the following type of identification:

Witness my hand and official seal in the County and State last aforesaid this 1st day of May, A.D. 2004.



Notary Rubber Stamp Seal  
Patricia Weingartner  
Commission # DD254437  
Expires September 29, 2007  
Bonded Title Plan - Insurance, Inc. 800-885-7919

Notary Signature

PATRICIA WEINGARTNER

Printed Name

# Tax Roll Property Summary

(6)

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<b>Account Number</b>		R0391-011-019		<b>Type</b>		REAL ESTATE	
<b>Address</b>				<b>Status</b>			
<b>Sec/Twn/Rng</b>		02 12 23		<b>Subdivision</b>			
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online
1999	R	1999 R0391-011-019	PAID	02/2000	63.96		Tax Bill
2000	R	2000 R0391-011-019	PAID	04/2001	64.14		Tax Bill
2001	R	2001 R0391-011-019	PAID	04/2002	66.71		Tax Bill
2002	R	2002 R0391-011-019	PAID	03/2003	82.11		Tax Bill
2003	R	2003 R0391-011-019	PAID	04/2004	71.34		Tax Bill
2004	R	2004 R0391-011-019	PAID	11/2004	64.23		Tax Bill
2005	R	2005 R0391-011-019	PAID	11/2005	58.74		Tax Bill
2006	R	2006 R0391-011-019	PAID	12/2006	107.53		Tax Bill
2007	R	2007 R0391-011-019	PAID	02/2008	100.22		Tax Bill
2008	R	2008 R0391-011-019	CER SOLD	06/2009			Tax Bill
2008	CER	2009-00000979-00	UNPAID			153.97	<input type="checkbox"/> Certificate
2009	R	2009 R0391-011-019	UNPAID			100.23	<input type="checkbox"/> Tax Bill

[Add to Cart](#)

CURRENT ACCOUNT DETAILS							
<b>Account Number</b>		2009		R0391-011-019		Tax Bill	
<b>DELINQUENT TAXES DUE</b>							
<b>Property Description</b>				<b>Owner Information</b>			
SEC 02 TWP 12 RGE 23 PLAT BOOK F PAGE 132 THREE LAKES ESTATES UNIT 1 BLK K LOTS 19.20. 21				HEW ANTHONY 714 E ORANGE ST APOPKA, FL 32703			
<b>Current Values and Exemptions</b>				<b>Taxes and Fees Levied</b>			
ASSESSMENT		5,820		TAXES		87.03	
TAXABLE		5,820		SP. ASMT		15.25	
JAN 31, 2010	FEB 28, 2010	MAR 31, 2010	APR 30, 2010	PAST DUE ON			
100.23	101.26	102.28	105.35	APR 1, 2010			
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total	

**Links of Interest**  
[LINK TO PROPERTY APPRAISER WEB](#)

7

# Tax Roll Property Summary

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<b>Account Number</b>		R0391-011-022		<b>Type</b>		REAL ESTATE	
<b>Address</b>				<b>Status</b>			
<b>Sec/Twn/Rng</b>		02 12 23		<b>Subdivision</b>			
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online
1999	R	1999 R0391-011-022	PAID	02/2000	63.96		Tax Bill
2000	R	2000 R0391-011-022	PAID	04/2001	64.14		Tax Bill
2001	R	2001 R0391-011-022	PAID	04/2002	66.71		Tax Bill
2002	R	2002 R0391-011-022	PAID	03/2003	82.11		Tax Bill
2003	R	2003 R0391-011-022	PAID	04/2004	71.34		Tax Bill
2004	R	2004 R0391-011-022	PAID	11/2004	64.23		Tax Bill
2005	R	2005 R0391-011-022	PAID	11/2005	58.74		Tax Bill
2006	R	2006 R0391-011-022	PAID	12/2006	107.52		Tax Bill
2007	R	2007 R0391-011-022	PAID	02/2008	100.21		Tax Bill
2008	R	2008 R0391-011-022	CER SOLD	06/2009			Tax Bill
2008	CER	2009-00000980-00	UNPAID			153.96	<input type="checkbox"/> Certificate
2009	R	2009 R0391-011-022	UNPAID			100.22	<input type="checkbox"/> Tax Bill



CURRENT ACCOUNT DETAILS							
<b>Account Number</b>		2009      R0391-011-022		<b>Tax Bill</b>			
<b>DELINQUENT TAXES DUE</b>							
<b>Property Description</b>				<b>Owner Information</b>			
SEC 02 TWP 12 RGE 23 PLAT BOOK F PAGE 132 THREE LAKES ESTATES UNIT 1 BLK K LOTS 22.23. 24				HEW ANTHONY 714 E ORANGE ST APOPKA, FL 32703			
<b>Current Values and Exemptions</b>				<b>Taxes and Fees Levied</b>			
ASSESSMENT		5,820		TAXES		87.03	
TAXABLE		5,820		SP. ASMT		15.24	
JAN 31, 2010	FEB 28, 2010	MAR 31, 2010	APR 30, 2010	PAST DUE ON			
100.22	101.25	102.27	105.34	APR 1, 2010			
<b>Post Date</b>	<b>Receipt #</b>	<b>Pmt Type</b>	<b>Status</b>	<b>Disc</b>	<b>Interest</b>	<b>Total</b>	

**Links of Interest**  
[LINK TO PROPERTY APPRAISER WEB](#)

Return to: (enclose self-addressed stamped envelope)

Name: **JAMES D. Root**  
Address: **1025 S. Woodward Ave  
DeLand Fla. 32720**

DAVID R. ELLSPERMANN, CLERK OF CIRCUIT COURT

FILE: 97022052

03/24/97 14:54

OR BOOK/PAGE: 2348/564

MARION COUNTY - *J. JAC*

DC.

8

This instrument Prepared by:  
**Agnes Stanberry**

Address: 414 S. Sheridan Ave. DeLand, FL 32720

Deed Doc Stamps 33.60 PAID

03/24/97 MARION COUNTY -

CLERK

*J. Branam*

*6.00 Rec  
33.60 Doc*

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**This Quit-Claim Deed**, Executed this *25* day of *APRIL*, A. D. 19*96*, by

first party, to **CHARLES LEFEBVRE and AGNES STANBERRY**  
414 S. Sheridan Ave., DeLand, FL. 32720

whose postoffice address is

James D. Root  
second party: 1025 S. Woodward Ave., DeLand FL 32720

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth**, That the said first party 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 said 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 **MARION** State of **FLORIDA**, to-wit:

SOUTH 75 FEET of NORTH 446.0 FEET, EAST 110 FEET of WEST 660 FEET of NW 1/4 of SE 1/4 of SECTION 13, TOWNSHIP 14 SOUTH, RANGE 26 EAST, and CAMPSITE 8, Block D, Unit No. 2; South 75 Feet of North 521 Feet of East 110 Feet of West 660 of NW 1/4 of SE 1/4 Section 13, Township 14 South Range 26 East. Subject, however, to Eastment over and across the West 10 Feet Therof For Ingress and Egress. Subject, also to Restrictive Covenants Contained in Deed Dated March 27, 1961, and recorded in O.R. Book 61 Page 303, Public Records of Marion County in O.R. Book 66, Page 303 Public Records of Marion County, Florida

PARCEL ID: 1692 004 007

**To Have and to Hold** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

**In Witness Whereof**, The said first party has signed and sealed these presents the day and year first above written.  
Signed, sealed and delivered in presence of:

*Mary P. Burke*  
MARY P. BURKE  
*Kathleen Bohner*  
KATHLEEN BOHNER

*Charles LeFebvre*  
CHARLES LEFEBVRE U.S.  
*Agnes Stanberry*  
AGNES STANBERRY U.S.

STATE OF FLORIDA  
COUNTY OF VOLUES  
MARY P. BURKE  
My Commission 00388888  
Expires Aug. 24, 1998  
Bonded by AMS  
800-853-8878

I HEREBY CERTIFY that on this day, before me, an

officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **JAMES D. Root / CHARLES LeFebvre / Agnes Stanberry** to me known to be the person described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this *25th* day of *April* A. D. 19 *96*

*Mary P. Burke*

# Tax Roll Property Summary



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THE INFORMATION IS NOT WARRANTED

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<b>Account Number</b>		R1692-004-007		<b>Type</b>		REAL ESTATE	
<b>Address</b>				<b>Status</b>			
<b>Sec/Twn/Rng</b>		13 14 26		<b>Subdivision</b>			
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online
1999	R	1999 R1692-004-007	PAID	11/1999	99.14		
2000	R	2000 R1692-004-007	PAID	02/2001	100.47		
2001	R	2001 R1692-004-007	PAID	02/2002	102.03		
2002	R	2002 R1692-004-007	PAID	01/2003	118.26		
2003	R	2003 R1692-004-007	PAID	12/2003	100.03		
2004	R	2004 R1692-004-007	PAID	03/2005	98.98		
2005	R	2005 R1692-004-007	PAID	11/2005	88.31		
2006	R	2006 R1692-004-007	PAID	12/2006	200.97		
2007	R	2007 R1692-004-007	PAID	11/2007	256.07		
2008	R	2008 R1692-004-007	CER SOLD	06/2009			
2008	CER	2009-00005849-00	UNPAID			272.07	<input type="checkbox"/>
2009	R	2009 R1692-004-007	UNPAID			156.80	<input type="checkbox"/>

### CURRENT ACCOUNT DETAILS

<b>Account Number</b>	2009	R1692-004-007	T
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### DELINQUENT TAXES DUE

Property Description		Owner Information	
SEC 13 TWP 14 RGE 26 PLAT BOOK UR PAGE 73 SPORTSMAN'S HAVEN UNIT 2 BLK D LOTS 7.8 AKA: S 75 FT OF N 446 FT OF E 110 FT OF W 660 FT OF NW 1/4 OF SE 1/4 & S 75 FT OF N 521 FT OF E 110		ROOT JAMES D 3149 WHISPER BLVD DELAND, FL 32724	
Current Values and Exemptions		Taxes and Fees Levied	
ASSESSMENT	9,670	TAXES	
TAXABLE	9,670	SP. ASMT	

8

JAN 31, 2010	FEB 28, 2010	MAR 31, 2010	APR 30, 2010	PAST DUE ON		
156.80	158.40	160.00	164.80	APR 1, 2010		
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Tota:

**Links of Interest**

LINK TO PROPERTY APPRAISER WEB

DATE: 07/22/2005 08:11:32 AM

FILE #: 2005127510 OR BK 04111 PG 0108

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Pam Kruger  
AAA Quality Title Services & Escrow Co., Inc.  
9860 S.W. 84th Court  
Ocala, Florida 34481  
Property Appraisers Parcel Identification (Folio) Number: R2002-093-11

RECORDING FEES 10.00

DEED DOC TAX 63.00

9

1000  
6200

05025608

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 8th day of June, 2005 by Joseph Scott, whose post office address is 19211 Snowburst Court, Redding, CA 96003-7597 herein called the grantor, to Harold J. Columbo, Jr. and Danielle M. Columbo, husband and wife whose post office address is 8025 SW 100th Street Road, Ocala, FL 34481, hereinafter called the Grantees:  
(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 corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Marion County, State of Florida, viz.:

Lots 11 and 12, Block 93, of RAINBOW PARK UNIT NO. 2, according to the Plat thereof, as recorded in Plat Book G, Pages 9 and 9A, of the Public Records of Marion County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2005 and thereafter.

Grantors herein affirm that the above described property is not their homestead, nor are said lands contiguous to their homestead located at 19211 Snowburst Court, Redding, CA 96003-7597

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

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

AND, the grantor hereby covenants with said grantees 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, 2004.

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:

Scott Thompson  
Witness #1 Signature

Scott Thompson  
Witness #1 Printed Name

Steve L. Howk  
Witness #2 Signature

STEVE L. HOWK  
Witness #2 Printed Name

Joseph Scott  
Joseph Scott  
19211 Snowburst Court, Redding, CA 96003-7597

STATE OF California  
COUNTY OF Shasta

The foregoing instrument was acknowledged before me this 3rd day of June, 2005 by Joseph Scott who is personally known to me or has produced a California Driver's License as identification.

SEAL

Matt Perez  
Notary Public  
Matt Perez  
Printed Notary Name

My Commission Expires:  
04/21/09



# Tax Roll Property Summary

9

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<b>Account Number</b>		R2002-093-012		<b>Type</b>		REAL ESTATE	
<b>Address</b>				<b>Status</b>			
<b>Sec/Twn/Rng</b>		25 15 19		<b>Subdivision</b>			
<b>Year</b>	<b>Roll</b>	<b>Account Number</b>	<b>Status</b>	<b>Date Paid</b>	<b>Amount Paid</b>	<b>Balance Due</b>	<b>Pay Online</b>
2007	R	2007 R2002-093-012	PAID	11/2007	354.53		
2008	R	2008 R2002-093-012	CER SOLD	06/2009			
2008	CER	2009-00008164-00	UNPAID			335.25	<input type="checkbox"/>
2009	R	2009 R2002-093-012	UNPAID			101.37	<input type="checkbox"/>

### CURRENT ACCOUNT DETAILS

<b>Account Number</b>	2009	R2002-093-012	T
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### DELINQUENT TAXES DUE

Property Description				Owner Information			
SEC 25 TWP 15 RGE 19 PLAT BOOK G PAGE 009 RAINBOW PARK UNIT 2 BLK 93 LOT 12				COLUMBO HAROLD J JR & DANIELLE 8025 SW 100TH ST RD OCALA,FL 34481			
Current Values and Exemptions				Taxes and Fees Levied			
ASSESSMENT		5,820		TAXES			
TAXABLE		5,820		SP. ASMT			
JAN 31, 2010	FEB 28, 2010	MAR 31, 2010	APR 30, 2010	PAST DUE ON			
101.37	102.41	103.44	106.54	APR 1, 2010			
<b>Post Date</b>	<b>Receipt #</b>	<b>Pmt Type</b>	<b>Status</b>	<b>Disc</b>	<b>Interest</b>	<b>Tota:</b>	

### Links of Interest

[LINK TO PROPERTY APPRAISER WEB](#)

18.50  
149.00

10

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY

DATE: 05/24/2005 11:22:57 AM

FILE #: 2005086156 OR BK 04043 PGS 0366-0367

Prepared by  
Susan Prendergast, an employee of  
First American Title Insurance Company  
216 Northeast First Avenue  
Ocala, Florida 34470  
(352) 732-7910

RECORDING FEES 18.50

DEED DOC TAX 147.00

BA

Return to: Grantee

File No.: 1086-809268

**WARRANTY DEED**

Made this May 16, of 2005 by and between

**Jesse C. Tate, Jr. a/k/a Jessee C. Tate, Jr. and Nellie Jean Tate, his wife**

whose address is: **1063 Elm Street, Engleville, TN 37060**  
hereinafter called the "grantor", to

**Harold J. Columbo, Jr. and Danielle M. Columbo, husband and wife**

whose post office address is: **8025 SW 100 Street Road, Ocala, FL 34481**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in County, , to-wit:

**Lots 7 and 8, Block 152 of RAINBOW PARK UNIT 3, according to the Plat thereof as recorded in Plat Book G, Page(s) 34, of the Public Records of Marion County, Florida.**

Parcel Identification Number: **2003-152-007**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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; that the grantor hereby fully 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 31st of 2004.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

[Signature]  
Jesse C. Tate Jr. A/K/A Jessee C. Tate Jr.

Nellie Jean Tate  
Nellie Jean Tate

Signed, sealed and delivered in the presence of these witnesses:

[Signature]  
Witness Signature

Print Name: Brooke Smotherman

[Signature]  
Witness Signature

Print Name: DIANA HESTER

State of Tennessee

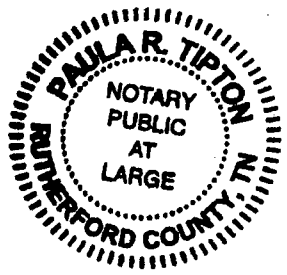
County of Rutherford

The Foregoing Instrument was Acknowledged before me on May 16, 2005, by Jesse C. Tate, Jr. a/k/a Jessee C. Tate, Jr. and Nellie Jean Tate, his wife who is/are personally known to me or who has/have produced TN DL as identification.

[Signature]  
NOTARY PUBLIC

Paula R Tipton  
Notary Print Name

My Commission Expires: My Commission Expires  
May 18, 2008



# Tax Roll Property Summary

10

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<b>Account Number</b>		R2003-152-008		<b>Type</b>		REAL ESTATE	
<b>Address</b>				<b>Status</b>			
<b>Sec/Twn/Rng</b>		26 15 19		<b>Subdivision</b>			
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online
2007	R	2007 R2003-152-008	PAID	11/2007	380.68		
2008	R	2008 R2003-152-008	CER SOLD	06/2009			
2008	CER	2009-00008350-00	UNPAID			335.25	<input type="checkbox"/>
2009	R	2009 R2003-152-008	UNPAID			101.37	<input type="checkbox"/>

### CURRENT ACCOUNT DETAILS

<b>Account Number</b>	2009	R2003-152-008
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### DELINQUENT TAXES DUE

Property Description				Owner Information			
SEC 26 TWP 15 RGE 19 PLAT BOOK G PAGE 034 RAINBOW PARK UNIT 3 BK 152 LOT 8				COLUMBO HAROLD J JR & DANIELLE 8025 SW 100TH STREET RD OCALA, FL 34481-7782			
Current Values and Exemptions				Taxes and Fees Levied			
ASSESSMENT		5,820		TAXES			
TAXABLE		5,820		SP. ASMT			
JAN 31, 2010	FEB 28, 2010	MAR 31, 2010	APR 30, 2010	PAST DUE ON			
101.37	102.41	103.44	106.54	APR 1, 2010			
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total	

### Links of Interest

[LINK TO PROPERTY APPRAISER WEB](#)