# ACCU-SEARCH TITLE EXAMINATION INC. P.O. BOX 10295

TAMPA, FLORIDA 33679

AS24-1162 Cert.# 5989.0000 Order Date: 12/04/24 Date filed: 11/26/24 Records through: 03/09/25 Application No. #241386 **Use Code:** 9900

PROPERTY I.D. NO: 252605-000000-011060

LEGAL DESCRIPTION

S 100 FT OF N 410 FT OF SEC LYING E OF SR 33 & S 100 FT OF N 510 FT OF SEC LYING E OF SR 33 BEING LOTS D-56 & D-57 OF UNRE SUNRISE ACRES

TO: Clerk the Circuit Court, Polk County, Florida

APPLICANT:

MHF RETIREMENT TRUST 61 S. BALDWIN AVE. #1162 Sierra Madre, CA 91025 United States

Dear Sir: Application is made to this office for Tax Deed on the above property. I certify that the legal description and following information is correct as required under Chapter 197 Florida Statute.

Apparent title holder and address on record:

OR 2273 PAGE 2047 HECTOR SANTOS APOSTE

BOX 3

CAGUAS, PR 00727

Address of record on current tax roll:

HECTOR SANTOS APONTE

HC 7 BOX 35881 CAGUAS, PR 00727-9341

Situs Address:

COMMONWEALTH AVE N. POLK CITY, FL 33868

Vendee of recorded contract for deed:

NONE

Lien holder and address of record:

NONE

Department of State Records through:

3/09/25

Special assessments:	NONE
Location:	
See attached map No access	
MOBILE HOME: NO	

Bid #	Year	Number	Cert. Holder
7826138	2018	18-5989.0000*	MHF RETIREMENT TRUST
7826138	2019	19-5827.0000	MHF RETIREMENT TRUST
8385441	2020	20-6348.0000	BRANLY FRANCOIS BRAHLY FRANCOIS
7826138	2021	21-5299.0000	MHF RETIREMENT TRUST
8381784	2022	22-5204	LEONARDO RODRIGUEZ
8390339	2023	23-4570.0000	MATHIEU BAKER DIRT HUNTER LLC
9010891	2024	24-4511.0000	GERRY S. YOUNG

Taxable Value: \$3,387.00

This is to Certify that this "PROPERTY INFORMATION REPORT" shows the apparent record owner and all liens, as required by Chapter 197 Florida Statutes. It applies to the property described in said Tax Collector's Certification, and is based upon a search of the Public Records on file in the Office of the Clerk of the Circuit Court in and for POLK COUNTY, FLORIDA

In Witness Whereof, Gary S Jerome has caused this certificate to be signed hereto by An authorized agent.

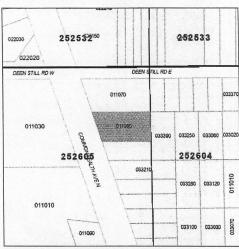
By: \_\_\_\_\_Gary S Jerome\_\_\_\_\_ Signed 03/13/2025

Application for homestead exemption: NO

Accu-Search Title Examination Inc.

## WARRANTY DEED

	This Indenture, wase that 8th day of February V D 1. 54 HIWHY
	J. C. INVESTMENTS, INC., a corporation existing under the least the state of Electric transfer and principle.
23	or because in the County of Hill-Lorouch, and Store of County parts of the County of HECTOR SANTOS APONTE
65	
154 OCT -5 FM	whose past office addition. Box 3. Cagnat. Priesto Sico 5.425  parties of the second part, WINISMITH that the office are the perfect of a manufacture state of Tru Dollars and other valuable conductations to a manufacture property of the conductation of the perfect of the conductation o
D-56	The South 100.0 ft., of the Borth 419.0 ft., of feet in 5, 1 . 6 5, 5 . 5 Polk County, Florida, Tying East of State Birray East. Subject to Right of May Easement of Record.
D-57	Polk County, Florida, lying East of boile Mighe to A.
670980	of Way Easement of Record.
67	And the said party of the first part do should described projectly to free from all here red considerance of the first part and the first part of the first
	and estate, reversion remainder and executed the estate is a second of the estate in t
5/5	5 HOLD the same in fee simple buryer.  And the said party of the first part doth cover exercises the same state of the said party of the first part doth cover exercises that it has good right and lossed a covered to the first party dots hereby fully warrant the tible to said had not become some success.
1	is within will find the safe decree the performed their
	properties and a transfer while expeditive medical section is a superior of the affixed, the day and near written.
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	Compensate Seats 1 Margin a Carl
1	Signed, Scaled and Delivered in Our Presence
,	Mu
	Course m. Hoffman
	State of Florida
	County of HILLSBOROUGH
	1 HERERY CERTIFY. That on this 8th day of February A.D. 19 84, before me personally MIGUEL A. CARLO, as President,
	of J. C. INVESTMENTS, INC., a corporation under the laws of the State of Florida, to me known to be the persons described in and who recented the forecome consequence and "be arknowledged the execution thereof to be belt?" free each and deed as with officer, for the new and purposes therein mentioned, and that 10° affived theirto the official seal of said corporation, and the said instrument is the act and deed of said corporation.
	WITNESS my signature and official seal at said County and State the day and year last aforesaid.  RECORDED AND  RECORD PRINTED  (1)  (2)
	This instrument prepared by: ED. Bod DIXON, (B. C. C. C.) WILL MILLY (Scal)
-	Attorney Vincent Philip Nuccio Syw 94 Commission Expires: W.J. 12, 117 - 3939 N. Komnedy Blvd.
1	rA.



DISCLAIMER: All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is."

### Parcel Info

Parcel ID:	252605000000011060
Owner1:	APONTE HECTOR SANTOS
Physical Street Address:	0 COMMONWEALTH AVE N
Postal City and Zip:	POLK CITY, FL 33868
Municipality / Tax Dist:	90000 (UNINCORP/SWFWMD)
Legal Desc:	S 100 FT OF N 410 FT OF SEC LYING E OF SR 33 & S 100 FT OF N 510 FT OF SEC LYING E OF SR 33 BEING LOTS D-56 & D-57 OF UNRE SUNRISE ACRES
Property (DOR) Use Code:	9900 (Unplatted up to 10 acres)
Acreage:	1.6971

### Sales Information

Date of Sale	Type Inst	Sales Price
07/01/1984	WARRANTY DEED	\$100
02/01/1984	WARRANTY DEED	\$11,400
01/01/1983	WARRANTY DEED	\$9,000

All above information is current (as of 12/03/2024). All below information is 2024 Final.

### **Value Summary**

Value Name	Price
Building Value	\$0
Extra Feature Value	\$0
Land Value (Market)	\$3,387
Just Market Value	\$3,387
Assessed Value	\$3,387
Exempt Value	\$0
Taxable Value	\$3,387