

ACCU-SEARCH TITLE EXAMINATION INC.  
P.O. BOX 10295  
TAMPA, FLORIDA 33679

**AS24-1163**  
**Order Date:** 12/04/24  
**Application No.** #241387

**Cert.#** 21246.0000  
**Date filed:** 11/26/24  
**Records through:** 03/09/2025  
**Use Code:** 0001



**PROPERTY I.D. NO:** 303118-994140-040410

**LEGAL DESCRIPTION**

**INDIAN LAKE EST UNIT 14 SEC 18 31 30 PB 40 PG 21 BLK 404 LOT 10**

**TO:** Clerk the Circuit Court, Polk County, Florida

**APPLICANT:**

MHF RETIREMENT TRUST  
61 S. BALDWIN AVE #1162  
SIERRA MADRE, CA 91025

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 5633 PAGE 2290

MILBENTZ MILIEN  
LUJANITA MILIEN  
7000 N.W. 22ND STREET  
SUNRISE, FL 33313  
United States

**Address of record on current tax roll:**

MILBENTZ MILIEN 50%  
LUJANITA MILIEN 50%  
10769 NW 40TH ST.  
SUNRISE, FL 33351-8263

**Situs Address:**

GAILLARDIA DR.  
INDIAN LAKE ESTATES, FL 33855

**Vendee of recorded contract for deed:**

NONE

**Lien holder and address of record:**

NONE

**Department of State Records through:**

03/09/25

Special assessments: NONE

Location:  
\_\_\_\_\_ See attached map \_\_\_\_\_ No access

MOBILE HOME: NO

Application for homestead exemption: NO Taxable Value: \$3,295.00

Bid #	Year	Number	Cert. Holder
7826138	2018	18-21246.0000*	MHF RETIREMENT TRUST
8390692	2023	23-15309.0000	GEN ZHANG JAX FARM N HOME SUPPLY LLC
9010891	2024	24-15601.0000	GERRY S. YOUNG

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 03/14/2025  
Accu-Search Title Examination Inc.



## Special Warranty Deed

LAKESITE PROPERTIES, INC., a Florida corporation, the Grantor, in consideration of the sum of One (\$1.00) Dollar and other valuable consideration received from \_\_\_\_\_

ANGELINA BIANCO, Sole Owner

the Grantee, whose post office address is: 2334 Gleason Avenue

Bronx, New York 10462

\_\_\_\_\_, hereby grants and conveys to the Grantee, the real property in Polk County, Florida, described as follows:

Lot 10, Block 404, Unit 14, Indian Lake Estates,

according to the plat thereof recorded in Plat Book 40

Page 21, Public records of Polk County, Florida.

Subject to restrictions and easements of record and real estate taxes for the current year.

The land conveyed herein is further subject to the covenants and restrictions set forth on the reverse side hereof which covenants and restrictions are imposed by the Grantor herein and shall constitute a covenant running with the land and shall be binding upon the Grantee herein and all persons deriving title through the Grantee.

and the Grantor covenants, as against all persons claiming by, through or under the Grantor, that the property is free of all encumbrances, that lawful seisin of and good right to convey that property are vested in the Grantor, and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor.

This Deed is dated 20th day of July, 1973

Signed, sealed and delivered in the presence of:

LAKESITE PROPERTIES, INC.

BY Raymond L. Butera  
Its Vice President  
(Corporate Seal)

Kathleen M. McKelvey  
Two Witnesses

STATE OF PENNSYLVANIA

COUNTY OF MONTGOMERY

I hereby certify that on this day, before me, a Notary Public duly authorized in the state and county named above to take acknowledgments, personally appeared \_\_\_\_\_

Raymond L. Butera to me known to be the person described as

Vice - President of LAKESITE PROPERTIES, INC., a Florida corporation, who executed the foregoing special warranty deed and acknowledged before me that he executed the foregoing special warranty deed in the name of and for that corporation, affixing the corporate seal of that corporation thereto; that as such corporate officer he is duly authorized by that corporation to do so; and that the foregoing special warranty deed is the act and deed of that corporation.

WITNESS my hand and official seal in the county and state named above this

20th day of July, 1973

My Commission Expires: \_\_\_\_\_  
(Affix Notarial Seal)

NOTARY PUBLIC

Upper Merion Twp., Montgomery Co., Pa.  
My Commission Expires August 23, 1976



John E. McLaughlin  
Notary Public

73 SEP 5 AM 10:57

This instrument was prepared by a C.O.G. in of  
JULIUS, CURTIS, CRAG & GIBSON, ATTORNEYS AT LAW,  
130 EAST CENTRAL AVENUE, LAKE WALES, FLORIDA

Please Return To:  
JULIUS, CURTIS, CRAG & GIBSON  
P. O. Box 1079 Lake Wales, Florida 33853

Prepared By and Return to:

O. George Grubbs  
COMMONWEALTH LAND TITLE INSURANCE COMPANY  
205 1/2 South Broadway  
P. O. Box 817  
Bartow, FL 33830-0817  
(863) 533-0891

File No.: BA031310  
Property Appraisers Parcel ID#: 053130-994000-040410  
Grantee(s) S.S.#(s):

I HEREBY ACKNOWLEDGE THAT I HAVE READ THE FOREGOING INSTRUMENT AND THAT I HAVE VOLUNTARILY SIGNED THE SAME.

INSTR # 2004002587  
BK 05633 PG 2290  
RECORDED 01/07/2004 09:28:27 AM  
RICHARD M. WEISS, CLERK OF COURT  
POLK COUNTY  
DEED DOC 42.00  
RECORDING FEES 6.00  
RECORDED BY S Wiggins

## WARRANTY DEED

THIS INSTRUMENT, made NOVEMBER 14<sup>th</sup>, 2003 between:

Angelina Bianco

whose post office address is: 516 South Egret Circle  
Sebastian, Florida 32976  
hereinafter called the grantor, to:

Milbentz Milien and Lujanita Milien, AS JOINT TENANTS WITH FULL RIGHTS OF  
SURVIVORSHIP

whose post office address is: 7000 N. W. 22nd Street  
Sunrise, Florida 33313

hereinafter called the grantee:

("grantor" and "grantee" are used for singular or plural, as context requires)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN and No/100  
(\$10.00) Dollars, and other good and valuable consideration to the grantor in hand paid by  
the grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold  
to the grantee, and grantee's heirs and assigns forever, the following described land,  
situate, lying and being in Polk County, Florida, to-wit:

Lot 10, Block 404, INDIAN LAKE ESTATES, UNIT 14, according to the plat thereof  
recorded in Plat Book 40, Page 21 of the public records of Polk County, Florida.

THIS IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR.

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

AND the grantor hereby fully warrants the title to said land and will defend the same  
against the lawful claims of all persons whomsoever.

SUBJECT TO covenants, restrictions, easements of record and taxes accruing subsequent to  
December 31, 2003.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents the day and year  
first above written.

Signed, sealed and delivered in our presence:

Daniel Balsamo  
DANIEL BALSAMO  
Cordelia McKinney  
CORDELIA MCKINNEY

Angelina Bianco  
Angelina Bianco FID 040520-000-16640-0  
113. 4-16-98 exp 4-20-02

State of FLORIDA  
County of Brevard

THE FOREGOING instrument was acknowledged before me on November 14<sup>th</sup>, 2003 by  
Angelina Bianco, who has produced driver license as identification.

My Commission Expires: 7/23/04

Tamara J. Cummings  
Notary Signature (IMPRESS HERE)  
TAMARA J. CUMMINGS  
MY COMMISSION # CC 40504  
EXPIRES Feb 21, 2004  
NOTARY PUBLIC - Polk County Services & Recording Co.

Tamara J. Cummings  
Printed Notary Signature