

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

Cert.# 17520.0000
Date filed: 11/26/24
Records through: 03/09/2025
Use Code: 0001



AS24-1166
Order Date: 12/04/24
Application No. #241390

PROPERTY I.D. NO: 303107-994050-018716

LEGAL DESCRIPTION

INDIAN LAKE ESTS UNIT 5 SEC 7 31 30 PB 39 PG 31 BLK 187 LOT 16

TO: Clerk the Circuit Court, Polk County, Florida

APPLICANT:

DAY INVESTMENT AND CONSUI
4274 WILKIE WAY APT J
PALO ALTO, CA 94306

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 2098 PAGE 139

THOMAS S. WISE, REBECCA S. RIDDELL AND ROY WISE, AS TENANTS IN COMMON
201 WALKER LANE
WALLINGFORD, PA 19086
United States

Address of record on current tax roll:

ROY WISE 33.3% THOMAS S. WISE 33.3% REBECCA S. WISE 33.3%
3608 POND ST.
WESTWOOD, MA 02090-2837

Situs Address:

PANDORA 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

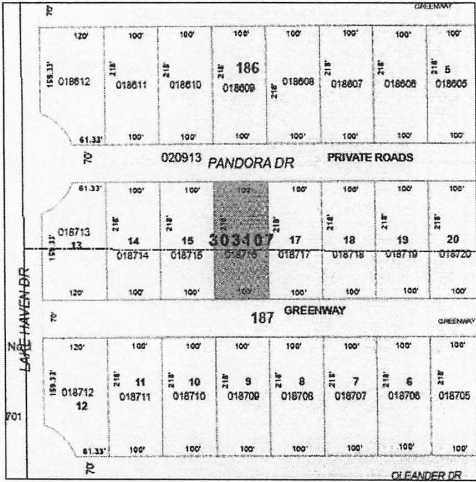
Application for homestead exemption: NO Taxable Value: \$3,661.00

Bid #	Year	Number	Cert. Holder
4530988	2021	21-17520.0000*	DAY INVESTMENT AND CONSULTING LLC
8390692	2023	23-14756	GEN ZHANG JAX FARM N HOME SUPPLY LLC
9010891	2024	24-15086.0000	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 03/13/2025
Accu-Search Title Examination Inc.



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:	303107994050018716
Owner1:	WISE ROY
Owner2:	WISE THOMAS S
Owner3:	RIDDELL REBECCA S
Physical Street Address:	0 PANDORA DR
Postal City and Zip:	INDIAN LAKE ESTATES, FL 33855
Municipality / Tax Dist:	30000 (UNINCORP/SOUTH FL WMD)
Legal Desc:	INDIAN LAKE ESTS UNIT 5 SEC 7 31 30 PB 39 PG 31 BLK 187 LOT 16
Property (DOR) Use Code:	0001 (Vac.Res)
Acreege:	0.5004

Sales Information

Date of Sale	Type Inst	Sales Price
07/01/1982	WARRANTY DEED	\$100
05/01/1972	WARRANTY DEED	\$100
01/27/1959	WARRANTY DEED	\$2,700

All above information is current (as of 12/05/2024). All below information is 2024 Final.

Value Summary

Value Name	Price
Building Value	\$0
Extra Feature Value	\$0
Land Value (Market)	\$12,000
Just Market Value	\$12,000
Assessed Value	\$3,328
Exempt Value	\$0
Taxable Value	\$3,661

POLK 274118

POLK OFF REC. 1979 PAGE 1930

WARRANTY DEED
STATUTORY
F. L. 685-02

RAMCO FORM 4H

This Indenture,

(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.)

Made this 26th day of May A. D. 1972

BETWEEN

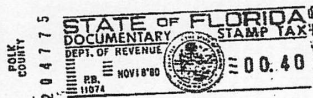
HARRY D. WISE and FERN E. WISE, husband and wife,

of the County of Collier in the State of Florida parties of the first part, and
HARRY D. WISE and FERN E. WISE, trustees of the WISE TRUST, dated
March 9, 1972of the County of Collier in the State of Florida whose post office address is
725 Parkview Lane, Naples, Florida 33940

part y of the second part.

Witnesseth, That the said part ies of the first part, for and in consideration of the sum of
TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS-----Dollars,
to them in hand paid by the said part y of the second part, the receipt whereof is hereby acknowl-
edged, have granted, bargained, and sold to the said part y of the second part, its heirs
and assigns forever, the following described land, situate, and being in the County of Polk
State of Florida to-wit:

Lot 16, Block 187, INDIAN LAKE ESTATES, Unit #5,
according public records, Polk County, Florida,
Plat Book 39, page 31.



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

In Witness Whereof, The said part ies of the first part ha ve hereunto set their
hand s and seal s the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
[Signature]

H.W. *[Signature]* L.S.
F.E. *[Signature]* L.S.

FILED, RECORDED AND
RECORD VERIFIED
E.D. BUD-ENGLISH, Clerk of Ct.
POLK COUNTY, FLA.

BY *[Signature]* D.C.STATE OF FLORIDA,
COUNTY OF COLLIER

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

Harry D. Wise and Fern E. Wise, Husband and Wife,
to me known to be the person s 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 26th
May, A. D. 1972.

MY COMMISSION EXPIRES JULY 11, 1973

Notary Public

This Instrument prepared by:

John B. Fassett
Address
POLK 274118 P.O. Box 237, Fort Myers, Florida 33902.

1980 NOV 18 AM 9:25

POLK 274118

5917

POLK436852

POLK OFF REC. 2098 PAGE 139

WARRANTY DEED
STATUTORY
P. S. 445.02

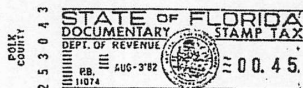
This Indenture,

RANCO FORM 42

(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.)

Made this 28th day of July . A. D. 19 82
BETWEEN ALICE L. PRUISS, Trustee of the WISE TRUST dated 3-9-72of the County of Collier in the State of Florida, party of the first part, and
THOMAS S. WISE, REBECCA S. RIDDELL and ROY WISE, as equal tenants
in common
of the County of Delaware in the State of Pennsylvania, whose post office address is
201 Walker Lane, Wallingford, PA 19086

parties of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of
TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS----- Dollars,
to her in hand paid by the said parties of the second part, the receipt whereof is hereby acknowl-
edged, has granted, bargained, and sold to the said parties of the second part, their heirs
and assigns forever, the following described land, situate, and being in the County of Polk
State of Florida, to-wit:Lot 16, Block 187, INDIAN LAKE ESTATES, Unit #5,
according public records, Polk County, Florida,
Plat Book 39, page 31.

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

In Witness Whereof, The said party of the first part has hereunto set
hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Marilyn Grace Haddix (ALP) Alice L. Pruis Trustee L.S.
Chal. C. Pruis L.S.

FILED, RECORDED AND

RECORD VERIFIED

E.D. "BUD" DIXON, CLERK

POLK COUNTY, FLA.

BY D.G.

STATE OF Ohio
COUNTY OF CLERMONTI 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

ALICE L. PRUISS, Trustee of the WISE TRUST dated 3-9-72

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 day of

July 28 A. D. 19 82

MARILYN GRACE HADDIX

Notary Public, State of Ohio

This instrument prepared by:

Address

MARILYN GRACE HADDIX

Notary Public, State of Ohio

My Commission Expires Aug. 9, 1987

POLK436852

Alice L. Pruis
112 Michigan Drive
Terrace Park, OH 45174

1982 AUG -3 AM 9:48

4181