



**PROPERTY INFORMATION REPORT**  
**HON. JOE G. TEDDER, CFC | POLK COUNTY TAX COLLECTOR**  
430 East Main Street | Bartow, FL 33830  
www.polktaxes.com

**Completed Date:** 03/20/2025

**Date Filed:** 03/05/2025

**Certificate #:** 20692.0000

**Application #:** 250067

**Records Through Date:** 03/12/2025

**Use Code:** 0001



**Parcel I.D. #:** 303105-994000-007514

**Legal Description:** INDIAN LAKE EST UNIT 1 PB 39 PG 1 BLK 75 LOT 14

**To:** Clerk of the Circuit Court, Polk County, Florida

**Applicant:** Robert N Burns

**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 F.S. Chapter 197.

**Apparent Title Holder & Address of Record:**

OR 5518 PAGE 1303

Mark Soares  
1050 Deborah Drive  
Mississauga, Ontario L5E 3H3

**Address of Record on Current Tax Roll:**

Mark Soares  
1050 Deborah Dr  
Mississauga ON L53 3H  
Canada

**Vendee(s) of Recorded Contract(s) for Deed:**

None

**Lien Holder and Address of Record:**

None

**Additional Information:**

None



Requested By:  
**Orange Data Systems**  
1339 Arlington St. Orlando FL 32805  
orangedata.com | info@orangedata.com

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**Contiguous Property:**

None

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**Mobile Home:** No

**Application for Homestead Exemption:** No

**Taxable Value:** \$3,328.00

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This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Dated : 03/20/2025

**Orange Data Systems**

BY:

  
\_\_\_\_\_  
David M. Harrington



Requested By:  
**Orange Data Systems**  
1339 Arlington St. Orlando FL 32805  
orangedata.com | info@orangedata.com

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.: BA030977  
Property Appraisers Parcel ID#: 053130-994000-007514

INSTR # 2003189246  
BK 05518 PG 1303  
RECORDED 09/19/2003 02:24:32 PM  
RICHARD M WEISS, CLERK OF COURT  
POLK COUNTY  
DEED DOC 87.50  
RECORDING FEES 6.00  
RECORDED BY B Morris

### WARRANTY DEED

THIS INDENTURE, Made SEPTEMBER 17, 2003 between:

SPA 77 N L. P., a New York Limited Partnership

and having its principal place of business at: 1455 Veterans Highway  
Hauppauge, New York 11749

hereinafter called the grantor, to:

Mark Soares

whose post office address is: 1050 Deborah Drive  
Mississauga, Ontario L5E 3H3

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:

Lots 14 and 15, Block 75, INDIAN LAKE ESTATES, UNIT 1, according to the plat thereof recorded in Plat Book 39, Page 1 of the public records of Polk County, Florida.

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, 2002.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, by its proper officer thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Marie Esposito  
Witness  
Sylvia Perardo  
Witness

SPA 77 N L. P.,  
a New York Limited Partnership

BY [Signature]  
Cary F. Staller, V. P./Secretary

State of NEW YORK  
County of SUFFOLK

THE FOREGOING instrument was acknowledged before me on September 17, 2003 by Cary F. Staller, Vice President/Secretary of SPA 77 N L. P., a New York Partnership, on behalf of the partnership. He has produced driver license as identification.

My Commission Expires:

KAREN J. TANTONE  
NOTARY PUBLIC State of New York  
No 01TA6063437  
Qualified in Suffolk County  
Commission Expires August 27, 2005

Karen J. Tantone  
Notary Signature (IMPRESS SEAL)

KAREN J. TANTONE  
Printed Notary Signature

# Parcel Details: 30-31-05-994000-007514

**Owners** *Recently purchased this property? Click here.*

SOARES MARK 100%

**Mailing Address** *(Address Change form)*

Address Line 1 **1050 DEBORAH DR**  
Address Line 2 **MISSISSAUGA ON L53 3H**  
Address Line 3 **CANADA**

**Physical Street Address** *Looking for site address? Click here.*

Address Line 1 **0 PARK AVE**  
Address Line 2

**Postal City and Zip**

City/St/Zip **INDIAN LAKE  
ESTATES FL 33855**

**Parcel Information**

Municipality / Taxing District **UNINCORP/SOUTH FL  
WMD (Code: 30000)**  
Neighborhood **220500.00**  
*Show Recent Sales in this Neighborhood*  
Subdivision **INDIAN LAKE ESTATES UNIT 1**  
Property (DOR) Use Code **Vac.Res (Code: 0001)**  
Acreage **0.50**  
Community Redevelopment Area **NOT IN CRA**

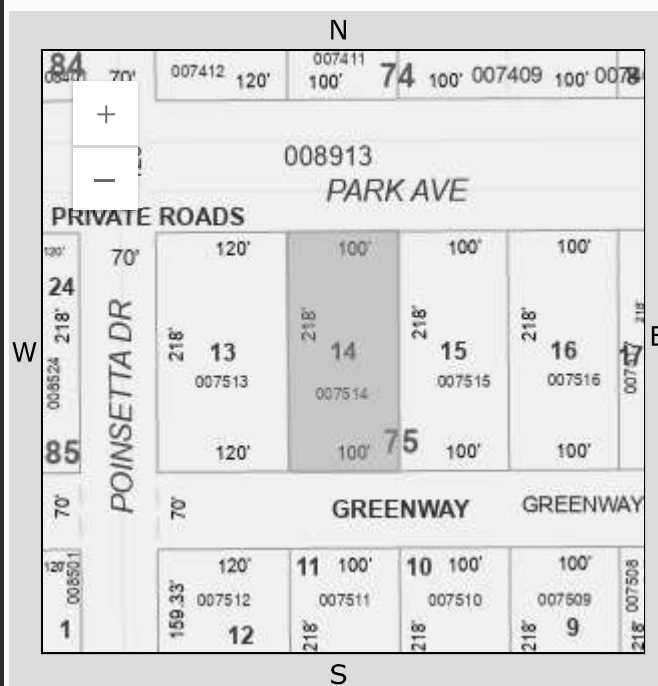
## Avon Park AFR Military Training Facility Alert

This property is located in the vicinity of the Avon Park Air Force Range Military Training Facility and may be subject to potential day and night low level aircraft overflight and military training noise during training exercises. Additional property development regulations may apply. Click here for more information.

## Property Desc

**DISCLAIMER:** This property description is a condensed version of the original legal description recorded in the public records of Polk County, FL. It does not include the section, township, range, or the county where the property is located. It is a description of the ownership boundaries only and does not include easements or other interests of record. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

## Area Map



## Recorded Plat

Visit the Polk County Clerk of Courts website to view the Recorded Plat for this parcel

Note: Some plats are not yet available on the Clerk's website. The site contains images of plats recorded on 01/05/1973 (beginning with book 058 Page 020) or later. For information on Plats