



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 #: 19314.0000

Application #: 250069

Records Through Date: 03/12/2025

Use Code: 1000



Parcel I.D. #: 303104-994100-031912

Legal Description: INDIAN LAKE ESTS UNIT 10 SEC 4/9 31 30 PB 40 PG 14 BLK 319 LOT 12

To: Clerk of the Circuitry 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 8394 PAGE 1337

David N. Finklea
195 E. 25th St.
Riviera Beach, FL 33404

Address of Record on Current Tax Roll:

David N Finklea Est
1145 Fatio Rd
Deland, FL 32720-3684

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

None

Lien Holder and Address of Record:

None

Additional Information:

OR 13424 PAGE 1800

Notice of Commencement



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

Contiguous Property:

None

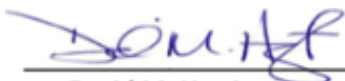
Mobile Home: No**Application for Homestead Exemption:** No**Taxable Value:** \$13,417.00

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

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

This Instrument Prepared by:

Name:

Address:

Property Appraisers Parcel Identification

Folio Number(s):

Grantee(s) S.S. # (s)

INSTR # 2011088856

BK 08394 PG 1337 PG(s) 1

RECORDED 05/25/2011 09:51:39 AM

RICHARD M WEISS, CLERK OF COURT

POLK COUNTY

DEED DOC 0.70

RECORDING FEES 10.00

RECORDED BY X Thao

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed, Executed the 15 day of MAY 2011, by
JOHN LAMONT PEEL JR. Date

first party, to DAVID N. FINKLEA,
 whose post office address is 195 E. 25TH ST. RIVERA BEACH FLORIDA 33404,
 second party.

(Wherever used herein the terms "first party" and "second party" include 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 first party, for and in consideration of the sum of \$ 100.00,
 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release,
 and quit claim unto the 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
POLK COUNTY, State of FLORIDA, to-wit:

INDIAN LAKES ESTATES. UNIT 10 SEC 4/9
31 30 P.S. 40 PG. 14 BLK. 319 LOT 12

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 the presence of:

Witness Signature (as to first Grantor)

Michael Dellaquila

Printed Name

John Kuran

Witness Signature (as to first Grantor)

John Kuran

Printed Name

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

Printed Name

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

Printed Name

STATE OF Florida
 COUNTY OF Palm Beach
John Lamont Peel Jr.

known to me to be the person ☒ described in and who executed the foregoing instrument, who acknowledged before me that
 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: _____

NOTARY RUBBER STAMP SEAL



KERRY DWYER
 MY COMMISSION # DD 995470
 EXPIRES: July 21, 2014
 Bonded Thru Budget Notary Services

Witness my hand and official seal in the County and State last aforesaid
 this 15th day of MAY 2010 Date

Kerry Dwyer
 Notary Signature
 Printed Name

CORRECTIVE WARRANTY DEED

THIS INDENTURE, made this 12th day of June, 2006.

BETWEEN

SUNSHINE ENTERPRISES OF LAKELAND FL, INC. of 920 Clark Road, the County of Polk,
State of Florida, grantor,

and

DAVID N. FINKLEA and JOHN L. PEEL, tenants in common

whose post office address is 195 E. 25th St., Riviera Beach, FL 33404, grantees

WITNESSETH that said grantor, and in consideration of the sum of TEN DOLLARS AND NO/CENTS-----(\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Polk County, Florida, to-wit:

LOT 12, BLOCK 319 OF INDIAN LAKE ESTATES UNIT 10 IN SECTION
4/9, TOWNSHIP 31, RANGE 30 EAST, POLK COUNTY, FLORIDA
ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 40, PAGE 14,
PUBLIC RECORDS OF POLK COUNTY, FLORIDA
POLK COUNTY PROPERTY APPRAISER'S I.D.# 05-31-30-994000-031912

NOTE: THIS INSTRUMENT IS TO CORRECT THE PROPERTY APPRAISER'S I.D.#
WHICH APPEARED INCORRECTLY ON THAT WARRANTY DEED RECORDED JUNE 9,
2006, IN O.R. BOOK 06815 PAGE 0655, ON WHICH DOC. STAMPS WERE PAID

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all person whomsoever.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and
delivered in our presence:


Witness ELIZABETH LEON

BY: 
ANN ROSSITER, PRESIDENT
SUNSHINE ENTERPRISES OF LAKELAND FL, INC.


Witness BETTY GIANNINI

INSTR # 2006150687

BK 06828 PG 2224 PG(s)1

RECORDED 06/19/2006 10:13:13 AM

RICHARD M WEISS, CLERK OF COURT

POLK COUNTY

DEED DOC 0.70

RECORDING FEES 10.00

RECORDED BY S Wetzel

STATE OF FLORIDA
COUNTY OF POLK

I HEREBY CERTIFY, That on this 12th day of June, A.D. 2006, before me personally appeared, ANN ROSSITER, PRESIDENT OF SUNSHINE ENTERPRISES OF LAKELAND, FL, INC., to me known to be the person described in and who executed the foregoing conveyance, and acknowledged the execution thereof to be her free act and deed for the uses and purposes therein mentioned; and that she affixed thereto her hand and seal, and the said instrument is the act and deed of said party of the first part.

WITNESS my signature and official seal at Lakeland, in the County of Polk, and State of Florida, the day and year last aforesaid.

My commission expires:


NOTARY PUBLIC, STATE OF FLORIDA
Address: P. O. Box 267
Highland City, FL 33846

RE This Instrument Prepared By:
Charles R. Mayer, Esq.
P.O. Box 267
Highland City, FL 33846



BETTY GIANNINI
MY COMMISSION # DD 184248
EXPIRES: March 28, 2007
Bonded thru Budget Notary Services

WARRANTY DEED

THIS INDENTURE, made this 7th day of June, 2006.

BETWEEN

SUNSHINE ENTERPRISES OF LAKELAND FL INC. of 920 Clark Road, the County of Polk,
State of Florida, grantor,

and

DAVID N. FINKLEA and JOHN L. PEEL, tenants in common

whose post office address is 195 E. 25th St., Riviera Beach, FL 33404, grantees

WITNESSETH that said grantor, and in consideration of the sum of TEN DOLLARS AND NO/CENTS-----(\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Polk County, Florida, to-wit:

LOT 12, BLOCK 319 OF INDIAN LAKE ESTATES UNIT 10 IN SECTION
4/9, TOWNSHIP 31, RANGE 30 EAST, POLK COUNTY, FLORIDA
ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 40, PAGE 14,
PUBLIC RECORDS OF POLK COUNTY, FLORIDA
POLK COUNTY PROPERTY APPRAISER'S I.D.# 05-31-30-994000-01912

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all person whomsoever.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and
delivered in our presence:


Witness ELIZABETH LEON

BY: 
ANN ROSSITER, PRESIDENT
SUNSHINE ENTERPRISES OF LAKELAND FL, INC.


Witness BETTY GIANNINI

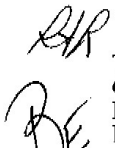
STATE OF FLORIDA
COUNTY OF POLK

I HEREBY CERTIFY, That on this 7th day of June, A.D. 2006, before me personally appeared, ANN ROSSITER, PRESIDENT OF SUNSHINE ENTERPRISES OF LAKELAND, FL INC., to me known to be the person described in and who executed the foregoing conveyance, and acknowledged the execution thereof to be her free act and deed for the uses and purposes therein mentioned; and that she affixed thereto her hand and seal, and the said instrument is the act and deed of said party of the first part.

WITNESS my signature and official seal at Lakeland, in the County of Polk, and State of Florida, the day and year last aforesaid.


NOTARY PUBLIC, STATE OF FLORIDA
Address: P. O. Box 267
Highland City, FL 33846

My commission expires:
 BETTY GIANNINI
MY COMMISSION # DD 184248
EXPIRES: March 28, 2007
Bonded Thru Budget Notary Services


This Instrument Prepared By:
Charles R. Mayer, Esq.
P.O. Box 267
Highland City, FL 33846

INSTR # 2006143296
BK 06815 PG 0655 PG(s) 1
RECORDED 06/09/2006 11:03:23 AM
RICHARD M WEISS, CLERK OF COURT
POLK COUNTY
DEED DOC 385.00
RECORDING FEES 10.00
RECORDED BY S Wetzel

This Special Warranty Deed Made the 20 day of March A. D. 19 81 by
Don Rossiter Investment Enterprises, Inc

hereinafter called the grantor, to

R- Sunshine Enterprises of Lakeland, Inc

whose postoffice address is

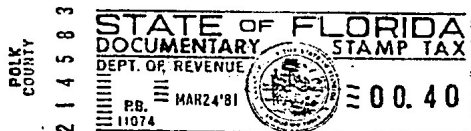
777 Laura Road Lakeland, Fla. 33801

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, releases, conveys and confirms unto the grantee, all that certain land situate in Polk County, Florida, viz:

Indian Lake Estates Unit 10 Sec 4/9 31 30
Plat Book 40, Page 14, Block 319, Lot 12
Polk County, Florida



Together, with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise 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 claiming by, through or under the said grantor.

In Witness Whereof, the said grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Michael Hardy
James C. Lippert

Don Rossiter

L.S.

L.S.

STATE OF FLORIDA,
COUNTY OF Polk

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 Don Rossiter, President Don Rossiter Investment Enterprises, Inc

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 20 day of March A. D. 19 81

FILED, RECORDED AND
RECORD VERIFIED
E.D. 'Bud' DIXON, Clk. Cr. Ct.
POLK COUNTY, FLA.
BY *Ry* D.G.

Gwendolyn N. Rossiter
Notary Public, State Of Florida At Large
My Commission Expires Jan. 13, 1985
Bonded By SAFECO Insurance Company of America

This Instrument prepared by:

Address Gwen Rossiter
777 Laura Road
Lakeland, Fla. 33801

POLK 308419

1981 MAR 24 AM 10:18

0553

This Instrument Prepared By:
Name: Jake Driesler
Address: 770 E lemon st Bartow
Permit Number: _____



INSTR # 2025027719
BK 13424 Pg 1800 PG(s)1
RECORDED 02/06/2025 12:56:03 PM
STACY M. BUTTERFIELD, CLERK OF COURT
POLK COUNTY
RECORDING FEES \$10.00
RECORDED BY triserra

NOTICE OF COMMENCEMENT

STATE OF **FLORIDA** POLK

COUNTY OF HE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. **DESCRIPTION OF PROPERTY:** (Legal description of property and street address if available)

Indian lake estates Unit 10

2. **GENERAL DESCRIPTION OF IMPROVEMENT:**

Part install - New construction

3. **OWNER INFORMATION**

A. Name and address: BW + RJ Property Holdings inc 6301 Red Grange Blvd
B. Interest in property: OWNER
C. Name and address of fee simple title holder (if other than owner):

4. **CONTRACTOR**

(R) A. Name and address: Jake Driesler 770 E lemon st Bartow
B. Phone number: 863-512-9839

5. **SURETY**

A. Name and address:
B. Amount of bond \$ NONE
C. Phone number:

6. **LENDER**

A. Name and address:
B. Phone Number: NONE

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided in Section 713.13 (1) (a)7., Florida Statutes:

A. Name and address:
B. Phone number:

8. In addition to himself, Owner designates the following person(s) to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes:

A. Name and address:
B. Phone number:

9. Expiration date of Notice of Commencement (the expiration date is 1 year from the date of recording unless a different date is specified)

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13"713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

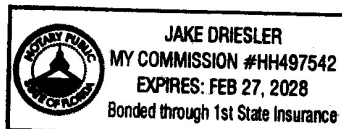
Signature of Owner: X Bradley D Wehrhach

Printed Name/Address: Bradley D Wehrhach

6301 Red Grange Blvd FL

Sworn to and subscribed before me by Bradley Wehrhach who is personally known to me or produced Personally known as identification, this 6 day of Feb, 20 25.

SEAL:



My commission expires: 2/27/28

NOTE: Per F.S. 713.13(1)(g) The owner must sign the notice of commencement and no one else may be permitted to sign in his or her stead.

Parcel Details: 30-31-04-994100-031912

Owners *Recently purchased this property? Click here.*

FINKLEA DAVID N EST	100%
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Mailing Address *(Address Change form)*

Address Line 1	1145 FATIO RD
Address Line 2	
Address Line 3	DELAND FL 32720-3684

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

Address Line 1	PARK AVE
Address Line 2	

Postal City and Zip

City/St/Zip	INDIAN LAKE ESTATES FL 33855
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Parcel Information

Municipality / Taxing District	UNINCORP/SOUTH FL WMD (Code: 30000)
Neighborhood	6666.50 Show Recent Sales in this Neighborhood
Subdivision	INDIAN LAKE ESTATES UNIT 10
Property (DOR) Use Code	Vacant Commercial (Code: 1000)
Acreage	1.16
Community Redevelopment Area	NOT IN CRA

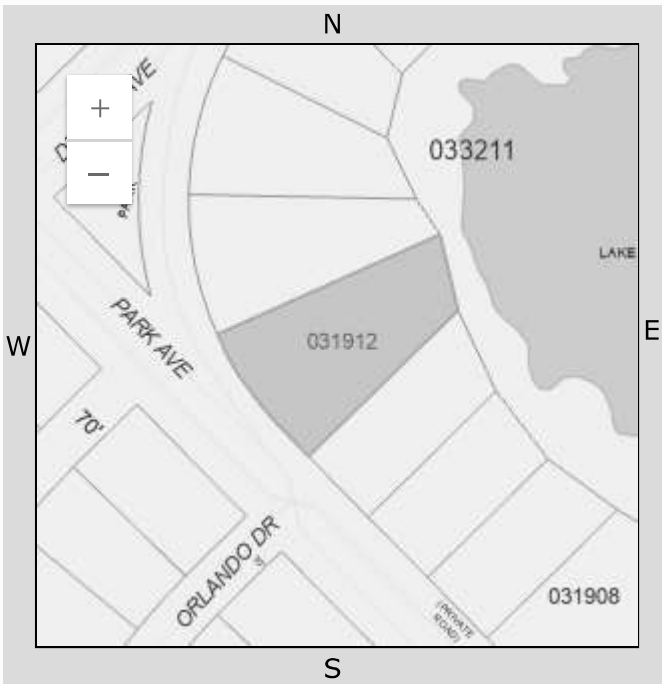
Avon Park AFR Military Training Facility Alert

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