



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

Completed Date: 04/02/2025
Date Filed: 03/05/2025
Certificate #: 20693.0000
Application #: 250068
Records Through Date: 03/14/2025
Use Code: 0001



Parcel I.D. #: 303105-994000-007515
Legal Description: INDIAN LAKE EST UNIT 1 PB 39 PG 1 BLK 75 LOT 15

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 5518 PAGE 1303

Mark Soares
1050 Deborah Drive
Mississauga
Ontario, L5E 3H3
Canada

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



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

Additional Information:

None

Contiguous Property:

None

Mobile Home: No

Application for Homestead Exemption: No

Taxable Value: \$3,328.00

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 : 04/02/2025

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 Brando
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 Signature (IMPRESS SEAL)

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

KAREN J. TANTONE
Printed Notary Signature

Parcel Details: 30-31-05-994000-007515

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**

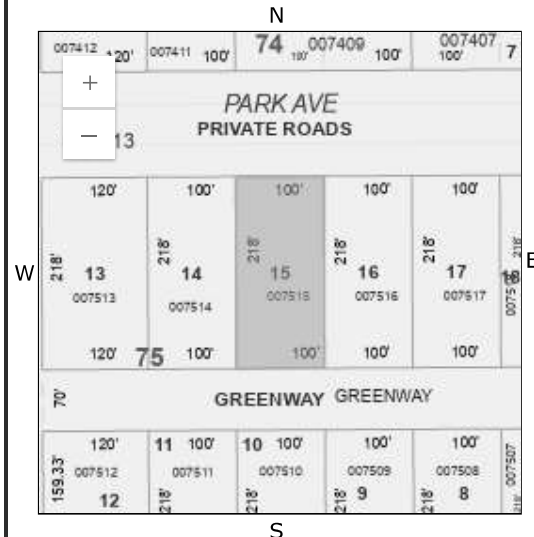
Avon Park AFR Military Training Facility Alert

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 recorded before 01/05/1973 (Book 058 Page 019 or less) please contact the [Polk County Clerk's Office](#).

Mapping Worksheets (plats) for 303105

Mapping Worksheet HTML Mapping Worksheet Printable PDF
(opens in new tab)

Sales History

Important Notice: If you wish to obtain a copy of a deed for this parcel, click on the blue OR Book/Page number. Doing so will cause you to leave the Property Appraiser's website and access the Polk County Clerk of the Circuit Court's Official Records Search. Once the document opens, click the printer icon to print the document. If you have any issues opening the document once you have met all the listed system requirements, please contact the Clerk's office at (863)534-4000 and ask to speak to an IT staff member. If the Book/Page number does not have a blue link to Official Records, the deed may not be available through the [online records of the Clerk of the Circuit Court](#). In order to obtain a copy of the deed you will need to contact the Clerk of the Circuit Court Indexing Department at 863-534-4516. If the Type Inst is an "R", the document is not available through the Clerk of the Circuit Court's Official Records Search. Please contact the Property Appraiser to order "R" type instruments.