



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

Completed Date: 03/10/2025

Date Filed: 03/07/2025

Certificate #: 8639.0000

Application #: 250076

Records Through Date: 03/03/2025

Use Code: 0082



Parcel I.D. #: 262805-523500-000290

Legal Description: REPLAT OF LOTS 19 THRU 36 & 106 THRU 153 OF ECHO TERRACE PB 28 PG 16 BEG 460 FT E & 250 FT N OF SW COR OF PRIVATE TOURIST PARK CONT N 105 FT E TO CANAL S TO PT E OF POB W TO POB

To: Clerk of the Circuitry Court, Polk County, Florida

Applicant: Pallum 401K Plan

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 3479 PAGE 128

Mary E. Sharrett
1120 Cross Avenue
Lake Alfred, FL 33850

Address of Record on Current Tax Roll:

Mary E Sharrett
1120 S Cross Ave
Lake Alfred FL 33850-3404

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

None

Lien Holder and Address of Record:

OR 3479 PAGE 129

James M. Koch
2201 Avenue B, SW
Winter Haven, FL 33880



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

OR 11792 PAGE 1324
OR 12030 PAGE 790
OR 12852 PAGE 840
OR 12852 PAGE 846
OR 13095 PAGE 958
OR 13310 PAGE 312

City of Lake Alfred
Code Enforcement Division
120 E. Pomela Street
Lake Alfred, FL 33850-2135

Additional Information:

None

Contiguous Property:

26-28-05-523500-000360
SHEPHERD DAN
SHEPHERD ELIDA
4000 ALPINE LN
TITUSVILLE FL 32780-5510

26-28-05-523500-000340
LAKE ALFRED CITY OF
120 E POMELO ST
LAKE ALFRED FL 33850-2197

26-28-05-000000-014060
NYCZ KAZIMIERZ JOZEF
NYCZ DANA
520 PINNER CT
LAKE ALFRED FL 33850-3200

Mobile Home: No

Application for Homestead Exemption: No

Taxable Value: \$85,383.00

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 : 03/10/2025

Orange Data Systems

BY:


David M. Harrington



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

COPIES OR RENDERED
INSTRUMENT

Parcel ID Number: 052826 523500 000290
Grantee #1 TIN:

F. D. "BUD" DIXON, CLERK OF COURT
12/30/94 14:06 456
115 01917 \$5.00
291 01918 \$1.00
351 01919 \$364.00
TOTAL \$370.00
CHECK: 000987 \$370.00

Warranty Deed

This Indenture, Made this 28th day of
JAMES M. KOCH, a single man,

December, 1994 A.D. Between

of the County of POLK, State of Florida, grantor, and
MARY E. SHARRETT, a single woman,

whose address is: 1120 Cross Avenue, LAKE ALFRED, Florida 33850

of the County of POLK, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
----- TEN & NO/100 (\$10.00) ----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by 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 the County of POLK, State of Florida to wit:

Begin at the Southwest corner of "Private Tourist Park", as
shown on Replat of Lots 19 to 36 and 106 to 153 of ECHO TERRACE,
an addition to City of Lake Alfred, Florida, according to Plat
thereof recorded in Plat Book 16, page 28, public records of
Polk County, Florida, and run East 460 feet and North 250 feet
for a point of beginning for this description; thence North 105
feet; thence East to the canal; thence South to a point directly
East of the point of beginning; thence West to point of
beginning for this description.

Subject to restrictions, reservations and easements of record,
if any, and taxes subsequent to 1994.

Documentary Tax Pd. \$ 364.00
Intangible Tax Pd. \$ - N/A -
E. D. "Bud" Dixon, Clerk, Polk Co.
By: [Signature] Deputy Clerk

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

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

Signed, sealed and delivered in our presence:

[Signature]
Printed Name: CAROLYN L. HARMON

Witness
[Signature]

Printed Name: LINDA E. HENDERSON

Witness

[Signature] (Seal)
JAMES M. KOCH
P.O. Address 2201 Avenue B, SW, WINTER HAVEN, FL 33880

STATE OF Florida
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 28th day of December, 1994 by
JAMES M. KOCH, a single man,

who is personally known to me.

This Document Prepared by:

STEPHEN F. BAKER,

ATTORNEY AT LAW

565 Avenue K, SE

Winter Haven, FL 33880

Printed Name: [Signature]

NOTARY PUBLIC

My Commission Expires:

[Signature]
LINDA E. HENDERSON
Notary Public, State of Florida
My Comm. Expires Sept. 11, 1998
No. CC 401455
Bonded Thru Official Notary Services

1994 DEC 30 PM 2:28

164334

RETURN BY ATTORNEY'S TITLE
STEPHEN F. BAKER, ATTORNEY AT LAW

5700
5000
6000
6000
6000

3479 0128
POLK OFFREC. PAGE

F.D. "BUE" DIXON, CLERK OF COURT
12/30/94 14:07 456
115 01920 \$13.00
291 01921 \$2.00
255 01922 \$91.40
348 01923 \$159.95
TOTAL \$266.35
CHECK# 000987 \$266.35

1994 DEC 30 PM 2:28

164335

This Mortgage Deed

Executed the 28th day of December A.D. 1994 by
MARY E. SHARRETT, a single woman,

hereinafter called the mortgagor, to
JAMES M. KOCH, a single man,

Documentary Tax Pd. \$ 159.95
Intangible Tax Pd. \$ 91.40
E. D. "Bue" Dixon, Clerk, Polk Co.
By: Deputy Clerk

hereinafter called the mortgagee;

(Wherever used herein the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "note" includes all the notes herein described if more than one.)

Witnesseth, that for good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee all the certain land of which the mortgagor is now seized and in possession situate in POLK County, Florida, viz:

Begin at the Southwest corner of "Private Tourist Park", as shown on Replat of Lots 19 to 36 and 106 to 153 of ECHO TERRACE, an addition to City of Lake Alfred, Florida, according to Plat thereof recorded in Plat Book 16, page 28, public records of Polk County, Florida, and run East 460 feet and North 250 feet for a point of beginning for this description; thence North 105 feet; thence East to the canal; thence South to a point directly East of the point of beginning; thence West to point of beginning for this description.

THIS MORTGAGE MAY NOT BE ASSUMED NOR MAY ANY INTEREST BE CONVEYED BY MORTGAGOR WITHOUT PRIOR WRITTEN CONSENT OF MORTGAGEE.

MORTGAGOR MUST PROVIDE PROOF OF PAYMENT OF TAXES AND INSURANCE EACH YEAR TO MORTGAGEE.

PREPARED BY:
STEPHEN F. BAKER
ATTORNEY AT LAW
ONE ONE K.S.E.
WINTER HAVEN, FLORIDA 33880

RETURN BY ATTORNEY

1200
200
1500
12

To Have and to Hold the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee, in fee simple.

And the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances except those of record.

Provided Always, that if said mortgagor shall pay unto said mortgagee the certain promissory note hereinafter substantially copied or identified, to-wit:

MORTGAGE NOTE

\$ 45,700.00

Winter Haven, Florida
December 28th 1994

FOR VALUE RECEIVED, the undersigned, (jointly and severally, if more than one) promises to pay to
JAMES M. KOCH,

or order, in the manner hereinafter specified, the principal sum of
FORTY-FIVE THOUSAND SEVEN HUNDRED AND - - - - - XX /100 DOLLARS
(\$ 45,700.00) with interest from date at the rate of 8.000 per cent per annum on the balance from time to time remaining unpaid. The said principal and interest shall be payable in lawful money of the United States of America at 2201 Avenue B, SW,
WINTER HAVEN, Florida 33880

or at such place as may hereafter be designated by written notice from the holder to the maker hereof, on

the date and in the manner following:

Payable in equal monthly installments of principal and interest of \$335.34, commencing January 28, 1995, and payable on the same day of each month thereafter until paid in full. No prepayment penalty. Thirty day grace period. \$20.00 late charge on any installment not paid within 10 days of date due.

This note with interest is secured by a mortgage on real estate, of even date herewith, made by the maker hereof in favor of the said payee, and shall be construed and enforced according to the laws of the State of Florida.

If default be made in the payment of any of the sums or interest mentioned herein or in said mortgage, or in the performance of any of the agreements contained herein or in said mortgage, then the entire principal sum and accrued interest shall at the option of the holder hereof become at once due and collectible without notice, time being of the essence; and said principal sum and accrued interest shall both bear interest from such time until paid at the highest rate allowable under the laws of the State of Florida. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default.

Each person liable hereon whether maker or endorser, hereby waives presentment, protest, notice, notice of protest and notice of dishonor and agrees to pay all costs, including a reasonable attorney's fee, whether suit be brought or not, if, after maturity of this note or default hereunder, or under said mortgage, counsel shall be employed to collect this note or to protect the security of said mortgage.

Wherever used herein the terms "holder", "maker" and "payee" shall be construed in the singular or plural as the context may require or admit.

Maker's Address

1120 CROSS Avenue

LAKE ALFRED, Florida 33850

Mary E. Sharrett
MARY E. SHARRETT (Seal)

and shall perform, comply with and abide by each and every of the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, determine and be null and void.

And the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than **highest insurable amount**

in a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

If any sum of money herein referred to be not promptly paid within **thirty (30)** days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

In Witness Whereof, the said mortgagor has hereunto signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Carolyn L. Harrison
Printed Name: CAROLYN L. HARRISON
Witness

Linda E. Henderson
Printed Name: LINDA E. HENDERSON
Witness

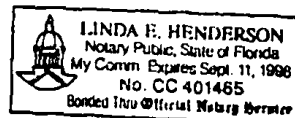
Mary E. Sharrett LS
MARY E. SHARRETT
P.O. Address 1120 Cross Avenue, LAKE ALFRED, FL 33850

STATE OF Florida
COUNTY OF POLK


The foregoing instrument was acknowledged before me this 28th day of December, 1994 by MARY E. SHARRETT,

who has produced her Florida driver's license as identification.
This Document Prepared By:

Linda E. Henderson
Printed Name: LINDA E. HENDERSON
NOTARY PUBLIC
My Commission Expires:



Parcel Details: 26-28-05-523500-000290

Owners <i>Recently purchased this property? Click here.</i> SHARRETT MARY E 100% Mailing Address <i>(Address Change form)</i> Address Line 1 1120 S CROSS AVE Address Line 2 Address Line 3 LAKE ALFRED FL 33850-3404 Physical Street Address <i>Looking for site address? Click here.</i> Address Line 1 1120 CROSS AVE S Address Line 2 Postal City and Zip City/St/Zip LAKE ALFRED FL 33850 Parcel Information Municipality / Taxing District LAKE ALFRED/SWFWMD/LAKE REGION (Code: 92440) Neighborhood 210620.00 Show Recent Sales in this Neighborhood Subdivision ECHO TERRACE REPLAT PB 28 PG 16 Property (DOR) Use Code Vac. other waterfront (Code: 0082) Acreage 0.60 Community Redevelopment Area Lake Alfred CRA (Code: 329)	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 262805 Mapping Worksheet HTML (opens in new tab) Mapping Worksheet Printable PDF
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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.

OR Book/Page	Date	Type Inst	Vacant/ Improved	Grantee	Sales Price
3479/0128	12/1994	W	I		\$52,000
2916/1788	11/1990	W	I		\$30,000
2897/2263	09/1990	W	I		\$33,000

Exemptions

Important Notice: In 2022, the Florida Legislature increased property tax exemptions for residents who are widows, widowers, blind, or totally and permanently disabled from \$500 to \$5,000. The increased exemption amount will become effective as of January 1, 2023, for the 2023 tax year. This change does not affect your tax bill for 2022.