



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 #: 15628.0000

Application #: 250077

Records Through Date: 03/03/2025

Use Code: 0001



Parcel I.D. #: 303104-994100-032108

Legal Description: INDIAN LAKE ESTS UNIT 10 SEC 4/9 31 30 PB 40 PG 14 BLK 321 LOT 8

To: Clerk of the Circuit 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 2615 PAGE 358

Remedios Nikfarjam
191 Willoughby 6-L
Brooklyn, NY 11201

Address of Record on Current Tax Roll:

Remedios Nikfarjam
18802 64th Ave Apt 12A
Fresh Meadows NY 11365-3877

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

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 : 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

WARRANTY DEED

I.L.E. Properties, Inc., a Florida corporation, the Grantor, in consideration of the sum of One (\$1.00) Dollar and other valuable consideration received from Remedios Nikfarjam, the Grantee, whose post office address is: 191 Willoughby 6-L, Brooklyn, New York 11201, hereby grants and conveys to the Grantee, the real property in Polk County, Florida, described as follows:

Lot 8, Block 321, Unit 10, of Indian Lakes Estates, according to the Plat thereof recorded in Plat Book 40, Page 14, Public Records of Polk County, Florida (the "Lot"). Subject to covenants, conditions, restrictions and easements of record and real estate taxes for the current year and subsequent years.

Further subject to the Deed Covenants and Restrictions set forth below, which covenants and restrictions are imposed by the Grantor herein and shall constitute a covenant running with the land and shall be binding upon the Grantee and all persons deriving title through the Grantee.

Further subject to a vendor's lien (the "Lien"), which the Grantor hereby reserves, which Lien shall secure all sums owed by Grantee under the Agreement of Sale ("Agreement") for the Lot between Grantor and Grantee. The lien is in the original principal amount of \$15,996.00 plus interest thereon at the rate of 10.5% per annum, payable in 119 equal consecutive monthly installments of principal and interest of \$217.00 each, and 1 payment of \$77.80 commencing on the 1st day of November 1987 and continuing the same day of each and every month thereafter, until all principal, accrued interest thereon and any other sums due under the Agreement are paid in full. The Lien shall also secure the performance of all other obligations of the Grantee set forth in the Agreement. The Agreement also contains provisions dealing with the Lien, including, without limitation, acceleration of the indebtedness upon default by Grantee, payment of attorney's fees and costs in the event of default, and payment of taxes and assessments on the Lot, all of which are incorporated herein by reference. Upon full payment and performance by the Grantee, the Lien will be satisfied by the recording of a Satisfaction of Lien.

And the Grantor covenants, as against all persons, that the Lot is free of all encumbrances except as set forth above, that lawful seisin of and good right to convey the Lot are vested in the Grantor, and that the Grantor hereby fully warrants the title to the Lot and will defend the same against the lawful claims of all persons whomsoever except for claims relating to the above encumbrances.

This Deed is dated the 15th day of March, 1988.

I.L.E. Properties, Inc.

By: [Signature]

(CORPORATE SEAL)

FILED, RECORDED, AND
RECORD VERIFIED

E. D. "Bud" DIXON, Ch. Cl. Ct.

POLK COUNTY, FLA.

BY [Signature] D.C.

Signed, sealed and delivered
in the presence of:

[Signature]
[Signature]

STATE OF FLORIDA)
COUNTY OF DADE) SS:

The foregoing instrument was acknowledged before me this 15th day of March, 1988, on behalf of the corporation by KAREN K. FISCHER as VICE PRESIDENT of I.L.E. Properties, Inc., a Florida corporation.

[Signature]
Notary Public, State of Florida at Large
My Commission Expires: Jul 17, 1988
BONDED THRU GENERAL INS. UND.

Documentary Tax Pd. \$ 134.00
\$ 31.99 Intangible Tax Pd.
E. D. "Bud" Dixon, Clerk, Polk County
By: [Signature] Deputy Clerk

DEPT 15 5.00
DEPT 91 1.00
DEPT 51 134.00
DEPT 59 31.99
000619 #
CHECKS 171.99
6041A

DEED COVENANTS AND RESTRICTIONS 03/22/88

(a) All buildings constructed upon the Lot shall be connected at the Grantee's expense to central water and sewer facilities within ninety (90) days after such utilities, or either of them, have been made available. After the connection date aforesaid, no cesspools, septic tanks or other individual or privately owned sewage disposal system or private wells shall be installed or permitted to be used on the Lot.

(b) Additionally, the Grantee shall pay a charge in aid of construction and maintenance for the central water and the central sewer systems in the following manner:

(i) The Grantee shall pay the charge in aid of construction and maintenance applicable to the central water system on the date that the system is made available to the Lot, or if the central system is then available, on the date of this conveyance, whether or not a connection is actually made by the Grantee at that time to the central system.

(ii) The Grantee shall pay the charge in aid of construction and maintenance applicable to the central sewer system on the date that the said central sewer system is made available to the Lot, or if the central system is then available, on the date of this conveyance whether or not a connection is actually made by the Grantee at that time to the central system.

(iii) The foregoing charges will reflect construction, installation, and material costs prevailing at the time of installation. They are subject always to adjustment, at any time and from time to time, to reflect such costs as they may exist at the time of installation.

(c) It is expressly understood and agreed that the charges described in paragraph (b) above shall be and constitute liens and encumbrances on the land affected thereby and any improvements thereon, and that by the acceptance of title to the Lot with respect to which these covenants and restrictions are imposed, the Grantee and all subsequent owners thereof shall be deemed to have agreed to the imposition of such liens and encumbrances. It is further expressly understood and agreed that such charges will become a lien or encumbrance on the Lot on the date on which the respective charges are due, as hereinabove provided. Said liens may be enforced in the manner provided by law by or on behalf of the Grantor, and its successors and assigns.

(d) Charges for water and sewer service shall be established by the person, firm or corporation furnishing same, subject to applicable governmental regulation in existence at the time said service may be furnished. Grantee agrees to pay for such services as may be furnished upon the rendering of bills or statements for same.

(e) When connection is made to either central system, a tap-in-charge shall become due and payable to the person, firm or corporation furnishing the service.

(f) Any party bringing any legal proceeding to enforce any of the above covenants or liens, shall be entitled to recover, in addition to costs allowed by law, such sums as the court may adjudge to be reasonable for the services of an attorney, at trial and appellate levels.

(g) Invalidation of any one of the above covenants imposed by this deed, by judgment or court order, shall not, in any way, affect any of the other covenants or provisions, all of which shall remain in full force and effect.

This Instrument Prepared By: KAREN K. FISCHER, V.P., I.L.E. Properties, Inc. 4912 S.W. 72 Avenue, Miami, Florida 33155

Return to: I.L.E. Properties, Inc.
4912 S.W. 72 Avenue
Miami, Florida 33155

110.00
24.00
134.00

6.00
Paid
file

028142

1988 MAR 22 AM 8:35

2615 0358
POLK OFF. REC. PAGE

Parcel Details: 30-31-04-994100-032108

Owners *Recently purchased this property? Click here.*

NIKFARJAM REMEDIOS 100%

Mailing Address *(Address Change form)*

Address Line 1 **18802 64TH AVE APT 12A**
Address Line 2
Address Line 3 **FRESH MEADOWS NY 11365-3877**

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

Address Line 1 **0 DESOTO AVE**
Address Line 2

Postal City and ZipCity/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 10
Property (DOR) Use Code	Vac.Res (Code: 0001)
Acreage	0.50
Community Redevelopment Area	NOT IN CRA

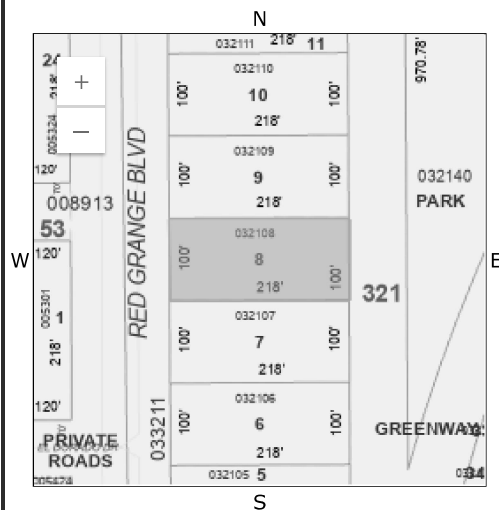
Avon Park AFR Military Training Facility Alert

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 303104

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

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
2615/0358	03/1988	W	V		\$19,900
2368/0003	10/1985	W	V		\$106,400
2050/1552	11/1981	W	E		\$100