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 #: 15747.0000
Application #: 250079
Records Through Date: 03/03/2025
Use Code: 0001

RESEARCHED BY SurplusDatabasePro.com

Parcel I.D. #: 303105-994000-007523

Legal Description: INDIAN LAKE ESTATES UNIT 1 PB 39 PG 1 BLK 75 LOT 23

To: Clerk of the Circuity 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 1049 PAGE 589

Note: This is a Deed Book, not an Official Records Book.

Theodore K. Spanos and Martha T. Spanos
612 17th Street N. W.
Washington, DC

Address of Record on Current Tax Roll:

Theodore K Spanos
Martha T Spanos
436 E Rossetti Dr
Nokomis FL 34275-3541

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

789329

GENERAL WARRANTY DEED
(RESIDENTIAL)

DEED 1049 PAGE 589

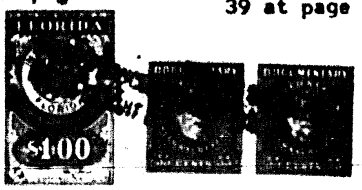
This Indenture,

Made this 10th *day of* August *A. D. 19* 56,
Between *Indian Lake Estates, Inc., a body corporate, duly incorporated under the laws of the State of Florida, party of the first part and* Theodore K. Spanos and Martha T. Spanos his wife as tenants by the entirety

of the second part, whose mailing address is 612 17th Street N. W. Washington, D. C. *in* Washington, D. C. *part ies*

Witnesseth, *That the said party of the first part, for and in consideration of the sum of Five Dollars ($5.00) in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said part ies of the second part, and* their *heirs and assigns forever, the following described land, situate, lying and being in the County of Polk, State of Florida, to wit:*

BEING *all of* Lot 23 Block 75 Indian Lake Estates Unit #1 according to plat thereof recorded in Plat Book 39 at page 1 public records of Polk County



TO HAVE AND TO HOLD *the same in fee simple forever, subject however, to those certain covenants which are set forth on the reverse side hereof and which are herewith incorporated in this deed by reference thereto.*

AND *the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.*

IN WITNESS WHEREOF, *the said Indian Lake Estates, Inc., has caused these presents to be signed in its corporate name, by its President, and its corporate seal to be affixed and attested by its Secretary, the day and year above written.*

INDIAN LAKE ESTATES, INC.
By Leon Alberman
President.

Attest:
Marie Alice Crano
Asst. Secretary

Signed, Sealed and Delivered in our Presence:
Richard N. Starr, Jr.
Thelma L. Anson

FILED FOR RECORD
1956 AUG 20 PM 1 26
D. H. SLOAN, JR.
CLK. CT. CT. POLK CO.
FLORIDA

DISTRICT OF COLUMBIA, TO WIT:

I HEREBY CERTIFY, *That on the day and year above mentioned, before me personally appeared* Leon Alberman, *President, and* Marie Alice Crano, Asst. *Secretary of Indian Lake Estates, Inc., a Florida Corporation, to me known to be the persons described in and and who executed the foregoing conveyance and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.*

WITNESS MY *signature and official seal at Washington, D. C., the day and year above mentioned.*

Virginia Hartford
Notary Public

My Commission Expires: 6/30/58

Warranty Deed

GENERAL

Indian Lake Estates, Inc.

TO

Theodore K. Spanos and
Martha T. Spanos his wife

Date

ABSTRACT OF DESCRIPTION

Lot 23 Block 75 Unit #1

Indian Lake Estates, Florida

STATE OF FLORIDA,
County of

On this day of A. D. 19 o'clock m., this instrument was filed for record, and being duly acknowledged and proven, I have recorded the same on page of Book in the public records of said County.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Circuit Court of the Judicial Circuit of said State, in and for said County.

Clerk

MB 1049 PG 599

COVENANTS

1. All lots and parcels of land in the subdivision known as Indian Lake Estates, Florida shall be reserved and used for single-family residential purposes exclusively, excepting those specifically designated upon recorded plats as business, multi-family residential or commercial property.

2. No structure or building of any sort, sign, billboard, or fence, shall be moved to, erected, or constructed on any lot until two complete sets of plans and specifications have been submitted to and approved in writing by Indian Lake Estates, Inc. Disapproval of plans and specifications by Indian Lake Estates, Inc., may be based on any ground including purely aesthetic grounds. No tent, trailer, or other temporary structure of any kind may be erected on or moved to any lot or lots.

3. No building shall be constructed on any lot within fifty (50) feet of the front or back lot line, or within fifteen (15) feet of an adjoining lot. In cases of single ownership of more than one lot this restriction shall apply to the parcel owned as a whole. Setback requirement on street side line of all corner lots shall be thirty-five (35) feet, except for those lagoon lots in Blocks 240, 241, 242, 244, 245, 246, 247 and Lots 1 through 17, inclusive, in Blocks 243 and 248 where the setback will be twenty (20) feet from any lot line or the boundary lines of parcels of several lots owned as a whole.

4. No more than one single-family residential building shall be erected or maintained on any one residential lot, but this restriction shall not prohibit the erection of a dwelling house on more than one lot or on contiguous parts of two or more lots, provided that such parcel shall have no less frontage or depth than one of the lots a part of which is a component of such parcel.

5. The minimum area to be covered at the ground line or at the established grade line by any residential, business or commercial building on any lot or parcel of land in the subdivision known and designated as Indian Lake Estates shall be not less than 800 square feet, exclusive of open porches, patios or breezeways, except for all those lots in Block 240 and Blocks 240 through 248 respectively, and lots 11 and 12 in Blocks 241 through 243 respectively and Lot 13 in Block 244, on the lagoons, and all those in Blocks 270, 272, 273, and 275 on the golf course, which shall require a minimum of not less than 1,000 square feet, exclusive of open porches, patios or breezeways.

6. No dock or boat house shall be constructed extending onto or over the waters of the lakes, lagoons, or canals, until two complete sets of plans and specifications have been submitted to and approved by Indian Lake Estates, Inc.

7. No boats shall be anchored off shore to the canals or lagoons, and when not in use, shall be moored as closely adjacent to the bank as safety allows, in order that navigation of the waterways will not be impeded. The canals and lagoons shall be used and navigated by no one who is not an owner, lessee or occupant of a lot fronting on said canal, or a guest or member of the family of such owner, lessee, or occupant, or other persons authorized by Indian Lake Estates, Inc. It is distinctly understood that the use of the canals and lagoons for navigation or anchorage is to be at the risk of the owner of the vessel and Indian Lake Estates, Inc., shall not be liable for damages or injury resulting from submerged objects, collisions, or otherwise.

8. No earth, sand, or other material shall be removed from any lot, except for necessary excavations in connection with construction of improvements, excepting such material as may project above the established grade of said lot and that surplus material shall be deposited on adjacent or other areas where designated by Indian Lake Estates, Inc. No filling or dredging shall be done beyond any lot line without the express written approval of Indian Lake Estates, Inc., nor shall any cutting of boat slips or other similar excavating within the lot line be done without said approval. No bulkhead or dock wall shall be built until plans have been approved in writing by Indian Lake Estates, Inc.

9. No privy or other outside toilet facility shall be constructed or maintained on any lot. Septic tanks, sewage disposal systems and drinking water facilities shall conform to all requirements established by the Florida State Department of Health and the Polk County, Florida, health authorities.

10. Indian Lake Estates, Inc., shall have, and does hereby reserve, the right to locate, erect, construct, maintain and use or authorize the location, erection, construction, maintenance and use of drains, culverts, sanitary and storm sewers, water mains, electric and telephone lines and other utilities, and to give or grant a five foot right-of-way or easements therefor bordering any lot line.

11. No noxious or offensive trade or entertainment, including the keeping of animals, other than commonly accepted domestic pets, shall be carried on upon any lot nor shall any nuisance be maintained thereon.

12. The provisions herein contained shall run with and bind the land and inure to the benefit of and be enforceable by Indian Lake Estates, Inc., or the owner of any land included in said tract, and the failure by Indian Lake Estates, Inc., or any land owner to enforce any restriction, condition, covenant or agreement herein contained shall in no event be deemed a waiver of the right to do so thereafter as to a default occurring prior or subsequent thereto; and the declared invalidity of any one or more of the provisions herein shall not affect the validity of the others.

13. Any or all of the rights and powers, title, easements and estates reserved or given to Indian Lake Estates, Inc., in this contract may be assigned by it to any one or more individuals, corporations or associations that will agree to assume said rights, powers, title, easements and estates and shall carry out and perform the same. Any such assignment or transfer shall be made by appropriate instrument in writing in which the assignee or transferee shall join for the purpose of evidencing his or its acceptance of such assignment; and such assignee or transferee shall thereupon have the same rights, powers, title, easements and estates and be subject to the same obligations and duties, with respect to the land area concerned, as are given to and assumed by Indian Lake Estates, Inc.

14. The Purchaser covenants to pay to Indian Lake Estates, Inc., its nominees, successors or assigns, on January 15 of each year, the sum of twenty $(20.00) Dollars, for each and every lot purchased, to be used for general maintenance. This maintenance fee cannot be changed without written approval of the owners of the majority of the lots as shown on the recorded plats of Indian Lake Estates, Inc.

15. It is covenanted that Indian Lake Estates, Inc., shall have the right, after giving five (5) days written notice to the lot owner, to enter upon any lot or lots upon which any structures or nuisances have been erected or maintained contrary to any of these covenants and remove said objectionable structure or nuisance, without liability for damages for such action, assessing the reasonable cost thereof against the owner.

16. All vacant lots shall be kept free of accumulations of brush, trash, or other material which may constitute a fire hazard or render the lot unsightly, and after (5) days' written notice to the owner, Indian Lake Estates, Inc., reserves the right of entry on vacant lots for the purpose of clearing away any such accumulation.

17. All of the above covenants shall remain in force until January 1, 1964, and shall be automatically renewed for each ten-year period thereafter, unless owners of at least two-thirds of the lots in the subdivision known as Indian Lake Estates shall, at least six (6) months prior to any such renewal date, agree in writing to a change in or an abrogation of any of the above covenants, and record such writing so amending the aforesaid covenants.

18. Indian Lake Estates, Inc., will install streets and roads on the property, a golf course, club house, beach areas, and other recreational facilities, at no additional expense to the purchaser.

FILED, RECORDED AND
RECORD VERIFIED
D.H.SLOAN,JR.,Clk.CirCt
BY R.J.

789329

Parcel Details: 30-31-05-994000-007523

Owners *Recently purchased this property? Click here.*

SPANOS THEODORE K	50%
SPANOS MARTHA T	50%

Mailing Address *(Address Change form)*

Address Line 1	**436 E ROSSETTI DR**
Address Line 2	
Address Line 3	**NOKOMIS FL 34275-3541**

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**

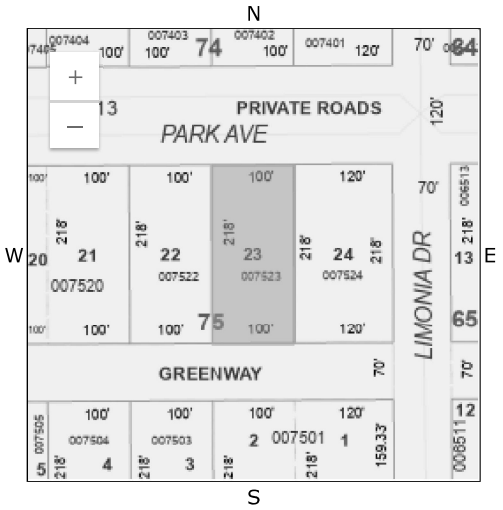
Avon Park AFR Military Training Facility Alert

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 (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
01049/00589	08/1956	W	E	SPANOS THEODORE K	$100