



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

Completed Date: 03/24/2025

Date Filed: 03/24/2025

Certificate #: 6008.0000

Application #: 250088

Records Through Date: 03/13/2025

Use Code: 0001



Parcel I.D. #: 252804-313000-000107

Legal Description: LAKESIDE PARK PB 3 PG 20 LOT 1 E 70 FT OF W 382.54 FT

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

Applicant: Buffalo Bill, LLC

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 7555 PAGE 999

Samuel N. Hineman TTEE U/A DTD August
26, 1991, Samuel N. Hineman Trust
14219 Spyglass St.
Orlando, FL 32826

Address of Record on Current Tax Roll:

Samuel N Hineman Trust
3201 Rouse Rd Apt 102
Orlando, FL 32817-2117

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

None

Lien Holder and Address of Record:



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

Polk County
Polk County Public Safety
Drawer CS03, P.O. Box 9005
Bartow, FL 33831-9005

Polk County
Code Enforcement Unit
330 West Church Street
P.O. Box 9005, Drawer CS03
Bartow, FL 33831-9005

Additional Information:

OR 10076 PAGE 184

Certification of Death

Note: Cannot confirm if the Death Certificate found is for our current owner.

Contiguous Property:

None

Mobile Home: No

Application for Homestead Exemption: No

Taxable Value: \$14,399.00

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 : 03/24/2025

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 page 1 of 2

PREPARED BY:



Samuel N. Hineman
14219 Spyglass St.
Orlando FL, 32826

INSTR # 2008026298
BK 07555 PGS 0999-1000 PG(s)2
RECORDED 02/14/2008 12:07:12 PM
RICHARD M WEISS, CLERK OF COURT
POLK COUNTY
DEED DOC 238.00
RECORDING FEES 18.50
RECORDED BY S Wiggins

This Warranty Deed Made this **January 25, 2008**

By: Lacinda Ratliff Samuels, a married woman
Hereinafter called the grantor, whose post office address is:
2023 Shoreland Drive, Auburndale FL, 33823

To: **Samuel N. Hineman TTEE U/A DTD August 26, 1991, Samuel N. Hineman Trust**
Whose post office address is:
14219 Spyglass St., Orlando FL, 32826
Hereinafter called the grantees,

WITNESSETH: That said first party, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Polk County, Florida.

The East 70 feet of the West 382.54 feet of Lot 1 of Auburndale Lakeside Park, according to the map or plat thereof recorded in Plat Book 3, Pages 20 and 21, of the Public Records of Polk County, Florida.

Subject property is not the homestead of grantor nor is it contiguous thereto.

This deed is an absolute conveyance of the title to the property described above in consideration of the cancellation of the debt secured by the mortgage dated December 1, 2005 and recorded December 14, 2005, in O.R. Book 6540, Pages 1913-1917, of the Official Records of Polk County, Florida and is not intended to be an additional security.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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; that the grantor 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 of all encumbrances, except taxes accruing subsequent to December 31, 2005 reservations, restrictions and easements of record, if any.

(The term "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the contest indicates.)

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:

IN WITNESS whereof, Grantor has executed this Warranty Deed
Dated January 25, 2008

 **Lacinda Ratliff Samuels**

Wayne Waggoner Witness Printed WAYNE WAGGONER

Sharon Waggoner Witness Printed SHARON WAGGONER

State Of Florida

County of Polk

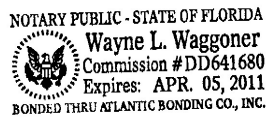
This instrument was acknowledged before me

By: **Lacinda Ratliff Samuels**

Who is/are personally known to me or who has/have produced a current and valid driver license
(s) as identification.

Wayne L Waggoner Notary WAYNE L. WAGGONER Printed Name

My Commission expires: 4-5-11



Prepared by: Carole Holt
Lawyers Title Insurance Corporation
824 Spring Lake Square
Winter Haven, FL 33881
Case NO.: 0514259 with

Return to: Lacinda Ratliff Samuels
Lot on Denton RD
Auburndale, FL 33823

INSTR # 2005306709
BK 06540 PG 1912 PG(s)1
RECORDED 12/14/2005 09:58:32 AM
RICHARD M WEISS, CLERK OF COURT
POLK COUNTY
DEED DOC 196.00
RECORDING FEES 10.00
RECORDED BY T Tierney

INDIVIDUAL WARRANTY DEED

This Warranty Deed made on December 1, 2005

Between James Gary, as Trustee of the James Gary Revocable Trust dated July 13, 2001

whose mailing address is: P.O. Box 735
Polk City, FL 33868

hereinafter called the Grantor, and
Lacinda Ratliff Samuels, a married person.

whose mailing address is: ~~Lot on Denton RD~~ 2023 Shoreland Dr.
~~Auburndale, FL 33823~~ Auburndale, FL 33823

hereinafter called the Grantee,
WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10) and other valuable considerations the receipt whereof is hereby acknowledged has granted, bargained, and sold unto the Grantee, and Grantee's successors, and assigns forever, all that certain parcel of land in the county of Polk, State of Florida to wit:

The East 70 feet of the West 382.54 feet of Lot 1 of Auburndale Lakeside Park, according to the map or plat thereof recorded in Plat Book 3, Pages 20 and 21, of the public records of Polk County, Florida.

TAX FOLIO NUMBER: 042825-313000-000107

and Grantor does hereby fully warrant title to said land and will defend the same against the lawful claims of all persons whomsoever, except taxes for the year 2006 and subsequent years, and restrictions, limitations, covenants, and easements of record, if any. ("Grantor and Grantee" are used herein for singular or plural, the singular shall include plural, and any gender shall include all genders, as context requires.)

Signed, Sealed, and Delivered in our presence:

(Wit.) Carole Holt James Gary (SEAL)
Carole Holt James Gary, as Trustee

(Wit.) _____ (SEAL)

(Wit.) Jennifer Parada _____ (SEAL)
JENNIFER PARADA

(Wit.) _____ (SEAL)

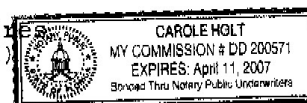
State of Florida
County of Polk

The foregoing instrument is acknowledged before me, on December 1, 2005 by James Gary, as Trustee of the James Gary Revocable Trust dated July 13, 2001

who is personally known to me or who has/have produced a driver's license(s) as identification and did take an oath.

Witness my signature and official seal in the aforesaid state and county.

Carole Holt
Notary Public My commission expires _____
(Affix Notary Seal)



This instrument was prepared by:

R-
Mr. Robert J. Stambaugh, Esquire
SHARIT, BUNN & CHILTON, P. A.
Attorneys at Law
Post Office Box 9498
Winter Haven, FL 33883-9498

WARRANTY DEED TO TRUSTEE

The Grantors, JAMES GARY and PEGGY GARY, a/k/a PEGGY W. GARY, husband and wife, for and in consideration of the sum of TEN DOLLARS, and other good and valuable considerations in hand paid, convey, grant, bargain, sell, alien, remise, release, confirm and warrant unto Grantee, JAMES GARY, as Trustee of the JAMES GARY REVOCABLE TRUST dated July 13, 2001, with a mailing address of Post Office Box 735, Polk City, FL 33868-0735, the following described real estate in the County of Polk, State of Florida, to-wit:

The E ½ of Lot 29, Lot 30, Lot 31 and the W ½ of Lot 32, all in Block 4 of Hutchinson's Addition to Winter Haven, Florida, as shown by map or plat thereof recoded in the office of the Clerk of the Circuit Court in and for Polk County, Florida, in Plat Book 8, page 45

PARCEL ID NO. 212826-579500-004291.

AND

The South 45 feet of the North 170 feet of the SW ¼ of the NW ¼ of the SE ¼ lying West of Block 2, Hutchinson's Addition to Winter Haven, Florida, as shown by plat thereof recorded in Plat Book 8, page 45, public records of Polk County, Florida.

And

That certain tract of land lying between Lake Martha Drive and the shore line of Lake Martha bounded on the North by an extension in a westerly direction of the North boundary line of Lot 11 in Block 3; Hutchinson's Addition to Winter Haven, Florida, Plat Book 8, page 45, public records of Polk County, Florida, to the shoreline of Lake Martha and bounded on the South by an extension in a Westerly direction of the South boundary line of Lot 13 in Block 3, Hutchinson's Addition to Winter Haven, Florida, Plat Book 8, page 45, public records of Polk County, Florida, to the shore line of Lake Martha.

PARCEL ID NO. 212826-579500-003290

AND

The East 70 feet of the West 382.54 feet of Lot 1 of Auburndale Lakeside Park, according to the map or plat thereof recorded in Plat Book 3, pages 20 and 21, of the public records of Polk County, Florida.

PARCEL ID NO. 042825-313000-000107.

THIS IS A CONVEYANCE TO A TRUSTEE PURSUANT TO CHAPTER 689, FLORIDA STATUTES. NO PARTY, INCLUDING ANY BENEFICIARY, IS GIVING ANY CONSIDERATION FOR THIS CONVEYANCE. THERE IS NO MORTGAGE ON SAID PROPERTY.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein set forth, with full power and authority as herein granted and provided to deal in and with said property or interest therein or any part thereof.

Full power and authority are hereby granted to said Trustee to improve, manage, protect, conserve and to sell, and to subdivide said premises or any part thereof; to contract to sell, to grant options to purchase; to sell or dispose of on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors all of the title, estate, powers and authorities vested in said Trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract, to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the way above specified, at any time or times hereafter, and otherwise to manage and dispose of said property.

In no case shall any party dealing with said Trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement, and every deed, mortgage, lease or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trust's, conditions and limitations contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, and (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

AND the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, and the said land is **free of all encumbrances**.

30th IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals this day of August, 2005.

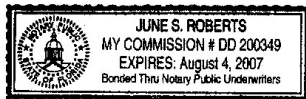
Signed, Sealed and Delivered
in the Presence of:

Tammy L. Swearengen
Tammy L. Swearengen
Print/Type Name of Witness
June S. Roberts
June S. Roberts
Print/Type Name of Witness

James Gary (SEAL)
JAMES GARY
Peggy W. Gary (SEAL)
PEGGY GARY, a/k/a/ PEGGY W. GARY
Post Office Box 735
Polk City, FL 33868-0735

STATE OF FLORIDA
COUNTY OF POLK

The foregoing Warranty Deed to Trustee was acknowledged before me by JAMES GARY and PEGGY GARY, a/k/a PEGGY W. GARY, husband and wife, who are personally known to me or who produced WVHS license, as identification, this 30th day of August, 2005.



June S. Roberts
NOTARY PUBLIC-STATE OF FLORIDA

THE NAMES OF THE GRANTORS AND GRANTEE AND THE DESCRIPTION OF THE PROPERTY WERE FURNISHED BY THE GRANTORS/GRANTEE AND NO OPINION WAS RENDERED WITH REFERENCE TO THE CONDITION OF THE TITLE OR ANY OTHER MATTERS CONTAINED HEREIN. NO TITLE ASSURANCE WAS REQUESTED OR GIVEN.

Prepared by: Carole Holt
Lawyers Title Insurance Corporation
824 Spring Lake Square
Winter Haven, FL 33881
863-299 2121
Case NO.: 0306696

Return to: James Gary

INSTR # 2003129950
BK 05418 PG 1890
RECORDED 07/03/2003 09:16:33 AM
RICHARD M WEISS, CLERK OF COURT
POLK COUNTY
DEED DOC 126.00
RECORDING FEES 10.50
RECORDED BY T Williams

INDIVIDUAL WARRANTY DEED

This Warranty Deed made on June 24, 2003

Between Nathan S. Thomas, as to an undivided 1/2 interest and John M. Tanner and Billie Tanner, husband and wife as to an undivided 1/2 interest

whose mailing address is: 131 Pearl Street
Auburndale, Fl 33823

hereinafter called the Grantor, and
James Gary and Peggy W. Gary, husband and wife

whose mailing address is: P.O. Box 21
Auburndale, Fl 33823

hereinafter called the Grantee,
WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10) and other valuable considerations the receipt whereof is hereby acknowledged has granted, bargained, and sold unto the Grantee, and Grantee's successors, and assigns forever, all that certain parcel of land in the county of Polk, State of Florida to wit:

(CONTINUED ON FOLLOWING PAGE)

TAX FOLIO NUMBER: 042825-313000-000107

and Grantor does hereby fully warrant title to said land and will defend the same against the lawful claims of all persons whomsoever, except taxes for the year 2003 and subsequent years, and restrictions, limitations, covenants, and easements of record, if any. ("Grantor and Grantee" are used herein for singular or plural, the singular shall include plural, and any gender shall include all genders, as context requires.)

Signed, Sealed, and Delivered in our presence:

(Wit.)	<u>Carole Holt</u>	<u>Nathan S. Thomas</u>	(SEAL)
(Wit.)	<u>John M. Tanner</u>	<u>Billie Tanner</u>	(SEAL)
(Wit.)	<u>Shawn Carroll</u>	<u>Billie Tanner</u>	(SEAL)
(Wit.)	<u>Shawn Carroll</u>	<u>Billie Tanner</u>	(SEAL)

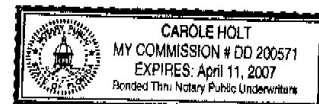
State of Florida
County of Polk

The foregoing instrument is acknowledged before me, on June 24, 2003 by Nathan S. Thomas, as to an undivided 1/2 interest and John M. Tanner and Billie Tanner, husband and wife as to an undivided 1/2 interest who is personally known to me or who has/have produced a driver's license(s) as identification and did take an oath.

Witness my signature and official seal in the county and state last aforesaid.

Notary Public

My commission expires
(Affix Notary Seal)



(CONTINUED)

The East 70 feet of the West 382.54 feet of Lot 1 of Auburndale Lakeside Park, according to the map or plat thereof recorded in Plat Book 3, Pages 20 and 21, of the public records of Polk County, Florida.

Grantor covenants that they reside at an address other than the property being conveyed and that said property is not homestead property.

CLONINGER & FILES
1519 BROADWAY STREET
OVIEDO, FL 32765

INSTR # 2017037949
BK 10076 Pg 184 PG(s)1
RECORDED 02/27/2017 09:20:13 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES \$10.00
RECORDED BY eilefuhr

STATE OF FLORIDA

THIS DOCUMENT HAS A LIGHT BACKGROUND ON TRUE WATERMARKED PAPER. HOLD TO LIGHT TO VERIFY FLORIDA WATERMARK.

BUREAU of VITAL STATISTICS

CERTIFICATION OF DEATH

STATE FILE NUMBER: 2015108557

DATE ISSUED: February 7, 2017

DECEDENT INFORMATION

STATE FILE DATE: July 23, 2015

NAME: SAMUEL NEIL HINEMAN

DATE OF DEATH: July 18, 2015

SEX: MALE

AGE: 085 YEARS

DATE OF BIRTH: September 5, 1929

SSN: [REDACTED]

BIRTHPLACE: NEW SCHEFFIELD, PENNSYLVANIA, UNITED STATES

PLACE WHERE DEATH OCCURRED: DECEDENT'S HOME

FACILITY NAME OR STREET ADDRESS: 14219 SPYGLASS STREET

LOCATION OF DEATH: ORLANDO, ORANGE COUNTY, 32826

SURVIVING SPOUSE, DECEDENT'S RESIDENCE AND HISTORY INFORMATION

MARITAL STATUS: MARRIED

SURVIVING SPOUSE NAME: SHIRLEY A SEECH

RESIDENCE: 14219 SPYGLASS STREET, ORLANDO, FLORIDA 32826, UNITED STATES

COUNTY: ORANGE

OCCUPATION, INDUSTRY: OWNER, HARDWARE STORE

RACE: ☒ White ☐ Black or African American

☐ Asian Indian

☐ Chinese

☐ Filipino

☐ Native Hawaiian

☐ American Indian or Alaskan Native-Tribe:

☐ Japanese

☐ Korean

☐ Vietnamese

☐ Guamanian or Chamorro

☐ Samoan

☐ Other Pacific Isl:

☐ Other Asian:

☐ Other:

☐ Unknown

HISPANIC OR HAITIAN ORIGIN? NO, NOT OF HISPANIC/HAITIAN ORIGIN

EDUCATION: 9TH THRU 12TH GRADE; NO DIPLOMA

EVER IN U.S. ARMED FORCES? YES

PARENTS AND INFORMANT INFORMATION

FATHER: DAVID ROY HINEMAN

MOTHER: DOROTHY BROOKS

INFORMANT: SHIRLEY A HINEMAN

RELATIONSHIP TO DECEDENT: SPOUSE

INFORMANT'S ADDRESS: 14219 SPYGLASS STREET, ORLANDO, FLORIDA 32826, UNITED STATES

PLACE OF DISPOSITION AND FUNERAL FACILITY INFORMATION

PLACE OF DISPOSITION: MONARCH CREMATORY
APOPKA, FLORIDA

METHOD OF DISPOSITION: CREMATION

FUNERAL DIRECTOR/LICENSE NUMBER: MILLIE DE JESUS, F045082

FUNERAL FACILITY: DOVE F078706

4310 CURRY FORD RD, ORLANDO, FLORIDA 32806

CERTIFIER INFORMATION

TYPE OF CERTIFIER: CERTIFYING PHYSICIAN

MEDICAL EXAMINER CASE NUMBER: NOT APPLICABLE

TIME OF DEATH (24 hr): 0205

DATE CERTIFIED: July 23, 2015

CERTIFIER'S NAME: SARA H IRRGANG

CERTIFIER'S LICENSE NUMBER: ME13303

NAME OF ATTENDING PHYSICIAN (if other than Certifier): NOT ENTERED

[Signature]

, State Registrar

REQ: 2017811003

THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE.

WARNING: THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH WATERMARKS OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARKS. THE DOCUMENT FACE CONTAINS A MULTICOLORED BACKGROUND, GOLD EMBOSSED SEAL, AND THERMOCHROMIC FL. THE BACK CONTAINS SPECIAL LINES WITH TEXT. THE DOCUMENT WILL NOT PRODUCE A COLOR COPY.



* 3 5 8 1 5 6 7 0 *

DH FORM 1946 (03-13)

CERTIFICATION OF VITAL RECORD



Parcel Details: 25-28-04-313000-000107

Owners *Recently purchased this property? Click here.*

HINEMAN SAMUEL N TRUST

Mailing Address *(Address Change form)*

3201 ROUSE RD APT 102
ORLANDO FL 32817-2117

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

0 DENTON AVE

Postal City and Zip

AUBURNDALE FL 33823

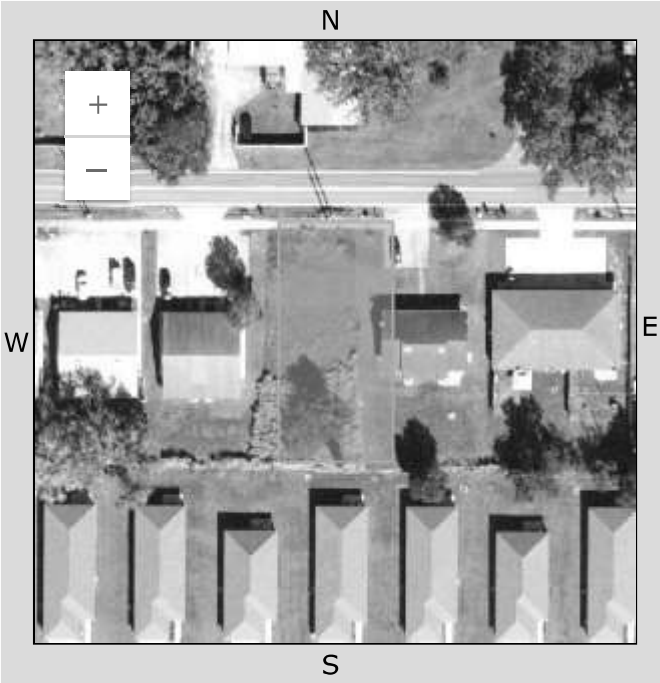
Parcel Information

Municipality	Unincorporated Polk County (UNINCORP) (Code: 90000)
Neighborhood	330118.00 Search Recent Sales in this Neighborhood
Subdivision	AUBURNDALE LAKESIDE PARK PB 3 PGS 20 & 2
Property (DOR) Use Code	Vac.Res (Code: 0001)
Acreage	0.23
Community Redevelopment Area	NOT IN CRA

Property Desc

DISCLAIMER: The property description provided is a summary of the original legal description and should not be used for conveying property, as it may render the deed invalid.

Area Map



Recorded Plat

Recorded Plat for this parcel

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

Section Maps for 252804

[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