

Prepared By and Return To:

Celebration Title Group
Attn: Amanda C Douglas
950 Celebration Blvd, Suite D
Celebration, FL 34747

Order No.: 2019020190

Property Appraiser's Parcel I.D. (folio) Number:
19-23-30-4390-00030

WARRANTY DEED

THIS WARRANTY DEED dated April 1, 2019, by W. Wayne Matthews, a married man, whose post office address is 609 Mariner Way, Altamonte Springs, Florida 32701 (the "Grantor"), to Marvel Quevedo, a single woman, whose post office address is 1711 Hoffner Ave, Orlando, Florida, 32809 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of No Dollars And No/100 Dollars (\$0.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in County of ORANGE, State of Florida, viz:

Lot 3 and the East one half of Lot 2, LAKE CONWAY VIEWS, according to the plat thereof recorded in Plat Book J, Page 46, Public Records of Orange County, Florida; together with:

Begin on an extension of the Northeasterly line of Lot 3 of Lake Conway Views at the original water line of Lake Conway, which point is 290.4 feet South and 187.1 feet East of the Northwest corner of Section 19, Township 23 South, Range 30 East, run thence South 54°18'00" West 80 feet along the original line of Lake Conway to the Southwesterly line of said Lot 3 extended, thence North 48 degrees West along extension of said Southwesterly line 125 feet to the waters of Lake Conway, thence North 54°18'00" East 80 feet along waters of Lake Conway to the Northeasterly line of said Lot 3 extended, thence South 48°00'00" East, 125 feet to the Point of Beginning.

AND

Begin on an extension of the Northeasterly line of Lot 2 of Lake Conway Views of the original water line of Lake Conway which point is 337.1 feet South and 122.1 feet East of the Northwest corner of Section 19, Township 23 South, Range 30 East run thence S 54°18'00" West, 80 feet along the original water line to the Southwesterly line of said Lot 2 extended; thence N 48°00'00" West along extension of said Southwesterly line 125 feet to the waters of Lake Conway; thence N 54°18'00" East, 80 feet along said waters; thence S 48°00'00" East along extension of Northeasterly line of said Lot 2 a distance of 125 feet to the Point of Beginning.

Property is not the homestead of the grantor (seller) nor contiguous to the homestead of the grantor as defined by the constitution of the state of Florida

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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 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: 2018.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

W. Wayne Matthews
W. Wayne Matthews

[Signature]
Witness Signature

Jason Sandvil
Printed Name of First Witness

Grantor Address:
609 Mariner Way
Altamonte Springs, FL 32701

[Signature]
Witness Signature

Scott Young
Printed Name of Second Witness

STATE OF Florida
COUNTY OF Orange

I, Jason Sandvil a Notary Public for the County of Orange and State of FL do hereby certify that W. Wayne Matthews, a married man personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1st of April, 2019.

[Signature]
Notary Public

My Commission Expires:

(SEAL)



Jason Sandvil
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG085242
Expires 3/21/2021

If you own and occupy property as your primary residence as of January 1, 2024, you may qualify for an exemption. The deadline to file a 2024 exemption application is March 1, 2024.

[Click Here To Apply for Homestead and Other Exemptions Online](#)

Print Date: 10/12/2023 System Refresh Date: 10/11/2023

1711 Hoffner Ave 19-23-30-4390-00-030

Name(s): Quevedo Marvel
Physical Street Address: 1711 Hoffner Ave
Property Use: 1700 - Office One Story

Mailing Address On File: 1711 Hoffner Ave
 Belle Isle, FL 32809-3599
[Incorrect Mailing Address?](#)

Postal City and Zip: Orlando, FL 32809
Municipality: Belle Isle



[Upload Photos](#)

Property Name:
Allstate Insurance Agency

[View 2023 Property Record Card](#)

[PROPERTY FEATURES](#)

[VALUES, EXEMPTIONS AND TAXES](#)

[SALES](#)

[MARKET STATS](#)

[LOCATION](#)

Historical Value and Tax Benefits ⓘ

Has Homestead in 2023

| Tax Year Values | Land | Building(s) | Feature(s) | Market Value | % | Assessed Value | % |
|--|-----------|-------------|------------|--------------|-------|----------------|------|
| 2023 <input checked="" type="checkbox"/> MKT | \$826,980 | \$233,751 | \$3,875 | \$1,064,606 | 6.5% | \$829,970 | 3.0% |
| 2022 <input checked="" type="checkbox"/> MKT | \$787,600 | \$208,462 | \$3,875 | \$999,937 | 27.8% | \$805,796 | 3.0% |
| 2021 <input checked="" type="checkbox"/> MKT | \$585,000 | \$193,451 | \$3,875 | \$782,326 | 2.2% | \$782,326 | 2.2% |
| 2020 <input checked="" type="checkbox"/> MKT | \$575,000 | \$184,243 | \$6,125 | \$765,368 | N/A | \$765,368 | N/A |

| Tax Year Benefits | Original Homestead | Additional Hx | Other Exemptions | SOH CAP | Tax Savings |
|---|--------------------|---------------|------------------|-----------|-------------|
| 2023 <input checked="" type="checkbox"/> HX <input checked="" type="checkbox"/> CAP | \$25,000 | \$25,000 | \$0 | \$234,636 | \$4,504 |
| 2022 <input checked="" type="checkbox"/> HX <input checked="" type="checkbox"/> CAP | \$25,000 | \$25,000 | \$0 | \$194,141 | \$3,813 |
| 2021 <input checked="" type="checkbox"/> HX | \$25,000 | \$25,000 | \$0 | \$0 | \$660 |
| 2020 <input checked="" type="checkbox"/> | | | \$0 | | \$0 |

2023 Taxable Value and Estimate of Proposed Taxes ⓘ

Tax Year

| | | | |
|------|------|------|------|
| 2023 | 2022 | 2021 | 2020 |
|------|------|------|------|

| Taxing Authority | Assd Value | Exemption | Tax Value | Millage Rate | % | Taxes | Tax Breakdown |
|------------------------------------|------------|-----------|-----------|----------------|-------|--------------------|---------------|
| Public Schools: By State Law (Rle) | \$829,970 | \$25,000 | \$804,970 | 3.1730 | -1.3% | \$2,554.17 | 20% |
| Public Schools: By Local Board | \$829,970 | \$25,000 | \$804,970 | 3.2480 | 0.0% | \$2,614.54 | 20% |
| General County | \$829,970 | \$50,000 | \$779,970 | 4.4347 | 0.0% | \$3,458.93 | 27% |
| City Of Belle Isle | \$829,970 | \$50,000 | \$779,970 | 4.4018 | 0.0% | \$3,433.27 | 27% |
| Library - Operating Budget | \$829,970 | \$50,000 | \$779,970 | 0.3748 | 0.0% | \$292.33 | 2% |
| St Johns Water Management District | \$829,970 | \$50,000 | \$779,970 | 0.1793 | -9.2% | \$139.85 | 1% |
| Lake Conway Mstu | \$829,970 | \$50,000 | \$779,970 | 0.5750 | 40.0% | \$448.48 | 3% |
| Totals | | | | 16.3866 | | \$12,941.57 | |

Non-Ad Valorem Assessments

2023 Non-Ad Valorem Assessments

| Levying Authority | Assessment Description | Units | Rates | Assessment |
|--------------------|--|-------|--------|------------|
| CITY OF BELLE ISLE | BELLE ISLE RES - BIGBR - (407)851-7730 | 1.00 | 305.40 | \$305.40 |
| CITY OF BELLE ISLE | BELLE ISLE STRM - BISTRM - (407)851-7730 | 1.00 | 135.00 | \$135.00 |
| | | | | \$440.40 |

2023 Gross Tax Total: \$13,381.97

2023 Tax Savings Tax Savings

Your taxes without exemptions would be: \$17,445.26

Your ad-valorem tax with exemptions is: - \$12,941.57

Providing You A Savings Of: = \$4,503.69