EXHIBIT "A"

Parcel Details: 27-28-27-835500-000392

Owners *Recently purchased this property? Click here.*

RUIZ ARACELIS MARQUEZ 100%

Mailing Address *(Address Change form)*

7799 SCENIC HWY
DUNDEE FL 33838

Physical Street Address *Why postal city and municipality? Click here.*

0 SCENIC HIGHWAY

Postal City and Zip

DUNDEE FL 33838

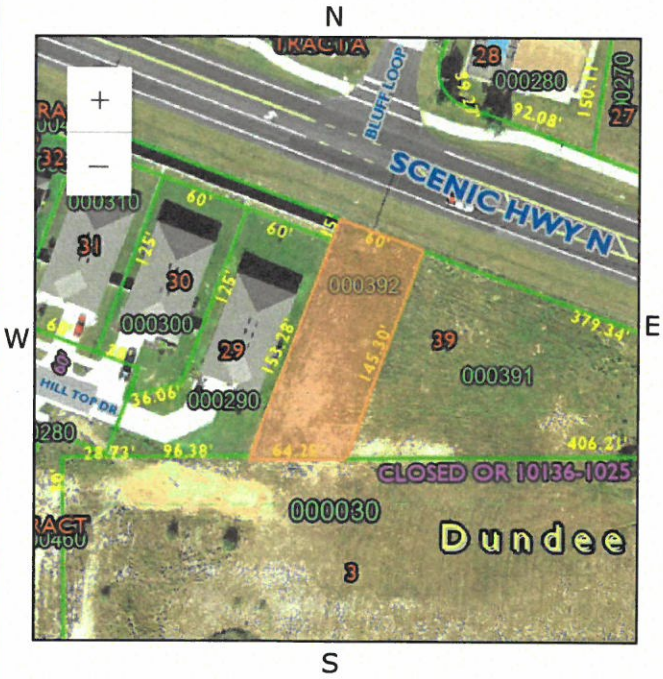
Parcel Information

Municipality	**DUNDEE (Code: 90460)**
Neighborhood	**140630.00** Search Recent Sales in this Neighborhood
Subdivision	**FLA HIGHLANDS COMPANY SUB PB 1 PG 87**
Property (DOR) Use Code	**Vac.Res (Code: 0001)**
Acreage	**0.22**
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

Section Maps for 272827

HTML (opens in new tab)
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. If the Book/Page number does not have a blue link or if the document is restricted, it may not be available online. Please contact the Polk County Clerk Indexing Department at 863-534-4516. If the Type Inst is an "R", please contact the Property Appraiser at 863-534-4765 to order "R" type instruments.

OR Book/Page	Date	Type Inst	Vacant/ Improved	Grantee	Sales Price
13381/01064	12/2024	W	I	RUIZ ARACELIS MARQUEZ	$319,000
13381/01061	12/2024	W	V	SIGNATURE HOMES & LAND DEVELOPMENT OF FL LLC	$52,000

10136/01025	04/2017	M	V	OWNER OF RECORD	$0
09640/00353	09/2015	W	V	AG INVESTMENTS OF POLK COUNTY LLC	$90,000
08240/01999	10/2010	C	V	PERM 4 LLC	$0
08208/00144	08/2010	W	V	PERM 4 LLC	$375,000
6446/0717	10/2005	W	V	PRECISION LAND INVESTMENTS INC	$1,151,700
5698/1810	03/2004	W	V	VISTA DEL LAGO OF POLK COUNTY LLC	$842,900
3456/0025	10/1994	W	V	ALT 27 DUNDEE GROVES PARTNETSHIP	$35,150

Exemptions

Note: The drop down menus below provide information on the amount of exemption applied to each taxing district. The HX—first $25,000 homestead exemption may be allocated to one or more owners. The HB second amended homestead exemption reflects the name of the first owner only.

Code	Bld. #	Description	% Ownership	Renew Cd	Year Name	Note	Value

PERMITS

Please contact the appropriate permit issuing agency to obtain information. This property is located in the **DUNDEE** taxing district.

Land Lines

LN	Land Description	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1	* RESIDENTIAL	N	ACREAGE	0	0	0.22

* For Zoning/Future Land Use contact Polk County or the Municipality the parcel is located in.

NOTICE: All information ABOVE this notice is current (as of Thursday, May 22, 2025 at 2:09:24 AM). All information BELOW this notice is from the 2024 Tax Roll, except where otherwise noted.

Value Summary (2024)

Desc	Value
LAND VALUE	$8,560
BUILDING VALUE	$0
EXTRA FEATURES VALUE	$0
JUST MARKET VALUE	$8,560
AG CLASSIFIED LAND VALUE	$0
AGRICULTURE CLASSIFICATION SAVINGS	$0
*HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	$61
ASSESSED VALUE	$8,499
EXEMPTION VALUE (COUNTY)	$0
TAXABLE VALUE (COUNTY)	$8,499

*This property contains a Non Homestead Cap with a differential of $61.

Values by District (2024)

District Description	Just Market Value	Assessed Value	Exemption	Final Tax Savings	Taxable Value	Final Tax Rate	Final Taxes

COUNTY COMMISSIONERS	$8,560	$8,499	$0	$0.00	$8,499	6.634800	$56.39
POLK COUNTY SCHOOL BOARD - STATE	$8,560	$8,560	$0	$0.00	$8,560	3.048000	$26.09
POLK COUNTY SCHOOL BOARD - LOCAL	$8,560	$8,560	$0	$0.00	$8,560	2.248000	$19.24
TOWN OF DUNDEE	$8,560	$8,499	$0	$0.00	$8,499	7.900000	$67.14
SOUTHWEST FLA WATER MGMT DIST	$8,560	$8,499	$0	$0.00	$8,499	0.190900	$1.62
				Tax Savings:	**$0.00**	**Total Taxes:**	**$170.48**

Non-Ad Valorem Assessments (2024)

LN	Code	Desc	Units	Rate	Assessment
1	FC460	DUNDEE FIRE PROTECTION	1.00	9.00	$9.00
2	ST460	DUNDEE STORMWATER UTILITY	1.00	34.50	$34.50
Total Assessments					**$43.50**

Taxes

Desc	Last Year (2023)	2024 Final
Taxing District	DUNDEE/SWFWMD (Code: 90460)	DUNDEE/SWFWMD (Code: 90460)
Millage Rate	20.1975	20.0217
Ad Valorem Assessments	$159.38	$170.48
Non-Ad Valorem Assessments	$43.50	$43.50
Total Taxes	**$202.88**	**$213.98**

Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this page, such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city or any other special district. Visit the Polk County Tax Collector's site for Tax Bill information related to this account.

Prior Year Final Values

The Final Tax Roll is the 1st certification of the tax rolls by the Value Adjustment Board, per Florida Statute 193.122(2), F.S. This is the date all taxable property and tax rolls are certified for collection to the Tax Collector. Corrections made after this date are not reflected in the Final Tax Roll Values.

2023

LAND VALUE	$8,341.00
BUILDING VALUE	$0.00
EXTRA FEATURES VALUE	$0.00
JUST MARKET VALUE	$8,341.00

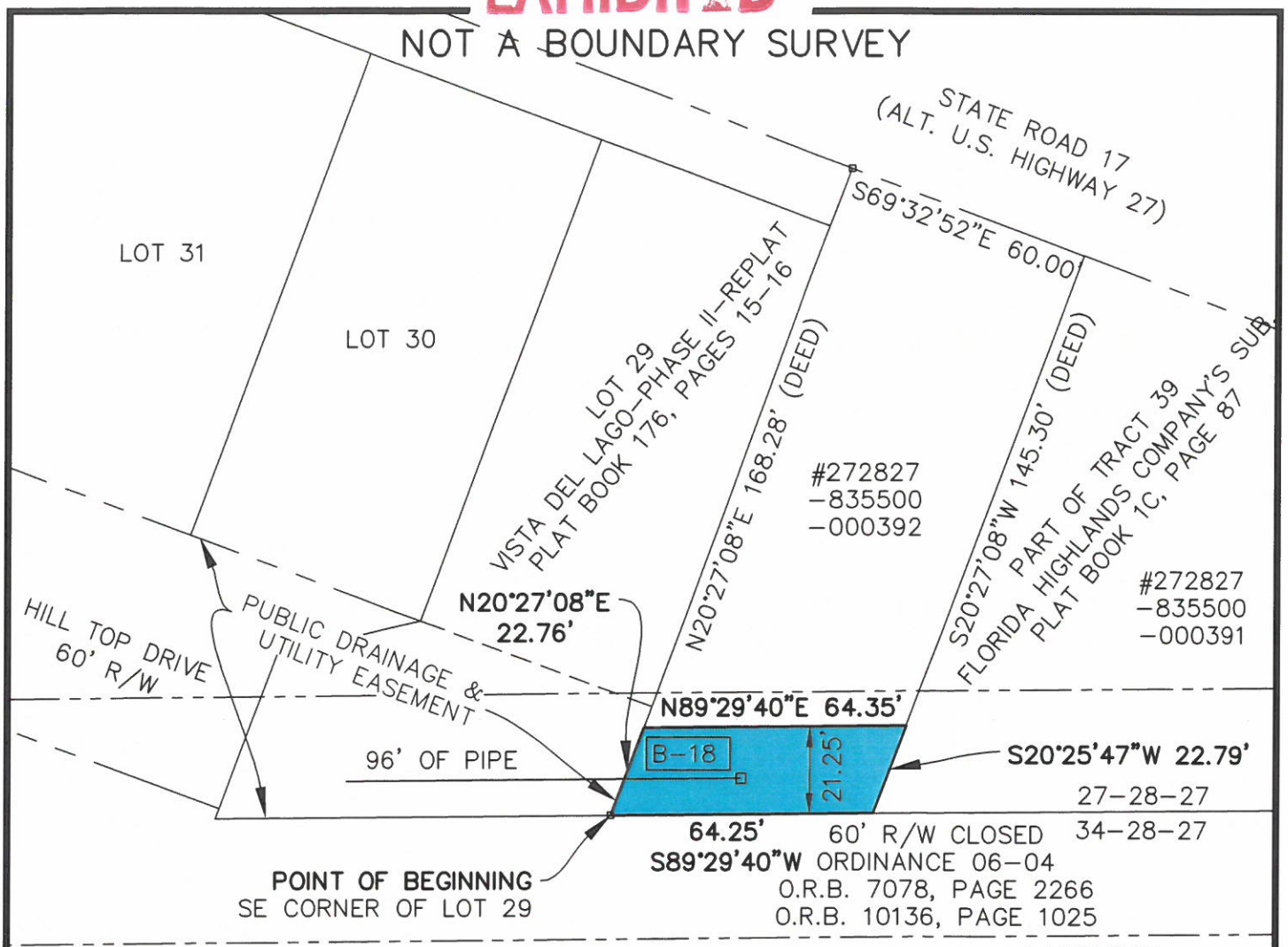
ASSESSED VALUE	$7,726.00
EXEMPTION VALUE (COUNTY)	$0.00
TAXABLE VALUE (COUNTY)	$7,726.00
2022	
LAND VALUE	$7,024.00
BUILDING VALUE	$0.00
EXTRA FEATURES VALUE	$0.00
JUST MARKET VALUE	$7,024.00
HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	$0.00
ASSESSED VALUE	$7,024.00
EXEMPTION VALUE (COUNTY)	$0.00
TAXABLE VALUE (COUNTY)	$7,024.00

DISCLAIMER:
The Polk County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted Site Notice.

Last Updated: Thursday, May 22, 2025 at 2:09:24 AM

EXHIBIT B

NOT A BOUNDARY SURVEY



LEGEND

B-18 STORM INLET

PRM

EASEMENT

DESCRIPTION:
THE SOUTH 21.25 FEET OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 13381, PAGE 1064 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHEAST CORNER OF LOT 29 OF VISTA DEL LAGO-PHASE II-REPLAT AS RECORDED IN PLAT BOOK 176, PAGE 15 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID LOT 29, N20°27'08"E A DISTANCE OF 22.76 FEET; THENCE LEAVING SAID EAST LINE, N89°29'40"E A DISTANCE OF 64.35 FEET TO THE EAST LINE OF SAID PARCEL; THENCE ALONG THE EAST LINE OF SAID PARCEL, S20°25'47"W A DISTANCE OF 22.79 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH LINE OF SAID PARCEL, S89°29'40"W A DISTANCE OF 64.25 FEET TO THE **POINT OF BEGINNING**.
SAID EASEMENT CONTAINS 1367.7 SQUARE FEET, MORE OR LESS.

ALAN L. RAYL, PE, PSM

RAYL ENGINEERING & SURVEYING, LLC
810 EAST MAIN STREET
BARTOW, FL 33830
OFFICE: (863) 537-7901
www.raylengineering.com
FL EB REG# 28820

©2025
FL LB REG# 7770

PREPARED FOR:
TOWN OF DUNDEE
202 EAST MAIN STREET
DUNDEE, FLORIDA 33838

SHEET TITLE:
SCENIC HIGHWAY
DESCRIPTION SKETCH
PUBLIC DRAINAGE & UTILITY EASEMENT

JOB NO. 25-111
DATE: MARCH, 2024
DRAWN BY: JPT
CHECKED BY: AR

NORTH
SCALE 1"=40'

EXHIBIT C

PARCEL ID. # (See Composite Exhibit "A")

UTILITY EASEMENT

THIS UTILITY EASEMENT (hereinafter the "Easement") made this _____ day of _____, 2025, between the **ARACELIS MARQUEZ RUIZ**, a single person, with a mailing address of 7799 Scenic Highway, Dundee, Florida 33838 (hereinafter referred to as the "Grantor"), and the **TOWN OF DUNDEE**, a municipal corporation under the laws of the State of Florida, with an address of 202 East Main Street, Dundee, FL 33838 (hereinafter the "Grantee").

WITNESSETH: That the Grantor, in consideration of the sum of Ten Dollars ($10.00); and other valuable considerations paid, the receipt of which is hereby acknowledged, hereby grants unto the Grantee, its successors and assigns, a **perpetual Utility Easement**, to access, install, construct operate, repair, replace and/or maintain water, wastewater and/or re-claimed water line(s) and related infrastructure and/or facilities, in, under, over, upon and through the property described below and to access for the limited purposes of performing emergency repairs to storm water utility line(s) and related infrastructure and/or facilities in, under, over, upon and through the following described land in Polk County, Florida, as shown on **Exhibit "B"** attached hereto and incorporated herein by reference.

See Legal Description and Sketch as Composite Exhibit "B" attached hereto and incorporated herein by reference,

(hereinafter the "Easement Area").

The Easement includes and reserves unto the Grantee ingress and egress in, over, under, upon and through the Easement Area and any tract(s), easement(s), private drainage easement(s), and the private utility easement(s) for the Grantee's provision of water, wastewater, re-claimed water, stormwater utility services, including doing such work and repair as may be necessary underground and under the surface of the Easement Area subject to the limitations in the Easement as to stormwater utility matters (see **Exhibit "B"**), provided that the Town of Dundee shall not be obligated to replace or restore any surface improvements on and/or within the Easement Area which the Town of Dundee does not own and which may have been damaged or removed as a result of such work, and the Town of Dundee shall only be obligated to replace or restore the surface of the Property (other than where the Town's infrastructure and facilities are above grade) to its natural or improved state. The Grantor shall have the right and duty to replace and restore any surface improvements on and/or within the Easement Area and to maintain the surface of the Easement Area subject to this Easement, excepting only the above-grade Town of Dundee infrastructure and facilities.

The stormwater drainage easement(s), drainage and retention easement(s), and the drainage and access for maintenance easement(s) related to stormwater utility line(s) and related infrastructure

which are provided for herein are for the sole purpose of providing emergency maintenance and repair(s) to and/or for the stormwater utility line(s) and related infrastructure as Grantee determines within its sole discretion may be necessary to protect public improvements, together with the right, but not the obligation, to perform emergency maintenance and repair(s) to such stormwater utility line(s) and related infrastructure located on and/or within the Easement Area (see **Exhibit "B"**). **Other than emergency maintenance that the Grantee determines within its sole discretion is necessary to perform to protect public improvements as identified above, the Grantee shall not be responsible for the maintenance of any part of the stormwater line(s) and related infrastructure located on and/or within the Easement Area**.

This Easement includes and reserves unto the Grantee ingress and egress in, over, under, upon and through the Easement Area in order to perform any such work and repair as may be necessary underground and under the surface of the Easement Area as set forth herein that Grantee determines within its sole discretion is necessary.

Grantor shall not place any landscaping, fences, structures or other obstructions, albeit temporary or permanent, within this EasementArea that would in any way hinder, delay, or impair the access and/or operation and maintenance of the utilities within the Easement Area.

Grantor acknowledges and represents that, by voluntarily granting this Easement, it has knowingly and voluntarily abandoned, released, and waived the development right(s), if any, which passed to Grantor with the conveyance of the fee simple interest of the parent tract.

This Easement shall be perpetual.

The Grantor covenants with the Grantee that it is lawfully seized and/or is a duly authorized representative of said lands and that it has good, right, and lawful authority to grant this Easement.

The Grantor and Grantee acknowledge and represent that, in the event of a mistake by one or both parties to this Easement as to the identity, situation, boundary, title, amount, or value of the Easement set forth herein and conveyed, any such mistake shall be considered mutual and equity will reform this Easement in order to conform to the intent of Grantor and Grantee as if the mistake did not occur.

[*Rest of page intentionally left blank*]

IN WITNESS WHEREOF the Grantor hereunto set his/her/their hand and seal this ____day of_____A.D. 2025

Signed, sealed, and delivered
in the presence of:

ARACCELIS MARQUEZ RUIZ,
a single person

_____

↑ Witness signature ↑
Print witness name:_____

_____

↑ Witness signature ↑
Print witness name:_____

Note: Two (2) ***witness*** signatures required, notary on reverse side may sign as a witness above.

STATE OF FLORIDA
COUNTY OF POLK

Before me, the undersigned authority, this day personally appeared, by means of □ physical presence or □ online notarization, _____, as _____of _____, a Florida ____, who is □ personally known to me or □ who produced a driver's license as identification, and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this _____ day of _____, 2025.

My Commission expires:

_____

_____
Notary Public in and for the State of Florida at Large

(AFFIX NOTARY SEAL)

EXHIBIT "A"

Prepared by and return to:
This instrument prepared by: **Linda Holewinski**
Real Estate Title Services, Inc.
32 Third Street, SW
Winter Haven, FL 33880
(863) 299-6942
File No.: **24-0381**

INSTR # 2024293230
BK 13381 Pgs 1064-1065 PG(s)2
12/30/2024 11:07:47 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 18.50
DEED DOC 2,233.00

[Space Above This Line For Recording Data]

WARRANTY DEED

This Warranty Deed Made this **19th day of December, 2024** by **Signature Homes & Land Development of Florida LLC, a Florida Limited Liability Company,** hereinafter called the grantor, whose post office address is: **522 Magnolia Ave, Auburndale, FL 33823**

to: **Aracelis Marquez Ruiz, a single person,** whose post office address is: **7799 Scenic Hwy, Dundee, FL 33838,** hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of Ten ($10.00) Dollars, 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 situated in **Polk County, Florida**, viz:

> **A tract of parcel of land lying in a portion of Section 27, Township 28 South, Range 27 East, Polk County, Florida and being more particularly described as follows: Commence at the Northeast corner for Lot 29, VISTA DEL LAGO - PHASE II - REPLAT, as recorded in Plat Book 179, Page 16, of the Public Records for Polk County, Florida, said point lying on the Southerly right of way boundary for State Road 17 (Alternate U.S. Highway No. 27), said right of way shown on Florida Department of Transportation Right-of-Way Map for Section 1609, Sheet 15; run thence South 69°32'52" East along said right of way boundary a distance of 60.00 feet; thence departing said right of way run South 20°27'08" West a distance of 145.30 feet to a point on the South boundary for said Section 27; thence run South 89°29'40" West along said South boundary line a distance of 64.25 feet to the Southeast corner for aforesaid Lot 29; thence run North 20°27'08" East along the Easterly boundary for said Lot 29 a distance of 168.28 feet to the Point of Beginning. Described tract or parcel being a portion of Lot or Tract 39 of Florida Highlands Company's Subdivision, as recorded in Plat Book 1C, Page 87, of the Public Records for Polk County, Florida.**
>
> **Parcel Identification Number: 272827-835500-000392**

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 12/31/2024, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Warranty Deed... continued

Signed, Sealed and Delivered in Our Presence:

Witness
Printed Name: AUBREY BREWER
P.O. Address: 32 Third St., SW
Winter Haven, FL 33880

Witness
Printed Name: Paula K. Tierney
P.O. Address: 32 Third St., SW
Winter Haven, FL 33880

Signature Homes & Land Development of Florida LLC, a Florida Limited Liability Company

By: _____
James M. Spivey, Manager

State of Florida
County of Polk

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 19th day of December, 2024 by James M. Spivey, Manager of Signature Homes & Land Development of Florida LLC who [_] is personally known or [X] has produced a driver's license as identification.

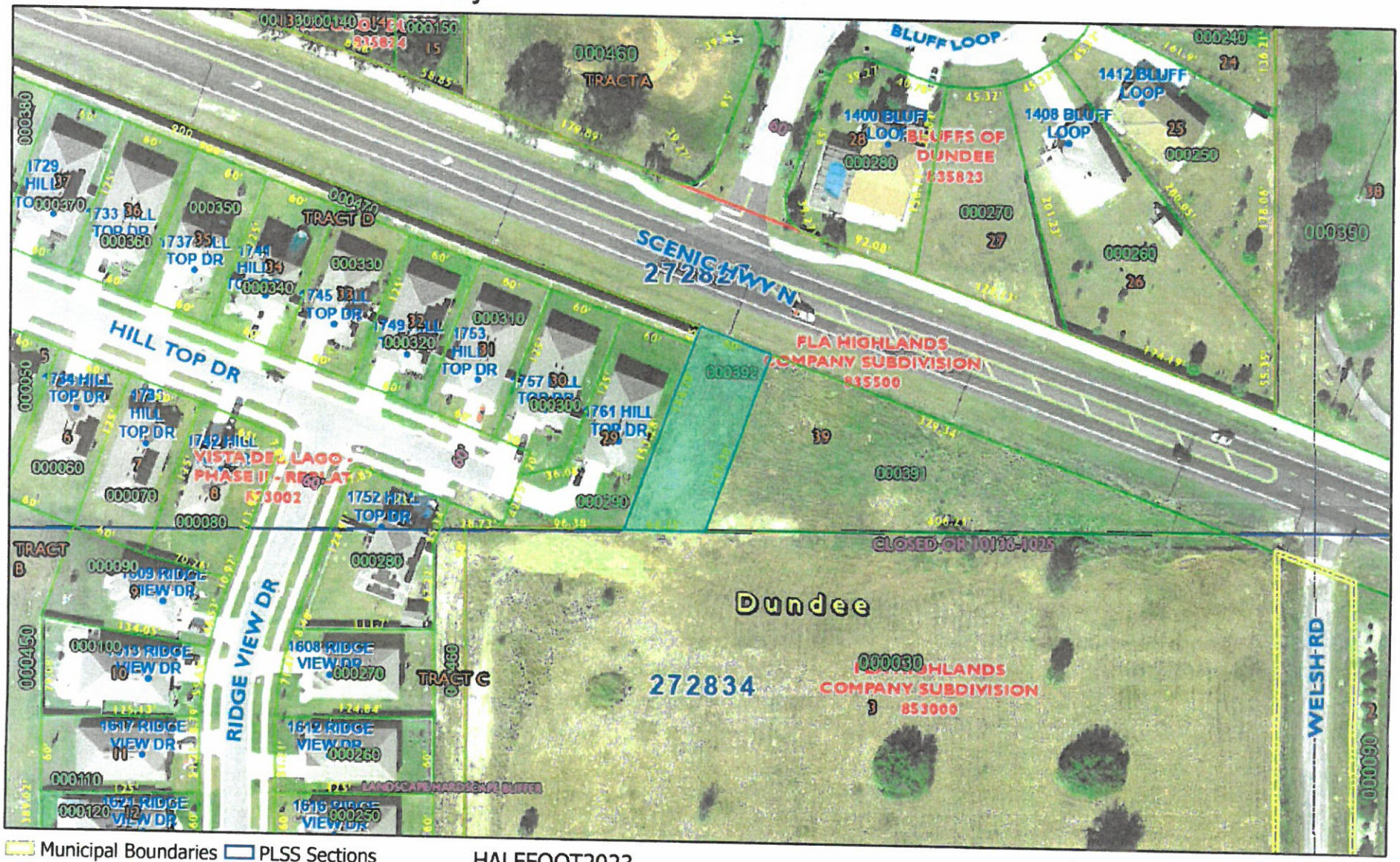
[Seal]

PAULA K. TIERNEY
MY COMMISSION # HH 581852
EXPIRES: February 5, 2025

Notary Public
Print Name: Paula K. Tierney
My Commission Expires: _____

Stacy M. Butterfield POLK

Utility Easement 0 Scenic Hwy



Municipal Boundaries
Lots
Arrows
Parcels
PLSS Townships
PLSS Sections
PLSS Boundaries
Subdivisions
E911 Site Address Points

HALFFOOT2023
RGB
Red: Band_1
Green: Band_2
Blue: Band_3

0 55 110 220 Feet

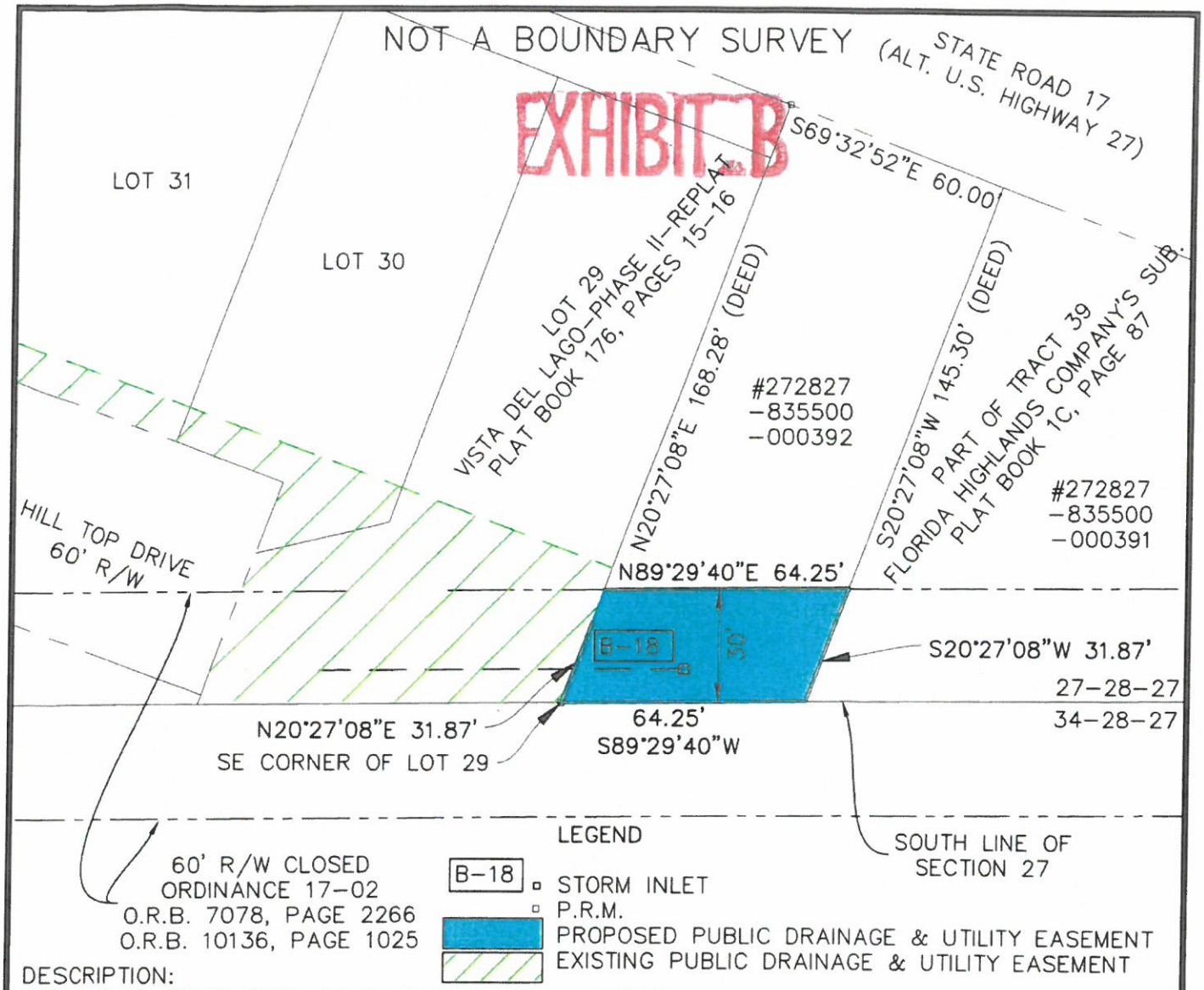
All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".

Polk County Property Appraiser
Polk County, Florida
Bo ty Division May 14, 2025

N W E S

NOT A BOUNDARY SURVEY

EXHIBIT "B"



LEGEND

B-18 STORM INLET

P.R.M.

PROPOSED PUBLIC DRAINAGE & UTILITY EASEMENT

EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT

DESCRIPTION:

THE SOUTH 30.00 FEET OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 13381, PAGE 1064 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 29 OF VISTA DEL LAGO-PHASE II-REPLAT AS RECORDED IN PLAT BOOK 176, PAGE 15 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID LOT 29, N20°27'08"E A DISTANCE OF 31.87 FEET; THENCE LEAVING SAID EAST LINE, N89°29'40"E A DISTANCE OF 64.25 FEET TO THE EAST LINE OF SAID PARCEL; THENCE ALONG THE EAST LINE OF SAID PARCEL, S20°27'08"W A DISTANCE OF 31.87 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH LINE OF SAID PARCEL, S89°29'40"W A DISTANCE OF 64.25 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 1927.7 SQUARE FEET, MORE OR LESS.

ALAN L. RAYL, PE, PSM

RAYL ENGINEERING & SURVEYING, LLC
810 EAST MAIN STREET
BARTOW, FL 33830
OFFICE: (863) 537-7901
www.raylengineering.com
FL EB REG# 28620
FL LB REG# 7770

© 2025

PREPARED FOR:

TOWN OF DUNDEE
202 EAST MAIN STREET
DUNDEE, FLORIDA 33838

SHEET TITLE:

SCENIC HIGHWAY
DESCRIPTION SKETCH
DRAINAGE EASEMENT

JOB NO. 25-111

DATE: APRIL, 2024

DRAWN BY: JPT

CHECKED BY: AR

NORTH
SCALE 1"=40'