



CONSULTING. ENGINEERING. CONSTRUCTION.

## THOMPSON GROVES PLANNED UNIT DEVELOPMENT (“PUD”) PROJECT REQUEST & NARRATIVE

August 26, 2022

### PUD LOCATION & AERIAL:



### PURPOSE AND INTENT:

The Thompson Groves Planned Unit Development (“PUD”) is proposed and intended to comply with all applicable provisions as contained within the Town of Howey-in-the-Hills Code of Ordinances, Ordinance 2011-009 (adopted February 27, 2012, as amended).

**PROJECT REQUEST:**

The Thompson Groves PUD (“PUD”) is seeking the following approvals from the Town of Howey-in-the Hills:

- Annexation (small northern tract 10.7 acres)
- Future Land Use Plan Map Amendment to Medium Density Residential (entire 85.4 acres)
- Rezoning to PUD (entire 85.4 acres)

**CONCURRENCY:**

Pursuant to Chapter 10 of the Land Development Code (“LDC”), the PUD will demonstrate compliance with the following concurrency categories:

- A. Potable water.
- B. Sanitary sewer
- C. Transportation
- D. Solid Waste Disposal
- E. Stormwater Management
- F. Parks

This determination will be made upon further discussion with the Town with respect to the proposed PUD’s product type, size and location of all proposed land uses.

**COMPREHENSIVE PLAN AMENDMENTS:**

The applicant submits that the following presumptions are correct which justify the FLUPM amendment and further the Goals, Objectives and Policies:

There is a basis for the proposed amendment for the subject site as noted:

- Changes in FLUPM designations on adjacent properties or properties in the immediate area and associated impacts demand the change for consistency which demonstrate a natural pattern of managed growth and development.
- Changes in the characteristics of the general area and associated impacts on the subject site as a redevelopment site are essential to expand the Town’s ad-valorem tax base.
- New infill plans require the FLUPM amendment.
- Inappropriateness of the adopted FLUPM designation within the existing character of the Town and it’s redevelopment and controlled growth efforts.
- Perhaps the adopted FLUPM designation was assigned in error and did not reflect the real project density of the infill needs to carry the density north and forward.
- The proposed use is suitable and appropriate for the subject site



## **REZONING TO PLANNED UNIT DEVELOPMENT (“PUD”)**

The Thompson Groves PUD will strive to adhere to the following PUD standards:

- To allow for diverse uses in close proximity and more open space, when available.
- To reduce energy costs through a more efficient use of land design and smaller network of utilities and streets than is typically possible in conventional zoning districts.
- To preserve the natural amenities and environmental assets of the land by allowing for clustering of development.
- To increase the amount of useable open space areas by permitting a more economical and concentrated use of building areas than would be possible through conventional zoning districts.
- To provide maximum opportunity for application of innovative concepts of site planning in the creation of aesthetically pleasing living, shopping, and working environments on properties of adequate size, shape, and location.
- To provide a flexible zoning district which is intended to encourage an appropriate balance between the intensity of development and the preservation of open space.

## **REZONING STANDARDS:**

The PUD application responds to the following standards noted below:

- Is the rezoning request consistent with the Town’s comprehensive plan?

**Yes. Based upon the requested applications, the PUD will be consistent and in compliance with the Town’s Goals, Objectives and Policies of the Comprehensive Plan.**

- Describe any changes in circumstances of conditions affecting the property and the surrounding area that support a change in the current zoning.

**The Town’s PUD standards allow for greater design thought than the basic zoning district. This site demonstrates an orderly and logical growth pattern within the town.**

- Will the proposed rezoning have any negative effects on adjacent properties?

**No. The PUD will be designed in manner and character which will provide a value-added community to the town.**

- Will the proposed rezoning have any impacts upon natural resources?

**No. A full environmental assessment will be performed. The site was a former citrus grove so environmental concerns will be mitigated should any exist.**

- Will the proposed rezoning have any impacts upon adjacent properties?

**No. The PUD designation with the surrounding land uses and character of the town.**

- Will the rezoning create any impacts on services including schools, transportation, utilities, stormwater management and solid waste disposal?

**No. All applicable concurrency categories will be consistent, in compliance and in balance.**

- Are there any mistakes in the assignment of the current zoning classification?

**Yes. The pattern of growth and development on surrounding uses dictates the PUD designation.**

#### **GENERAL DEVELOPMENT STANDARDS:**

- **Density and intensity:**

The PUD will not exceed the density and intensity limits for the Future Land Use designation of the property as set forth in the Future Land Use Element of the Comprehensive Plan.

- **Buffers:**

The PUD will provide landscaped separation strip along all property lines abutting a residential use or zone or as needed by the PUD.

- **Recreation:**

The PUD will provide internal recreation and amenity areas per the applicable code requirements.

- **Design:**

The PUD designs the residential units to be located away from busy roadways or are shielded from traffic noise by solid fencing and landscaping.

- **Resident Safety:**  
The PUD design and site layout and landscaping provides for the safety and privacy of residents.
- **Resident Outdoor Space:**  
The PUD is located conveniently for the use of residents and provides facilities for their enjoyment.
- **Circulation:**  
The PUD is easily accessible to vehicles, bicycles, and pedestrians.
- **Unified Concept:**  
The PUD is designed as one (1) concept and is not isolated from the surrounding community but is an integral part of the community.

#### **THOMPSON GROVES PUD SUMMARY AND DEMONSTRATED COMPLIANCE:**

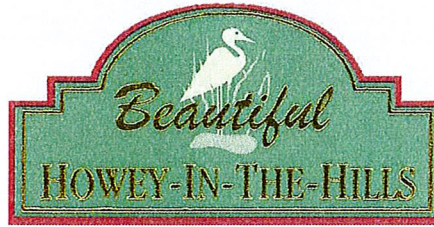
In summary, the PUD project offers the following:

- The PUD will be consistent with, and in compliance with, the Town's Comprehensive Land Use Plan.
- The PUD meets the purpose and intent of the PUD requirements and standards.
- The PUD promotes and protects the public's health, safety and welfare.
- The PUD provides a value-added project to the town.
- The PUD meets a housing need and demand.
- The PUD increases the town's ad valorem tax base.
- The PUD provides a high-quality residential project.
- The PUD preserves and highlights the natural features of the property.
- The PUD proposes a coherent network of streets and paths connected to internally and to the surrounding roadways.
- The PUD establishes identifiable neighborhoods and provides a basis for varied landscaping and amenities.
- The PUD provides for an identity and privacy for future residents but does not create a development that is isolated from the surrounding community.

Therefore, based upon the foregoing data and analysis, the PUD is justified and can be approved.



# Thompson Groves PUD



## TOWN OF HOWEY-IN-THE-HILLS, FLORIDA GENERAL LAND DEVELOPMENT APPLICATION

101 N. Palm Avenue, Howey-in-the-Hills, Florida 34737

Phone: (352) 324-2290 • Fax: (352) 324-2126

Date Received: \_\_\_\_\_ Application ID: \_\_\_\_\_ Received By: \_\_\_\_\_

### REQUESTED ACTION

- |  |  |  |  |
|--|--|--|--|
| <input checked="" type="checkbox"/> Comp Plan Amend          | <input type="checkbox"/> Variance        | <input type="checkbox"/> Site Plan         | <input checked="" type="checkbox"/> PUD    |
| <input checked="" type="checkbox"/> Rezoning                 | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Subdivision Major | <input type="checkbox"/> Subdivision Minor |
| <input checked="" type="checkbox"/> Other: <u>Annexation</u> |  |  |  |

Describe Request: Annexation, FLUPMA & Rezoning to PUD for Thompson Groves

### APPLICANT INFORMATION:

Name: Charles Millar, Atwell E-Mail: cmillar@atwell-group.com

Address: 11770 US 1 Suite 308 East Phone: 772-486-1977

PBG, FL 33408 Fax: N/A

☐ Owner ☒ Agent for Owner ☐ Attorney for Owner

### OWNER INFORMATION:

Name: Thompson Family, et al. E-Mail: See Agent

Address: 31217 Overbrook Street Phone: See Agent

Mount Plymouth, FL 32776 Fax: N/A

**PROPERTY INFORMATION:**

Address: See Attached Survey - No Specific Street Address

General Location: CR-48 & SR-19

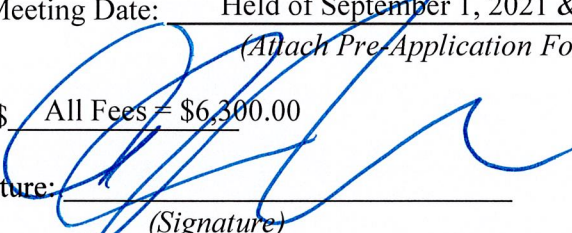
Current Zoning: SFR Current Land Use: LRD

Parcel Size: +/- 85.4 acres Tax Parcel #: See Attached

Legal Description Attached ☒ Yes ☐ No Survey Attached ☒ Yes ☐ No

Pre-Application Meeting Date: Held of September 1, 2021 & Attached  
*(Attach Pre-Application Form)*

Application Fee: \$ All Fees = \$6,300.00

Applicant's Signature:  August 26, 2022  
*(Signature)* *(Date)*

Charles Millar  
*(Print)*

Owner's Signature: See Owner Authorization & Consent \_\_\_\_\_  
*(Provide letter of Authorization)* *(Signature)* *(Date)*

\_\_\_\_\_  
*(Print)*

**Applications must be complete to initiate the review process.**

Thompson Groves PUD



Comprehensive Plan Amendment  
Application



Please complete the application to the best of your knowledge, and submit the completed form and any required materials to the Town of Howey-in-the-Hills, 103 N. Palm Avenue, Howey-in-the-Hills, FL 34737

**REQUESTED ACTION:** SMALL SCALE FUTURE LAND USE MAP AMENDMENT: \_\_\_\_\_  
LARGE SCALE FUTURE LAND USE MAP AMENDMENT: X  
TEXT AMENDMENT: \_\_\_\_\_

**REQUESTED FUTURE LAND USE DESIGNATION:** Medium Density Residential

**SUPPORTING STATEMENT:** (Describe reason for requested amendment. For land use map amendment, please compare the proposed land use with the current land use. Attach separate sheet if necessary.)

See Attached.

**PROPERTY INFORMATION:**

**SHORT PARCEL ID (12 DIGITS):** Three (3) Parcels 0 Alternate Key: 1209081, 1301912 & 3692756

**ADDRESS OF PROPERTY:** Porto Fino Dr., N. Tangerine Ave., & N. Hamlin Ave. (See Attached Parcel Numbers)

**CROSS STREETS:** CR-48 & SR-19 AND CR-48 & SR-19

**SIZE OF EXISTING PARCEL:** +/- 85.4 Acres SQ. FT./ACRES (circle one)

**LEGAL DESCRIPTION (attach separate sheet if necessary):** See Attached Survey

**ZONING:** SFR **CURRENT FUTURE LAND USE:** LDR

**SURROUNDING LAND USE & ZONING DESIGNATIONS:**

	LAND USE	ZONING
<b>NORTH</b>	Village Mixed Use - Lake Co.	PUD - Lake Co.
<b>SOUTH</b>	Medium Density Residential	MDR-1
<b>EAST</b>	Water Body	Water Body
<b>WEST</b>	Village Mixed Use	PUD



APPLICANT/AGENT:	
NAME:	Charles Millar
COMPANY:	Atwell
ADDRESS:	11770 US 1 Suite 308 East
CITY, STATE, ZIP:	PBG, FL 33408
TELEPHONE:	772-486-1977
FAX:	N/A
EMAIL:	cmillar@atwell-group.com

OWNER (if different from applicant)	
NAME:	Thompson Family, et al.
COMPANY:	Thompson Family, et al.
ADDRESS:	31217 Overbrook Street
CITY, STATE, ZIP:	Mount Plymouth, FL 32776
TELEPHONE:	See Agent
FAX:	
EMAIL:	See Agent

SIGNATURE OF APPLICANT: 

SIGNATURE OF OWNER (if different): See Agent / Owner Authorization / Consent

\*Please attach a notarized Authorization of Owner and/or notarized Power of Attorney, if applicant is different from owner.

\*If owner of the property is a corporation or company, a corporate resolution must be submitted with the application. An original resolution currently on file in the Planning Dept. that is less than one year old may be used. The resolution must state the name of the person(s) who have been resolved by the company as having authority to execute documents on behalf of the company. It must 1) be current; 2) state a termination date; 3) be signed and certified by the secretary; 4) be embossed with the corporate seal; and 5) be an original document.

\*For every person doing business under a fictitious name, an Affidavit of Publication must be submitted.

**THE FOLLOWING MUST BE SUBMITTED AT THE TIME OF APPLICATION:**

☒ One (1) current (no older than 2 years) signed and sealed survey of the subject property, including total acreage of the land use change

☒ Legal Description of the subject property (Word format)

☒ Vicinity Map

In Process Traffic Impact Analysis, per section 8.02.10

In Process For residential projects, verification from the Lake County School Board of submittal of the "School Planning and Concurrency Application" (Application available from Lake County School Board web site under Growth Planning.)

In Process Environmental Impact Analysis, per section 4.02.06J

☒ Authorization of owner, power of attorney, and/or affidavit of publication, if required (see above section)

U\P\Application\CPA app



\$6,300.00 Application deposit made payable to: Town of Howey-in-the-Hills in the amount directed by the Town Clerk

***Staff Use Only***

***Complete Application Received By & Date:*** \_\_\_\_\_

***Incomplete Application Received By & Date:*** \_\_\_\_\_

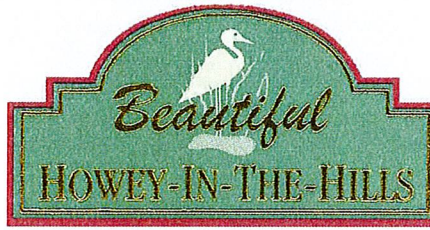
***Missing Items:*** \_\_\_\_\_

***Scheduled Application Closing Date:*** \_\_\_\_\_

***Scheduled Planning Board Meeting Date:*** \_\_\_\_\_

***Scheduled City Commission Meeting Date:*** \_\_\_\_\_

***Payment Received: Check Amount: \$*** \_\_\_\_\_ ***Date Paid:*** \_\_\_\_\_



**TOWN OF HOWEY-IN-THE-HILLS, FLORIDA**

**PETITION FOR REZONING  
CHECKLIST AND REQUIREMENTS**

**VARIANCE APPLICATION CHECKLIST**

- ☒ General Land Development Application
- ☒ Application Fee and Estimated Deposit
- ☐ Description of Requested Zoning Amendment
- ☐ List of property owners within 300 feet
- ☒ One signed and sealed survey of the property (no more than 2 years old).
- ☒ Legal Description
- ☒ Notarized Authorization of Owner (if applicant is other than owner or attorney for owner).

**PUBLIC NOTIFICATION (Sec. 4.13.03)**

The applicant shall provide written notice to property owners within 300 feet regarding his intention to seek a rezoning. Notice shall be sent by certified mail no later than ten (10) days prior to the scheduled meeting and shall include the date, time and place of the public hearing and a description of the proposed rezoning. A notice letter will be provided to the applicant by the Town.

In addition to written notice Town staff shall also post a notice on the subject property ten days prior to the public hearing and publish a notice of the hearing in a newspaper of general circulation at least ten (10) days prior to the public hearing.

**REZONING HEARING PROCESS**

The Planning and Zoning Board shall review the application for rezoning at its next available meeting following receipt of a completed application. The Planning and Zoning Board shall make a recommendation to the Town Council as to whether to approve, approve with changes or deny the rezoning. Upon receipt of the recommendation from the Planning and Zoning Board, the Town Council shall schedule a public hearing on the rezoning application and shall approve, approve with changes or deny the rezoning.

## REZONING REQUEST

The applicant is seeking a rezoning of the property described in the attached legal description as follows:

Proposed Zoning:	SFR
Requested Zoning:	PUD
Zoning on Adjacent Parcels:	North: PUD & Lake Co.
	East: Water Body
	South: MDR-1
	West: PUD
Parcel Size:	+/- 85.4 Acres

## REZONING REQUIREMENTS

The following items must be completed in sufficient detail to allow the Town to determine if the application complies with the criteria for approving a rezoning. Attach any supplemental information that can assist in understanding the rezoning request.

See Attached.

1. Is the rezoning request consistent with the Town's comprehensive plan?
2. Describe any changes in circumstances of conditions affecting the property and the surrounding area that support a change in the current zoning.
3. Will the proposed rezoning have any negative effects on adjacent properties?
4. Will the proposed rezoning have any impacts upon natural resources?
5. Will the proposed rezoning have any impacts upon adjacent properties?
6. Will the rezoning create any impacts on services including schools, transportation, utilities, stormwater management and solid waste disposal?
7. Are there any mistakes in the assignment of the current zoning classification?

Charles Millar

Print Applicant Name

Applicant Signature

August 26, 2022

Date





- Project Boundary
- City Limits
- Parcels

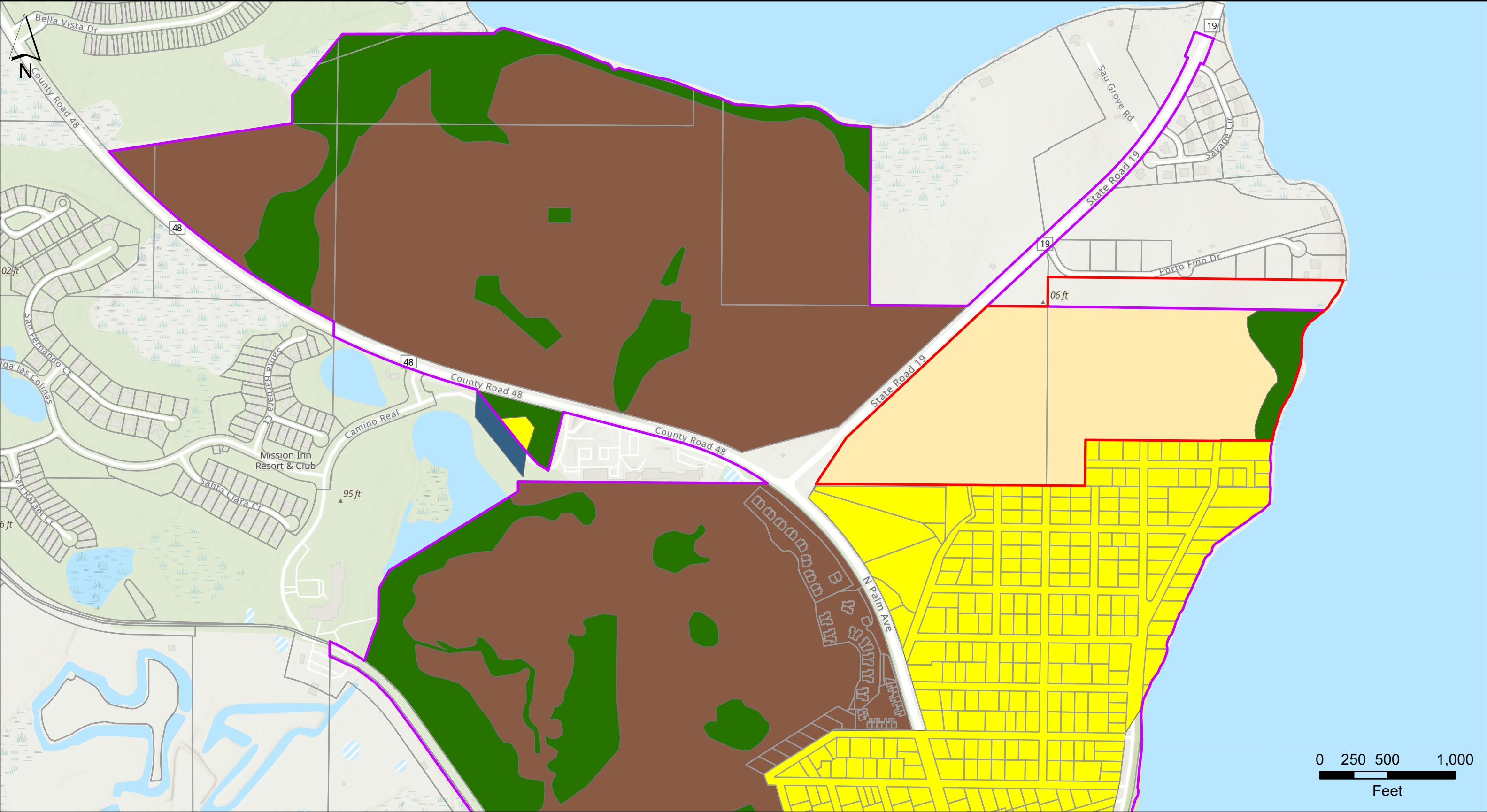
# Thompson Grove Site Aerial

Lake County, FL



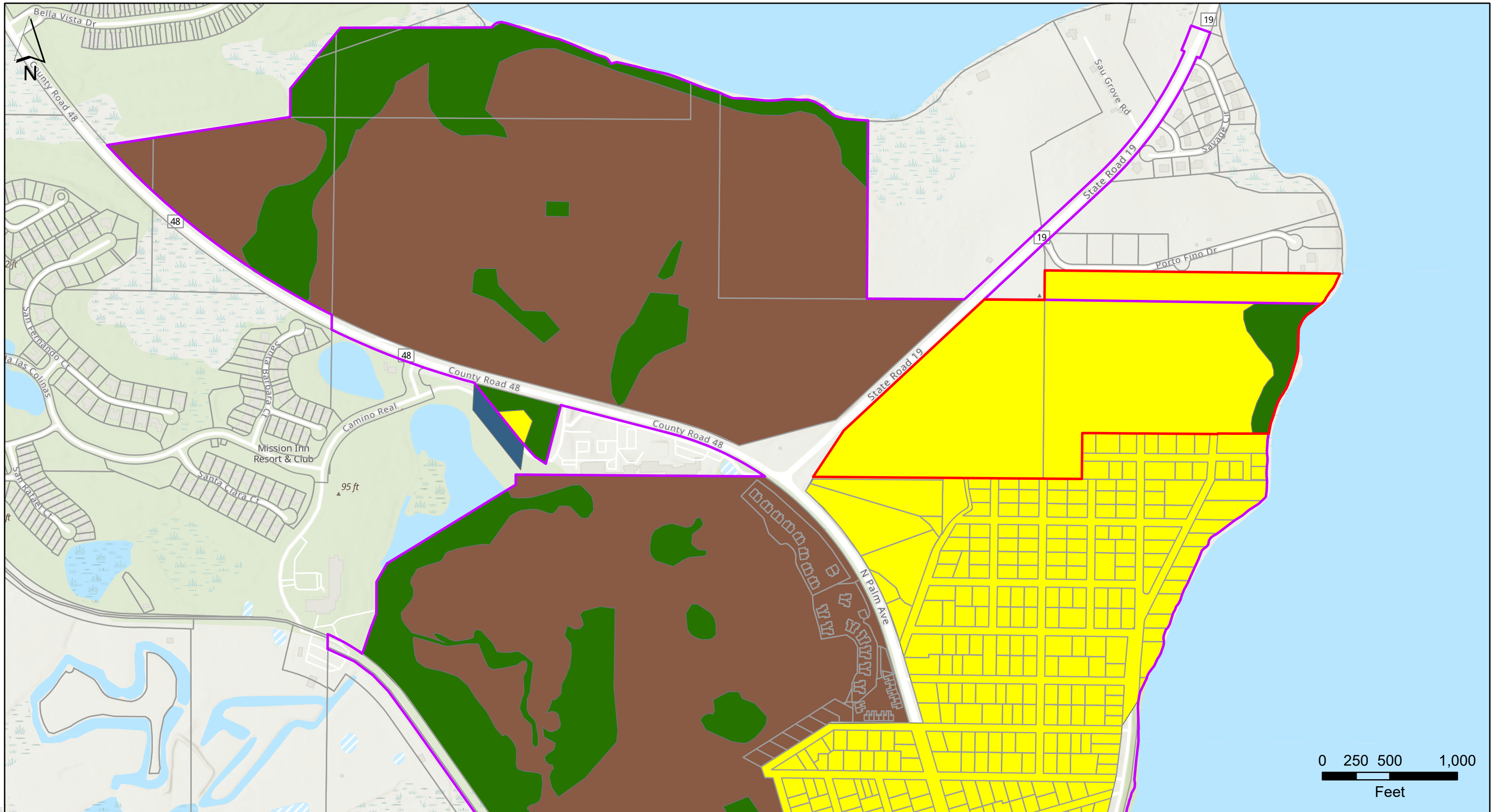
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**Thompson Grove Site**  
**Howey-in-the-Hills Existing**  
**Future Land Use**  
Lake County, FL






**Future Land Use**

- Conservation
- Low Density Residential
- Medium Density Residential
- Public/Utility
- Village Mixed Use
- Project Boundary
- City Limits

# Thompson Grove Site Howey-in-the-Hills Proposed Future Land Use

Lake County, FL

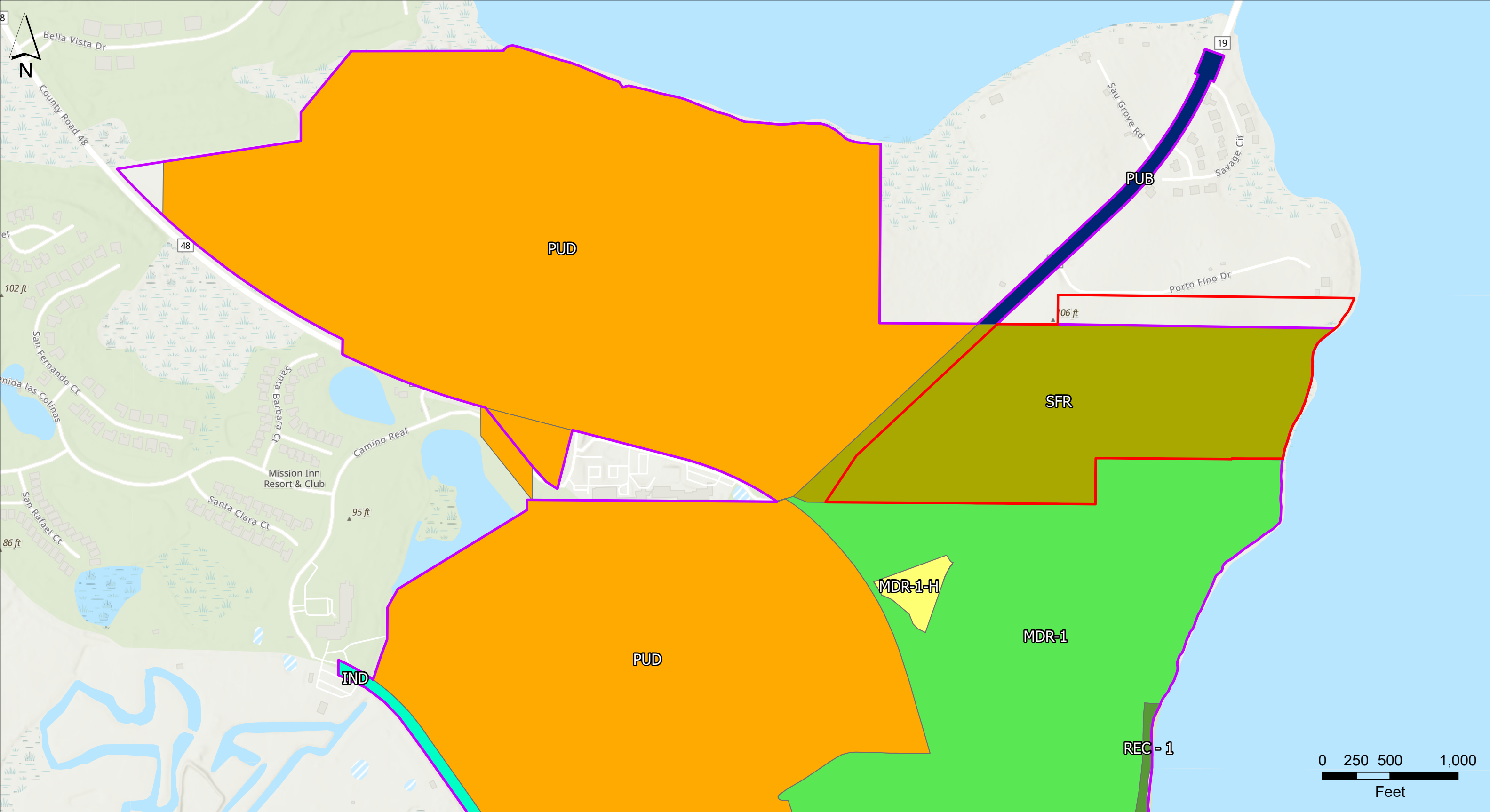


**ATWELL**

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Issue Date: 8/23/2022 Atwell, LLC Project: 22001110





**Zoning**

- IND
- MDR-1
- MDR-1-H
- PUB
- PUD
- REC - 1
- SFR

**Project Boundary**


**City Limits**

# Thompson Grove Site

## Howey-in-the-Hills Existing

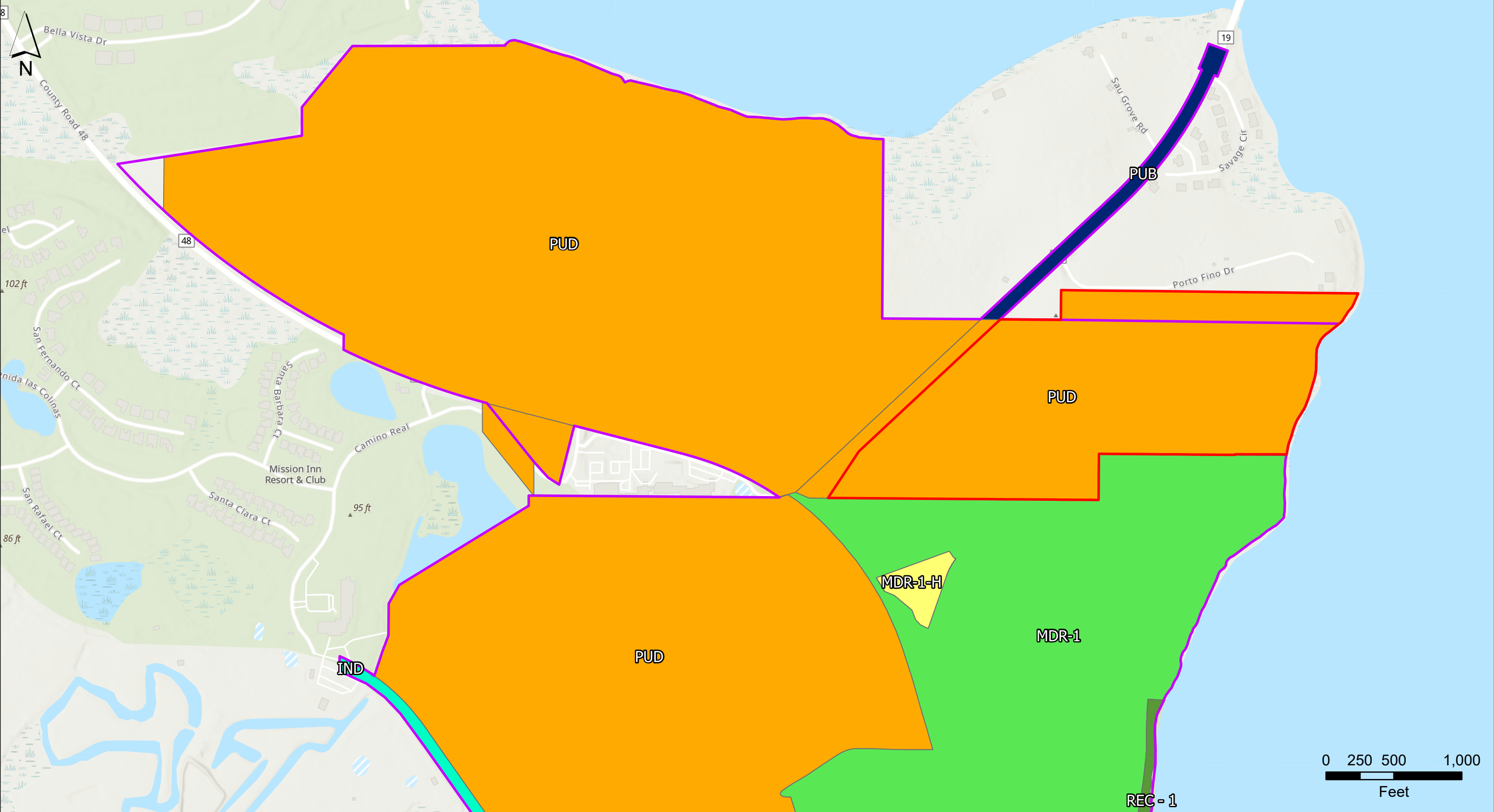
## Zoning Ordinance

Lake County, FL

**ATWELL**

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Issue Date: 8/23/2022 Atwell, LLC Project: 22001110



**Zoning**

- IND
- MDR-1
- MDR-1-H
- PUB
- PUD
- REC - 1

**Project Boundary**


**City Limits**

# Thompson Grove Site

## Howey-in-the-Hills Proposed

## Zoning Ordinance

Lake County, FL

**ATWELL**

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Issue Date: 8/23/2022 Atwell, LLC Project: 22001110



## MEMORANDUM

**TO:** Howey-in-the-Hills Development Review Committee  
**CC:** J. Brock, Town Clerk; S. O'Keefe, Town Administrator  
**FROM:** Thomas Harowski, AICP, Planning Consultant  
**SUBJECT:** Thompson Grove Concept Plan  
**DATE:** September 1, 2021

---

Thompson Grove is concept design for a single-family residential project located off SR 19 just east of the intersection with CR 48. The project concept includes 252 single-family housing units with lot sizes of 60 x 110 and 50 x 110; a ten-acre commercial area; an amenity area (use undefined) and a conservation area of 6.53 acres based on existing wetlands and flood prone area. The project site consists of three parcels (3692756, 1301912, and 1299081), one of which is not currently in the Town limits. The applicant is requesting a pre-application meeting to review the concept plan and identify steps needed to proceed toward development of the site.

### Comprehensive Plan Considerations

The comprehensive plan designates the parcel as low density residential on the future land use map. Policy 1.1.1 of the Future Land Use Element identifies the maximum allowable density as two units per acre. Based on the maximum allowable density the site will support 163 units. Density is calculated based on the net land area (Policy 1.1.4) which excludes wetlands and water bodies for the density calculation. Therefore, 88 acres less 6.53 acres of wetland times two units per acre yields a maximum unit total of 163 units.

The site contains no area designated for commercial use on the future land use map, so the proposed commercial area will require an amendment to the future land use map and the assignment of an appropriate zoning classification.

The presence of wetlands on the site along with frontage on Little Lake Harris will activate several policies of the Future Land use Element including:

- Policy 1.3.2 regarding wetland buffers
- Policy 1.3.3 regarding the 100-year flood plain treatment
- Policy 1.3.4 regarding mitigation of flood plain impacts
- Policy 1.3.6 regarding lake shore protection.

Future Land Use Element Policy 1.11.6 requires that new development follow the existing grid system where possible. The conceptual layout does this in part, but the street extensions should include Temple, Lakeshore and Mission as well as the connections at Hamlin and Tangerine as shown.

### **Zoning Considerations**

The property is zoned Single Family Residential (SFR) which has a one-half acre minimum lot size with minimum lot width of 100 feet and minimum lot depth of 150 feet. Any lot sizes other than those allowed by the SFR District will require a rezoning. The only option for rezoning other than SFR that is consistent with the comprehensive plan is for a planned unit development.

The minimum required floor area is 1,800 square feet plus a required two-car garage with a minimum of 400 square feet. These dimensions are similar to the minimum standards for the Medium Density Residential 1 district which abuts the property along the south side. MDR-1 lot minimum are 15,000 square feet with a minimum lot width of 100 feet and minimum lot depth of 120 feet. If a rezoning is pursued, consideration should be given to matching the MDR-1 lots at least along the south perimeter of the project.

### **Other Comments and Considerations**

1. The single access point from SR 19 is appropriate for the project, but the location of the access point needs to be coordinated with the access point for the Lake Hills development on the north side of SR 19.
2. A traffic study will be required to verify the system has capacity to support the proposed development. The traffic study should also look at the operational needs for the design of the access point.
3. A full concurrency analysis will be required with a subdivision submittal, including school concurrency. The applicant should contact the Lake County School Board for application information.
4. If the commercial parcel is pursued, the traffic study will need to include an analysis of the commercial property impacts and an analysis of the access needs for the commercial parcel. Please note that the Lake Hills development includes a substantial area for commercial development that is approved under their development agreement.
5. The project will require extensions of water and sewer service. These extensions also need to be coordinated with the Lake Hills project design and the Town's ongoing efforts to upgrade the north water treatment plant and extend sewer service.

6. Sewer treatment capacity is currently provided by the Central Lake Community Development District, and they will need to be consulted regarding current capacity availability. The sewer collection system is managed by the Town.
7. The parcel in the unincorporated area will need to be annexed and assigned a future land use designation by the Town's comprehensive plan. Zoning will also need to be assigned.
8. The land development code requires a wall and landscaping along the SR-19 frontage. Lakes have an alternate treatment option.

### **Development Review Procedures**

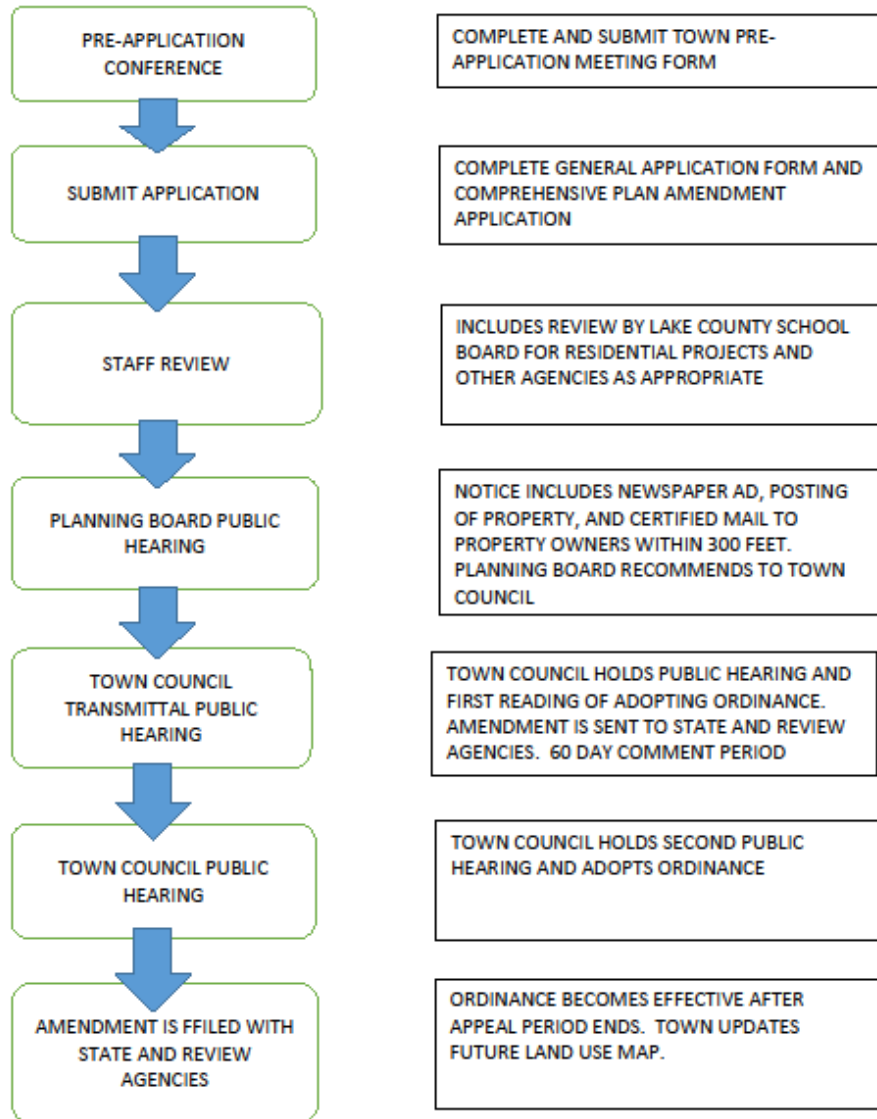
If the applicant desires to pursue the proposed commercial development and/or increase the allowable project density and unit totals, an amendment to the future land use map is required. The process for amending the comprehensive plan is laid out in Section 4.02.00 of the land development code.

If the applicant decides to seek a rezoning to planned unit development using the current land use designation and density, the procedure for rezoning is set out in Section 4.15.00 of the land development code.

Once the land use and zoning issues are resolved, the subdivision process is a three step process which includes a preliminary subdivision plan, and final subdivision plan and a final plat. Approval of a final subdivision plan is typically the point where construction of subdivision improvements is permitted. All of these procedures are set out in Chapter 4 of the land development code.

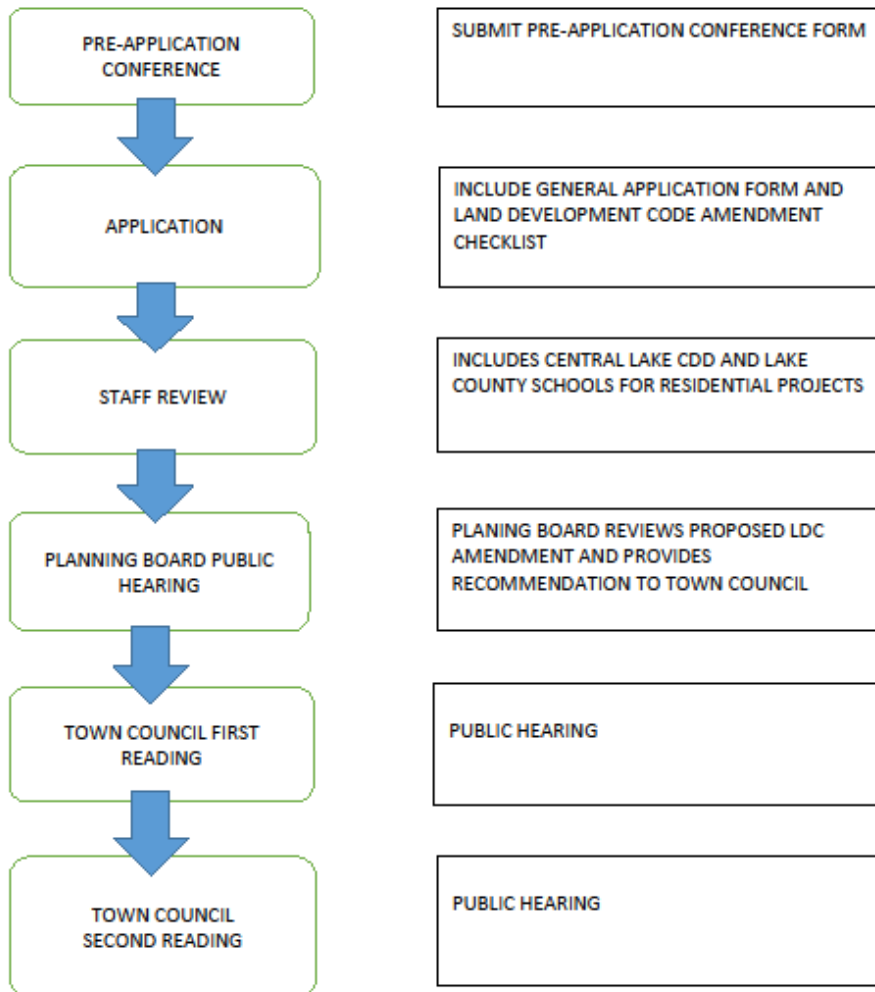


## TOWN OF HOWEY-IN-THE-HILLS COMPREHENSIVE PLAN AMENDMENT





## TOWN OF HOWEY-IN-THE-HILLS LAND DEVELOPMENT CODE AMENDMENT REVIEW PROCESS





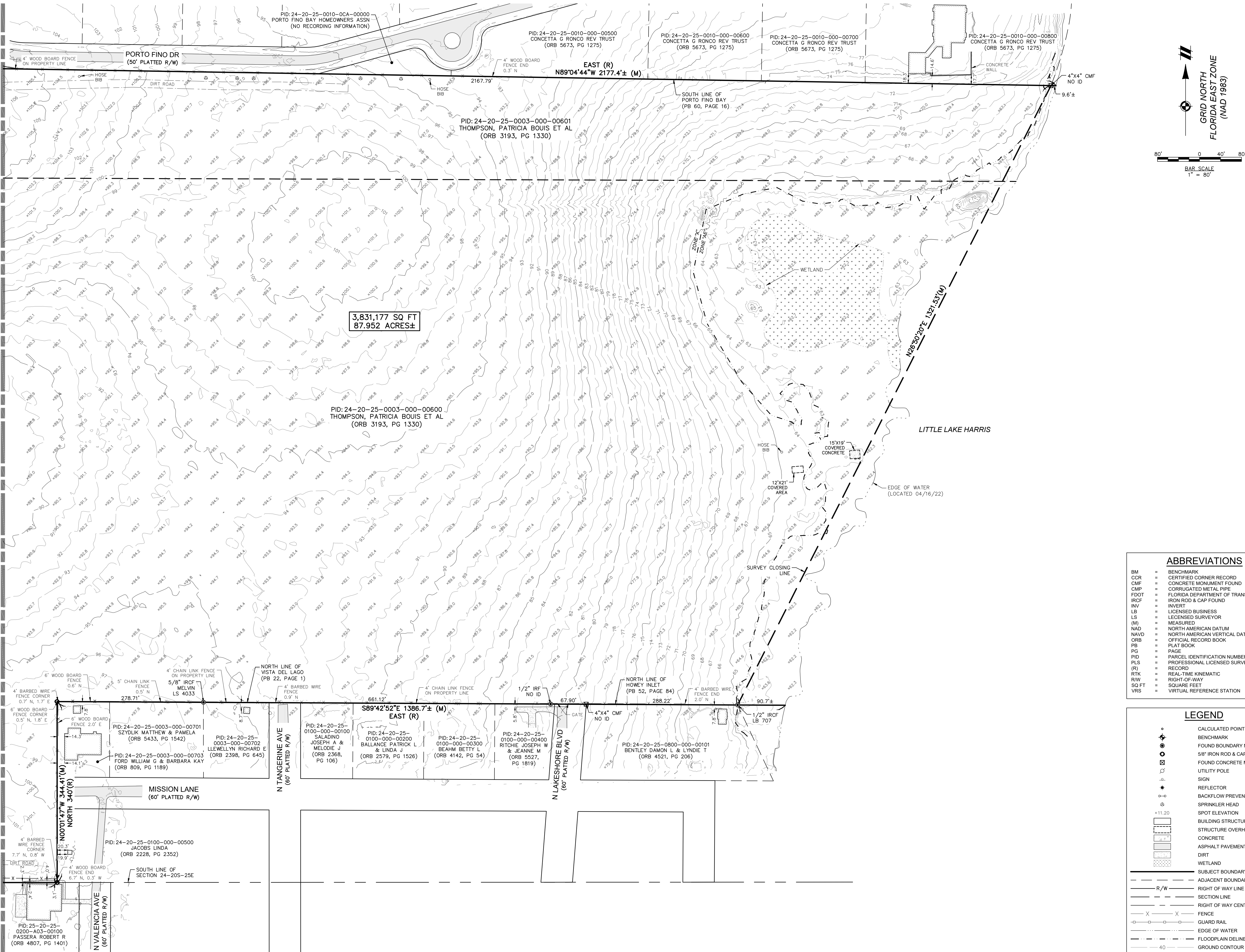







F:\E:\MMS\Projects\22001110-48-Thompson\Drawings\22001110-TP-01.dwg LAST SAVED BY: agardie 5/17/2022 14:58 PM PLOTTED BY: jennelle dade 5/17/2022 14:58 PM PLOTTER: HP DesignJet 2400 Plotter

MATCH LINE (SEE SHEET 2 OF 3)






Know what's below.  
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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866.850.4200 [www.atwell-group.com](http://www.atwell-group.com)  
1800 PARKWAY PLACE, SUITE 700  
770423.0607  
FLORIDA SURVEY CO# LB 7632

LOCATED IN	SECTIONS 23 & 24, TOWNSHIP 20 SOUTH, RANGE 25 EAST	LAKE COUNTY, FLORIDA
CLIENT	KB HOMES	BOUNDARY & TOPOGRAPHIC SURVEY
DATE	05/06/2022	THOMPSON GROVE
REVISIONS		
DWG. DLG	GH. KMK	
P.M. CRE		
CODE	TP	
JOB	22001110	
SHEET NO.	3 OF 3	

# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	THOMPSON PATRICIA BOUIS ET AL	<b>Alternate Key:</b>	1209081
<b>Mailing Address:</b>	31217 OVERBROOK ST MOUNT PLYMOUTH, FL 32776 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b> ⓘ	24-20-25-0003- 000-00601
		<b>Millage Group and City:</b>	0001 Unincorporated
		<b>2021 Total Certified Millage Rate:</b>	13.7509
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> ⓘ
<b>Property Location:</b>	PORTO FINO DR HOWEY IN THE HILLS FL, 34737 <a href="#">Update Property Location</a> ⓘ	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a> ⓘ
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> ⓘ <a href="#">School Boundary Maps</a> ⓘ
<b>Property Description:</b>	THAT PART OF FOLLOWING DESCRIBED LAND LYING IN GOV LOT 2, BEG AT SW COR OF SEC, RUN N 1543 FT, E TO LAKE, BEG AS BEFORE, RUN E 288 FT, N 340 FT, E TO LAKE, NE'LY ALONG LAKE TO INTERSECT FIRST LINE ORB 1230 PG 311 ORB 1337 PG 755 ORB 1407 PGS 64-66 ORB 1570 PGS 515-517 ORB 1594 PGS 1451 1455 ORB 1675 PGS 390-399 ORB 1797 PGS 1265-1268 ORB 1864 PGS 331-333 ORB 3193 PG 1330		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	AG / GROVE - ABANDONED (6619)	0	0	ABANDONED	10.700	Acre	\$50.00	\$117,700.00

[Click here for Zoning Info](#) ⓘ
 [FEMA Flood Map](#)

## Miscellaneous Improvements

There is no improvement information to display.

## Sales History

**NOTE:** This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">3193 / 1330</a>	06/2006	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1864 / 333</a>	09/2000	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1864 / 332</a>	09/2000	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1864 / 331</a>	08/2000	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1797 / 1268</a>	01/2000	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1797 / 1267</a>	01/2000	Warranty Deed	Unqualified	Vacant	\$1.00



<a href="#">1797 / 1266</a>	01/2000	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1797 / 1265</a>	01/2000	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1675 / 399</a>	12/1998	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1675 / 398</a>	12/1998	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1675 / 397</a>	12/1998	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1675 / 396</a>	12/1998	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1675 / 395</a>	12/1998	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1675 / 394</a>	12/1998	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1675 / 393</a>	12/1998	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1675 / 392</a>	12/1998	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1675 / 391</a>	12/1998	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1675 / 390</a>	12/1998	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1663 / 79</a>	04/1998	Quit Claim Deed	Unqualified	Vacant	\$1.00
<a href="#">1594 / 1455</a>	03/1998	Personal Rep Deed	Unqualified	Vacant	\$1.00
<a href="#">1594 / 1451</a>	03/1998	Quit Claim Deed	Unqualified	Vacant	\$1.00
<a href="#">1570 / 518</a>	12/1996	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1570 / 517</a>	12/1996	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1570 / 516</a>	12/1996	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1570 / 515</a>	10/1996	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1407 / 66</a>	12/1995	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1407 / 65</a>	12/1995	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1407 / 64</a>	12/1995	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1337 / 755</a>	12/1994	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1230 / 311</a>	05/1993	Trustees Deed	Unqualified	Vacant	\$1.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

## Values and Estimated Ad Valorem Taxes ⓘ

**Values shown below are 2022 CERTIFIED VALUES.**

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$117,700	\$535	\$535	5.0529	\$2.70
SCHOOL BOARD STATE	\$117,700	\$535	\$535	3.5940	\$1.92
SCHOOL BOARD LOCAL	\$117,700	\$535	\$535	2.9980	\$1.60
LAKE COUNTY WATER AUTHORITY	\$117,700	\$535	\$535	0.3229	\$0.17
NORTH LAKE HOSPITAL DIST	\$117,700	\$535	\$535	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$117,700	\$535	\$535	0.2189	\$0.12
LAKE COUNTY MSTU STORMWATER	\$117,700	\$535	\$535	0.4957	\$0.27
LAKE COUNTY MSTU AMBULANCE	\$117,700	\$535	\$535	0.4629	\$0.25
LAKE COUNTY VOTED DEBT SERVICE	\$117,700	\$535	\$535	0.0918	\$0.05
LAKE COUNTY MSTU FIRE	\$117,700	\$535	\$535	0.5138	\$0.27
				<b>Total:</b> 13.7509	<b>Total: \$7.35</b>

## Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Widow / Widower Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Disability Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Disability Exemption (\$5000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Economic Development Exemption	<a href="#">Learn More</a> <a href="#">View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>

**NOTE:** Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake 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](#).

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Property data last updated on March 21, 2022.

**Site Notice**



# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	THOMPSON PATRICIA BOUIS ET AL	<b>Alternate Key:</b>	1301912
<b>Mailing Address:</b>	31217 OVERBROOK ST MOUNT PLYMOUTH, FL 32776 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b> ⓘ	24-20-25-0003- 000-00600
		<b>Millage Group and City:</b>	000H Howey in the Hills
		<b>2021 Total Certified Millage Rate:</b>	20.7552
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> ⓘ
<b>Property Location:</b>	N TANGERINE AVE HOWEY IN THE HILLS FL, 34737 <a href="#">Update Property Location</a> ⓘ	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a> ⓘ
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> ⓘ <a href="#">School Boundary Maps</a> ⓘ
<b>Property Description:</b>	THAT PART OF FOLLOWING DESCRIBED LAND LYING IN GOV LOT 3, BEG AT SW COR OF SEC, RUN N 1543 FT, E TO LAKE, BEG AS BEFORE, RUN E 288 FT, N 340 FT, E TO LAKE, NE'LY ALONG LAKE TO INTERSECT FIRST LINE ORB 1230 PG 311 ORB 1337 PG 755 ORB 1407 PGS 64-66 ORB 1570 PGS 515-518 ORB 1594 PGS 1451 1455 ORB 1663 PG 79 ORB 1675 PGS 390-399 ORB 1797 PGS 1265-1268 ORB 1864 PGS 331-333 ORB 3193 PG 1330		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	AG / GROVE - ABANDONED (6619)	0	0	ABANDONED	40.500	Acre	\$50.00	\$222,750.00
2	WETLAND (9600)	0	0		4.500	Acre	\$0.00	\$203.00

[Click here for Zoning Info](#) ⓘ
 [FEMA Flood Map](#)

## Miscellaneous Improvements

There is no improvement information to display.

## Sales History

**NOTE:** This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">3193 / 1330</a>	06/2006	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1864 / 333</a>	09/2000	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1864 / 332</a>	09/2000	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1864 / 331</a>	08/2000	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1797 / 1268</a>	01/2000	Warranty Deed	Unqualified	Vacant	\$1.00

<a href="#">1797 / 1267</a>	01/2000	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1797 / 1266</a>	01/2000	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1797 / 1265</a>	01/2000	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1675 / 399</a>	12/1998	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1675 / 398</a>	12/1998	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1675 / 397</a>	12/1998	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1675 / 396</a>	12/1998	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1675 / 395</a>	12/1998	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1675 / 394</a>	12/1998	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1675 / 393</a>	12/1998	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1675 / 392</a>	12/1998	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1675 / 391</a>	12/1998	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1675 / 390</a>	12/1998	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1663 / 79</a>	04/1998	Quit Claim Deed	Unqualified	Vacant	\$1.00
<a href="#">1594 / 1455</a>	03/1998	Personal Rep Deed	Unqualified	Vacant	\$1.00
<a href="#">1594 / 1451</a>	03/1998	Quit Claim Deed	Unqualified	Vacant	\$1.00
<a href="#">1570 / 518</a>	12/1996	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1570 / 517</a>	12/1996	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1570 / 516</a>	12/1996	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1570 / 515</a>	10/1996	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1407 / 66</a>	12/1995	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1407 / 65</a>	12/1995	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1407 / 64</a>	12/1995	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1337 / 755</a>	12/1994	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1230 / 311</a>	05/1993	Trustees Deed	Unqualified	Vacant	\$1.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

## Values and Estimated Ad Valorem Taxes ⓘ

**Values shown below are 2022 CERTIFIED VALUES.**

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$222,953	\$2,228	\$2,228	5.0529	\$11.26
SCHOOL BOARD STATE	\$222,953	\$2,228	\$2,228	3.5940	\$8.01
SCHOOL BOARD LOCAL	\$222,953	\$2,228	\$2,228	2.9980	\$6.68
LAKE COUNTY WATER AUTHORITY	\$222,953	\$2,228	\$2,228	0.3229	\$0.72
NORTH LAKE HOSPITAL DIST	\$222,953	\$2,228	\$2,228	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$222,953	\$2,228	\$2,228	0.2189	\$0.49
TOWN OF HOWEY IN THE HILLS	\$222,953	\$2,228	\$2,228	7.5000	\$16.71
LAKE COUNTY MSTU AMBULANCE	\$222,953	\$2,228	\$2,228	0.4629	\$1.03
LAKE COUNTY VOTED DEBT SERVICE	\$222,953	\$2,228	\$2,228	0.0918	\$0.20
LAKE COUNTY MSTU FIRE	\$222,953	\$2,228	\$2,228	0.5138	\$1.14
				<b>Total:</b> 20.7552	<b>Total: \$46.24</b>

## Exemptions Information

**This property is benefitting from the following exemptions with a checkmark ✓**



Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Widow / Widower Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Disability Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Disability Exemption (\$5000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Economic Development Exemption	<a href="#">Learn More</a> <a href="#">View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>

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Property data last updated on March 21, 2022.

**Site Notice**

# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	THOMPSON PATRICIA BOUIS ET AL	<b>Alternate Key:</b>	3692756
<b>Mailing Address:</b>	31217 OVERBROOK ST MOUNT PLYMOUTH, FL 32776 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b> ⓘ	23-20-25-0004- 000-00800
		<b>Millage Group and City:</b>	000H Howey in the Hills
		<b>2021 Total Certified Millage Rate:</b>	20.7552
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> ⓘ
<b>Property Location:</b>	N HAMLIN AVE HOWEY IN THE HILLS FL, 34737 <a href="#">Update Property Location</a> ⓘ	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a> ⓘ
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> ⓘ <a href="#">School Boundary Maps</a> ⓘ
<b>Property Description:</b>	GOVERNMENT LOTS 8 & 9 LYING SOUTHEAST OF STATE ROAD 19 OF SECTION 23 TOWNSHIP 20 SOUTH RANGE 25 EAST--LESS FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23, AND ALSO THE SOUTHEAST CORNER OF GOVERNMENT LOT 8 RUN THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 8 A DISTANCE OF 567.40 FEET TO THE CENTERLINE OF STATE ROAD 459, SOUTH 46-47-00 WEST ALONG THE SAID CENTERLINE 259.13 FEET, SOUTH 43-13-00 EAST 50 FEET FOR THE POINT OF BEGINNING, RUN THENCE SOUTH 33-17-00 WEST 411.21 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 23, BEING ALSO TH ESOUTH LINE OF SAID GOVERNMENT LOT 8, RUN WESTERLY ALONG SAID SOUTH LINE 138.87 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 459, RUN THENCE NORTH 46-47-00 EAST ALONG SAID RIGHT OF WAY 500.31 FEET TO THE POINT OF BEGINNING OF ADDITIONAL ROAD RIGHT OF WAY-- ORB 1337 PG 755 ORB 1407 PGS 64-66 ORB 1570 PG 515-518 ORB 1594 PGS 1449 1451 1455 ORB 1675 PGS 390-399 ORB 1797 PGS 1265-1267 ORB 1864 PGS 331-333 ORB 3193 PG 1330		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	AG / GROVE - ABANDONED (6619)	0	0	ABANDONED	34.230	Acre	\$50.00	\$188,265.00

[Click here for Zoning Info](#) ⓘ
 [FEMA Flood Map](#)

## Miscellaneous Improvements

There is no improvement information to display.

## Sales History



**NOTE:** This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">3961 / 293</a>	10/2010	Quit Claim Deed	Unqualified	Improved	\$100.00
<a href="#">3945 / 1336</a>	06/2010	Quit Claim Deed	Unqualified	Vacant	\$100.00
<a href="#">3193 / 1330</a>	06/2006	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1864 / 333</a>	09/2000	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1864 / 332</a>	09/2000	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1864 / 331</a>	08/2000	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1797 / 1268</a>	01/2000	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1797 / 1267</a>	01/2000	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1797 / 1266</a>	01/2000	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1797 / 1265</a>	01/2000	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1675 / 399</a>	12/1998	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1675 / 398</a>	12/1998	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1675 / 397</a>	12/1998	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1675 / 396</a>	12/1998	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1675 / 395</a>	12/1998	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1675 / 394</a>	12/1998	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1675 / 393</a>	12/1998	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1675 / 392</a>	12/1998	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1675 / 391</a>	12/1998	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1675 / 390</a>	12/1998	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1663 / 79</a>	04/1998	Quit Claim Deed	Unqualified	Vacant	\$1.00
<a href="#">1594 / 1455</a>	03/1998	Personal Rep Deed	Unqualified	Vacant	\$1.00
<a href="#">1594 / 1451</a>	03/1998	Quit Claim Deed	Unqualified	Vacant	\$1.00
<a href="#">1594 / 1447</a>	03/1998	Personal Rep Deed	Unqualified	Vacant	\$1.00
<a href="#">1570 / 518</a>	12/1996	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1570 / 517</a>	12/1996	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1570 / 516</a>	12/1996	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1570 / 515</a>	10/1996	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1407 / 66</a>	12/1995	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1407 / 65</a>	12/1995	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1407 / 64</a>	12/1995	Warranty Deed	Unqualified	Vacant	\$1.00
<a href="#">1337 / 755</a>	12/1994	Warranty Deed	Unqualified	Vacant	\$1.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

## Values and Estimated Ad Valorem Taxes ⓘ

**Values shown below are 2022 CERTIFIED VALUES.**


The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$188,265	\$1,712	\$1,712	5.0529	\$8.65
SCHOOL BOARD STATE	\$188,265	\$1,712	\$1,712	3.5940	\$6.15
SCHOOL BOARD LOCAL	\$188,265	\$1,712	\$1,712	2.9980	\$5.13
LAKE COUNTY WATER AUTHORITY	\$188,265	\$1,712	\$1,712	0.3229	\$0.55
NORTH LAKE HOSPITAL DIST	\$188,265	\$1,712	\$1,712	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$188,265	\$1,712	\$1,712	0.2189	\$0.37
TOWN OF HOWEY IN THE HILLS	\$188,265	\$1,712	\$1,712	7.5000	\$12.84

LAKE COUNTY MSTU AMBULANCE	\$188,265	\$1,712	\$1,712	0.4629	\$0.79
LAKE COUNTY VOTED DEBT SERVICE	\$188,265	\$1,712	\$1,712	0.0918	\$0.16
LAKE COUNTY MSTU FIRE	\$188,265	\$1,712	\$1,712	0.5138	\$0.88
				<b>Total:</b> 20.7552	<b>Total:</b> \$35.52

## Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

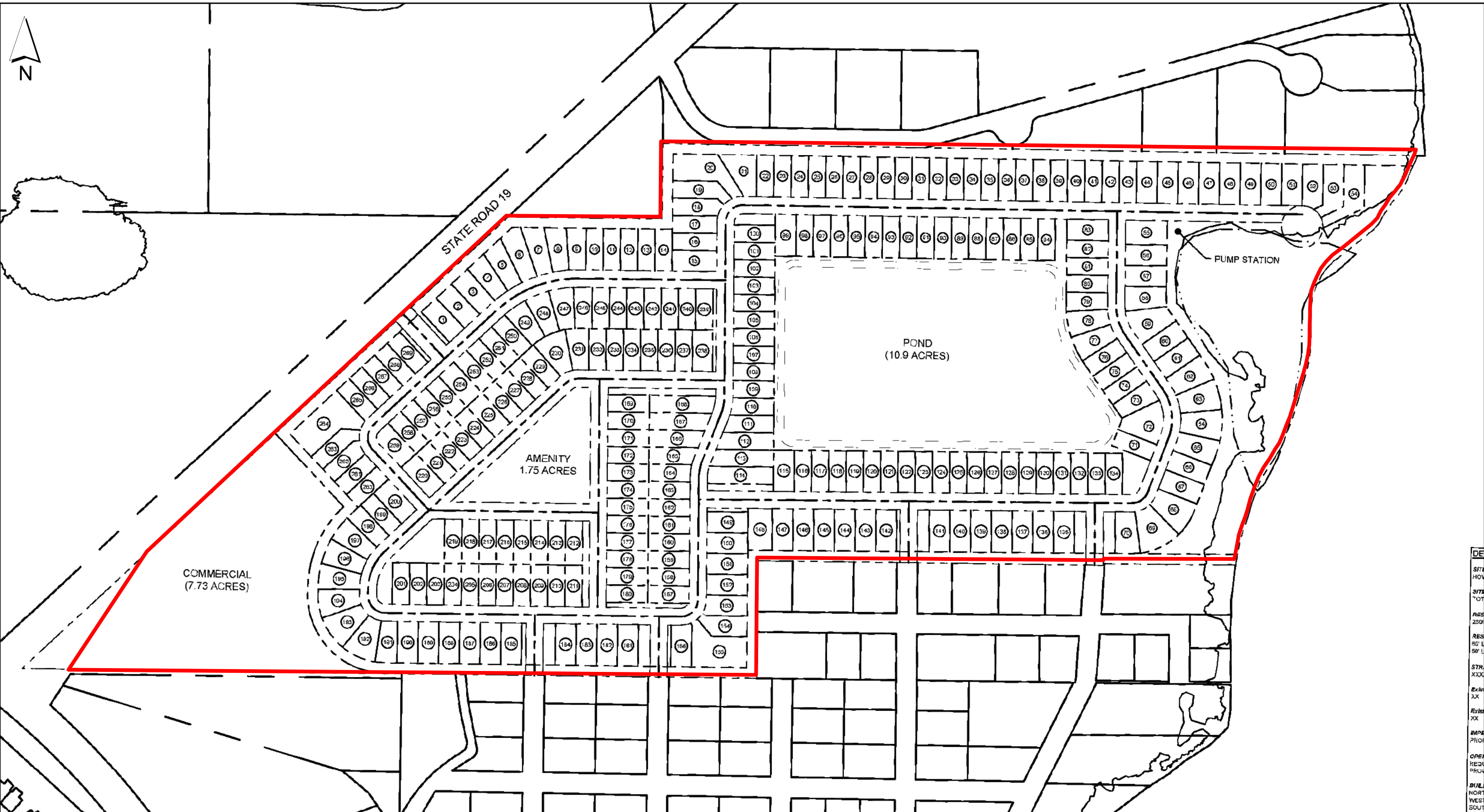
Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000) 	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Widow / Widower Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Disability Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Disability Exemption (\$5000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Economic Development Exemption	<a href="#">Learn More</a> <a href="#">View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>

**NOTE:** Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake 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](#).

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Property data last updated on March 21, 2022.

**Site Notice**





Project Boundary

## Thompson Grove Site

### Site Plan

Lake County, FL



The information contained on this map is proprietary and confidential. The use or disclosure of this information by you to third parties is prohibited by law and may give rise to civil or criminal liability.



CONSULTING. ENGINEERING. CONSTRUCTION.

## OWNER AUTHORIZATION/CONSENT THOMPSON GROVES PROJECT HOWEY-IN-THE-HILLS, FL

Parcel Nos: 23-20-25-0004-000-00800  
24-20-25-0003-000-00600  
24-20-25-0003-000-00601

Owner authorization/consent by and on behalf of Patrice B. Thompson, Stephanie B. Bouis, Paul M. Thompson ("Owners") is hereby granted to Atwell, LLC ("Atwell") to act as Owner's Agent to submit, process and resubmit all applicable development, engineering and the like applications, documents & materials to the Town of Howey-in-the Hills, Florida, (and any other regulatory agency having/claiming jurisdiction over Exhibit "A" including but not limited to all required materials, exhibits, plans and documents. The subject site is attached hereto (Warranty Deeds) as Exhibit "A". Atwell is authorized to attend and represent Owners at all meetings and/or public hearings pertaining to the applicable applications as filed with the Town of Howey-in-the Hills, Florida. Furthermore, authorization/consent is granted to Atwell to agree to all terms and conditions of approval which may arise as part of the applications submitted for the proposed single-family residential project commonly known as Thompson Groves.

Patricia B. Thompson  
Name of Fee Simple Owner

\_\_\_\_\_  
Signature of Fee Simple Owner

Stephanie B. Bouis  
Name of Fee Simple Owner

\_\_\_\_\_  
Signature of Fee Simple Owner

Paul M. Thompson  
Name of Fee Simple Owner

\_\_\_\_\_  
Signature of Fee Simple Owner

31217 Overbrook Street  
Address

Mt. Plymouth, FL 32776  
City, State, Zip Code

\_\_\_\_\_  
Date





CONSULTING. ENGINEERING. CONSTRUCTION.

## EXHIBIT "A"

PREPARED BY/RETURN TO:

R Del G. Potter, Esquire  
POTTER CLEMENT LOWRY & DUNCAN  
308 E. Fifth Ave.  
Mt. Dora, FL 32757

Parcel ID Number: 3692756

**WARRANTY DEED**

THIS WARRANTY DEED made this 15<sup>th</sup> day of June, 2006 by PATRICIA BOUIS THOMPSON, 31217 Overbrook St., Mt. Plymouth, FL 32776, STEPHANIE B. BOUIS, 412 Fair Oaks Circle, Chapel Hill, NC 27516, MARTHA BOUIS, 13600 E. Palamino Dr., S.W. Ranches, FL 33330, and PAUL M. THOMPSON, 31217 Overbrook St., Mt. Plymouth, FL 32776, hereinafter called Grantor, to PATRICIA BOUIS THOMPSON as to a 41.75 percentage, STEPHANIE B. BOUIS as to a 41.75 percentage, and PAUL M. THOMPSON as to a 16.5 percentage, all as Tenants in Common, whose address is: 31217 Overbrook St., Mt. Plymouth, FL 32776, hereinafter called 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 TEN DOLLARS (\$10.00), and other good and 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 Lake County, State of Florida, viz:

Parcel Number 1:

That part of Government Lots 8 and 9, Section 23, Township 20 South, Range 25 East, Lake County, Florida, lying southeast of State Road 19. (Parcel ID Number 3692756)

That part of the following described land lying in Government Lots 2 and 3, Section 24, Township 20 South, Range 25 East, Lake County, Florida, begin at the Southwest corner of the section, run North 1,543 feet East to the lake; begin again as before, run East 288 feet, North 340 feet, East to the lake, Northeasterly along the lake to intersect the first line. (Coleman-Cline East). (Parcel ID Numbers 1209081 and 1301912).

Grantor warrants that the above described property is not homestead property as defined by the constitution and the laws of the State of Florida.

Subject to easements, restrictions and reservations of record, if any; however, this reference shall not operate to reimpose the same.

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.

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.

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

Signed, sealed and delivered  
in the presence of:

William Hall  
Witness #1 Signature

William Hall  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

Susan H. Cox  
Witness #2 Printed Name

[Signature]  
Witness #1 Signature

J. MILLHAWG BISLEY  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

Frank Bouis  
Witness #2 Printed Name

[Signature]  
Witness #1 Signature

J. MILLHAWG BISLEY  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

Frank Bouis  
Witness #2 Printed Name

[Signature]  
Witness #1 Signature

Staci Blair  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

Stacy Stout  
Witness #2 Printed Name

[Signature]  
PATRICIA BOUIS THOMPSON

[Signature]  
STEPHANIE B. BOUIS

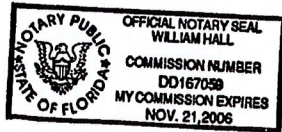
[Signature]  
MARTHA BOUIS

[Signature]  
PAUL M. THOMPSON

STATE OF FLORIDA  
COUNTY OF POLK

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared PATRICIA BOUIS THOMPSON, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. (Check one:) [ ] Said person are personally known to me. [X] Said person provided the following type of identification:  
FLORIDA DRIVERS LICENSE

Witness my hand and official seal in the County and State last aforesaid this 28TH day of MARCH, 2006.

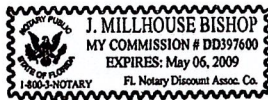


William Hall  
NOTARY PUBLIC- WILLIAM HALL  
(Type or Print Notary Name)  
Serial No., if any DD 16 7050  
My Commission Expires: 11-21-06

STATE OF FLORIDA  
COUNTY OF LAKE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared STEPHANIE B. BOUIS, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. (Check one:) [X] Said person are personally known to me. [ ] Said person provided the following type of identification:

Witness my hand and official seal in the County and State last aforesaid this 15th day of June, 2006.

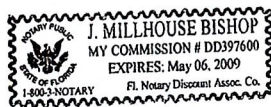


J. Millhouse Bishop  
NOTARY PUBLIC- J. MILLHOUSE BISHOP  
(Type or Print Notary Name)  
Serial No., if any DD 397600  
My Commission Expires:  
MAY 06 2009

STATE OF FLORIDA  
COUNTY OF LAKE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared MARTHA BOUIS, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. (Check one:) [X] Said person are personally known to me. [ ] Said person provided the following type of identification:

Witness my hand and official seal in the County and State last aforesaid this 15th day of June, 2006.



J. Millhouse Bishop  
NOTARY PUBLIC- J. MILLHOUSE BISHOP  
(Type or Print Notary Name)  
Serial No., if any DD 397600  
My Commission Expires:  
MAY 06 2009



STATE OF FLORIDA  
COUNTY OF Orange

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared PAUL M. THOMPSON, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. (Check one:) [☒] Said person are personally known to me. [ ] Said person provided the following type of identification:

\_\_\_\_\_

Witness my hand and official seal in the County and State last aforesaid this 27<sup>th</sup> day of March, 2006.

Mary Jo Cascio  
NOTARY PUBLIC

(Type or Print Notary Name)

Serial No., if any \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



CFN 2010104974  
Bk 03961 Pgs 0293 - 2947 (2pgs)  
DATE: 10/20/2010 10:50:20 AM  
NEIL KELLY, CLERK OF COURT  
LAKE COUNTY  
RECORDING FEES 18.50  
DEED DOC 0.70  
INDEXING FEES 1.00

PREPARED BY/RETURN TO:

Del G. Potter, Esquire  
POTTER CLEMENT LOWRY & DUNCAN  
308 E. Fifth Ave.  
Mt. Dora, FL 32757



Parcel ID Number: 3692756

**QUIT CLAIM DEED**

THIS QUIT CLAIM DEED made this 12th day of October, 2010, by CRAIG S. PALMER and VALERA A. PALMER, his wife, whose address is: 1104 HAMLIN AVE HOWEY INDIAN HILLS FL 34957, hereinafter called Grantor, to PATRICIA BOUIS THOMPSON, PAUL M. THOMPSON and STEPHANIE B. BOUIS, whose address is: 31217 Overbrook St., Mt. Plymouth, FL 32776, hereinafter called Grantee:

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH: That the first party, for and in consideration of the sum of TEN DOLLARS (\$10.00), in hand paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Lake, State of Florida, to-wit:

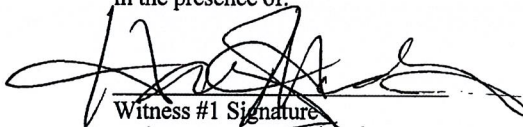
That part of Government Lots 8 and 9, Section 23, Township 20 South, Range 25 East, Lake County, Florida, lying southeast of State Road 19.

Grantor warrant that the above described property is not homestead property as defined by the constitution and the laws of the State of Florida.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered  
in the presence of:

  
Witness #1 Signature

  
CRAIG S. PALMER

Harry T. Hadley  
Witness #1 Printed Name

  
Witness #2 Signature

  
VALERA A. PALMER

Harry T. Hadley  
Witness #2 Printed Name



STATE OF Lake  
COUNTY OF Florida

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared Craig S. Palmer and Valera A. Palmer, his wife, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was not taken. (Check one:) [ ]  
Said persons are personally known to me. [X] Said persons provided the following type of identification: \_\_\_\_\_.

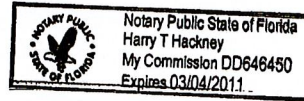
Witness my hand and official seal in the County and State last aforesaid this 12th day of October, 2010.



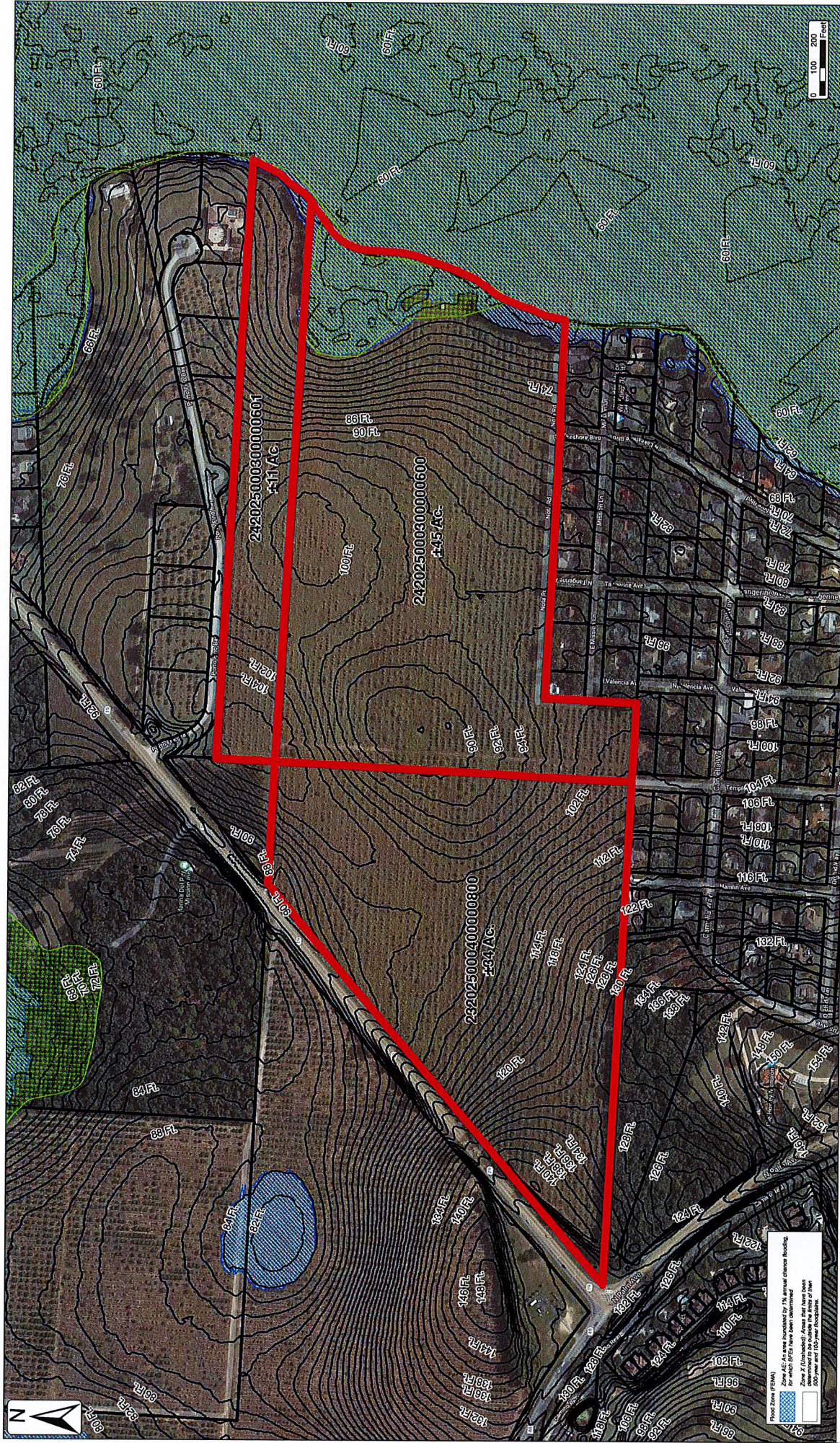
NOTARY PUBLIC  
(Type or Print Notary Name)

Serial No., if any \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

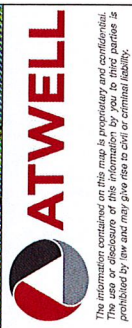




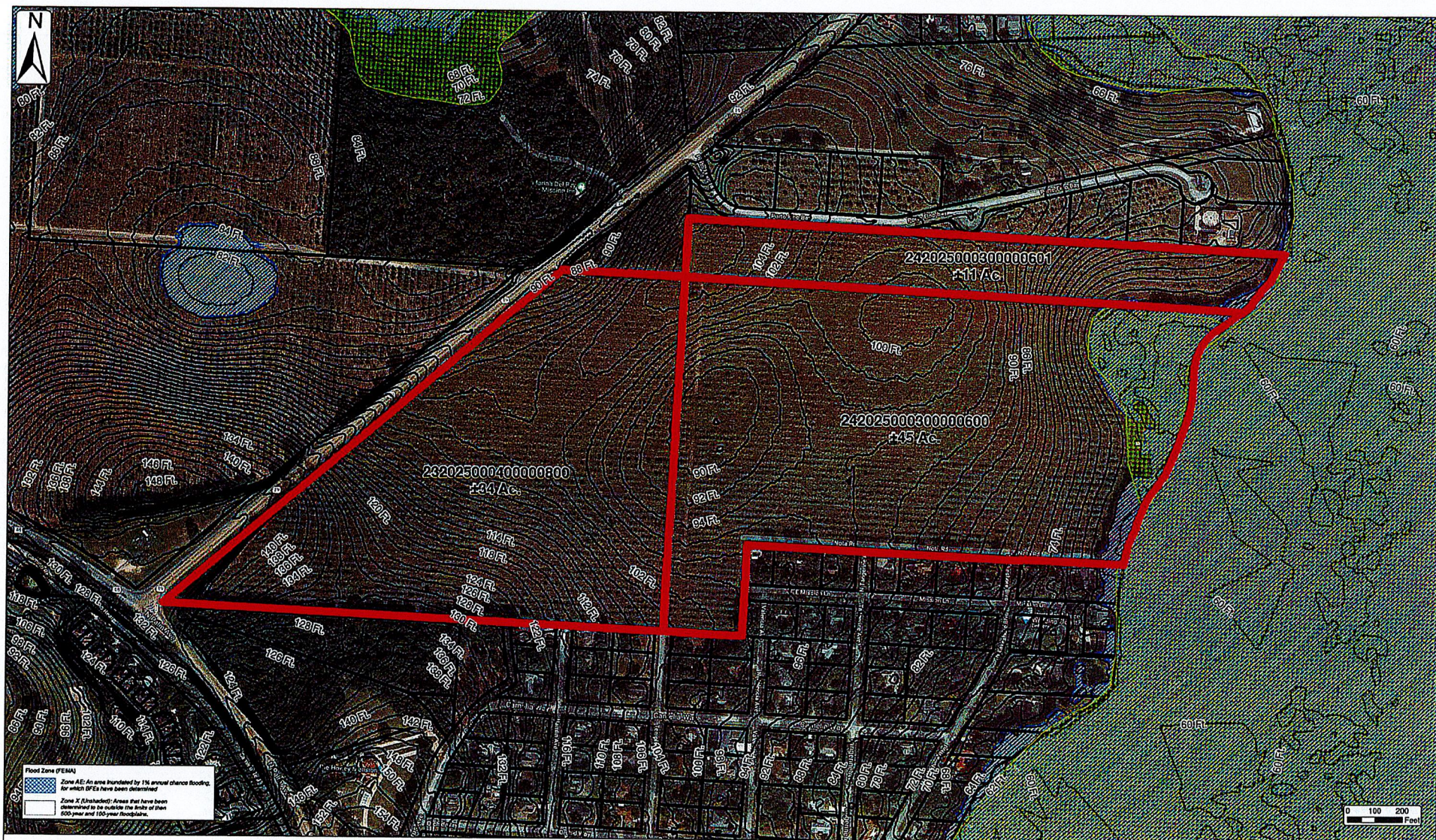


# Thompson Grove Site Site Overview Map Lake County, Florida

1 inch = 150 feet  
**BUSINESS CONFIDENTIAL**  
**NOT FOR DISTRIBUTION**  
 SOURCE: USGS MAP 2015 BANCERY







# **Thompson Grove Site** **Site Overview Map** Lake County, Florida

1 inch = 150 feet

**BUSINESS CONFIDENTIAL**  
**NOT FOR DISTRIBUTION**  
 SOURCE: USDA NAIP 2016 BANGERY



The information contained on this map is proprietary and confidential. The use or disclosure of this information by you to third parties is prohibited by law and may give rise to civil or criminal liability.

8/11/2021



CFN 2006095971  
Bk 03193 Pgs 1330 - 1333f (4pgs)  
DATE: 06/22/2006 10:59:06 AM  
JAMES C. WATKINS, CLERK OF COURT  
LAKE COUNTY  
RECORDING FEES 35.50  
DEED DOC 0.70

PREPARED BY/RETURN TO:

R Del G. Potter, Esquire  
POTTER CLEMENT LOWRY & DUNCAN  
308 E. Fifth Ave.  
Mt. Dora, FL 32757

Parcel ID Number: 3692756

**WARRANTY DEED**

THIS WARRANTY DEED made this 15<sup>th</sup> day of June, 2006 by PATRICIA BOUIS THOMPSON, 31217 Overbrook St., Mt. Plymouth, FL 32776, STEPHANIE B. BOUIS, 412 Fair Oaks Circle, Chapel Hill, NC 27516, MARTHA BOUIS, 13600 E. Palamino Dr., S.W. Ranches, FL 33330, and PAUL M. THOMPSON, 31217 Overbrook St., Mt. Plymouth, FL 32776, hereinafter called Grantor, to PATRICIA BOUIS THOMPSON as to a 41.75 percentage, STEPHANIE B. BOUIS as to a 41.75 percentage, and PAUL M. THOMPSON as to a 16.5 percentage, all as Tenants in Common, whose address is: 31217 Overbrook St., Mt. Plymouth, FL 32776, hereinafter called 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 TEN DOLLARS (\$10.00), and other good and 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 Lake County, State of Florida, viz:

Parcel Number 1:

That part of Government Lots 8 and 9, Section 23, Township 20 South, Range 25 East, Lake County, Florida, lying southeast of State Road 19. (Parcel ID Number 3692756)

That part of the following described land lying in Government Lots 2 and 3, Section 24, Township 20 South, Range 25 East, Lake County, Florida, begin at the Southwest corner of the section, run North 1,543 feet East to the lake; begin again as before, run East 288 feet, North 340 feet, East to the lake, Northeasterly along the lake to intersect the first line. (Coleman-Cline East). (Parcel ID Numbers 1209081 and 1301912).

Grantor warrants that the above described property is not homestead property as defined by the constitution and the laws of the State of Florida.

Subject to easements, restrictions and reservations of record, if any; however, this reference shall not operate to reimpose the same.

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.

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.

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

Signed, sealed and delivered  
in the presence of:

William Hall  
Witness #1 Signature

William Hall  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

Susan H. Cox  
Witness #2 Printed Name

[Signature]  
Witness #1 Signature

J. Millhouse Bishop  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

Frank Bouis  
Witness #2 Printed Name

[Signature]  
Witness #1 Signature

J. Millhouse Bishop  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

Frank Bouis  
Witness #2 Printed Name

[Signature]  
Witness #1 Signature

Staci Blair  
Witness #1 Printed Name

Stacy S. Stout  
Witness #2 Signature

Stacy Stout  
Witness #2 Printed Name

[Signature]  
PATRICIA BOUIS THOMPSON

[Signature]  
STEPHANIE B. BOUIS

[Signature]  
MARTHA BOUIS

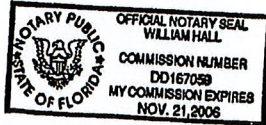
[Signature]  
PAUL M. THOMPSON

STATE OF FLORIDA  
COUNTY OF DOLK

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared PATRICIA BOUIS THOMPSON, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. (Check one:) [ ] Said person are personally known to me. [X] Said person provided the following type of identification:

FLORIDA DRIVERS LICENSE

Witness my hand and official seal in the County and State last aforesaid this 28TH day of MARCH, 2006.

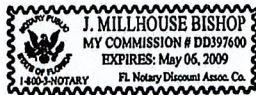


William Hall  
NOTARY PUBLIC- WILLIAM HALL  
(Type or Print Notary Name)  
Serial No., if any DD 16 7050  
My Commission Expires: 11-21-06

STATE OF FLORIDA  
COUNTY OF LAKE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared STEPHANIE B. BOUIS, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. (Check one:) [X] Said person are personally known to me. [ ] Said person provided the following type of identification:

Witness my hand and official seal in the County and State last aforesaid this 15th day of June, 2006.

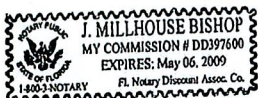


J. Millhouse Bishop  
NOTARY PUBLIC- J. Millhouse Bishop  
(Type or Print Notary Name)  
Serial No., if any DD 397600  
My Commission Expires: MAY 06 2009

STATE OF FLORIDA  
COUNTY OF LAKE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared MARTHA BOUIS, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. (Check one:) [X] Said person are personally known to me. [ ] Said person provided the following type of identification:

Witness my hand and official seal in the County and State last aforesaid this 15th day of June, 2006.



J. Millhouse Bishop  
NOTARY PUBLIC- J. Millhouse Bishop  
(Type or Print Notary Name)  
Serial No., if any DD 397600  
My Commission Expires: MAY 06 2009



STATE OF FLORIDA  
COUNTY OF Orange

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared PAUL M. THOMPSON, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. (Check one:) ☒ Said person are personally known to me. ☐ Said person provided the following type of identification:

\_\_\_\_\_

Witness my hand and official seal in the County and State last aforesaid this 27<sup>th</sup> day of March, 2006.

Mary Jo Cascio  
NOTARY PUBLIC

(Type or Print Notary Name)

Serial No., if any \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



CFN 2010104974  
Bk 03961 Pgs 0293 - 294 (2pgs)  
DATE: 10/20/2010 10:50:20 AM  
NEIL KELLY, CLERK OF COURT  
LAKE COUNTY  
RECORDING FEES 18.50  
DEED DOC 0.70  
INDEXING FEES 1.00

PREPARED BY/RETURN TO:

Del G. Potter, Esquire  
POTTER CLEMENT LOWRY & DUNCAN  
308 E. Fifth Ave.  
Mt. Dora, FL 32757



Parcel ID Number: 3692756

**QUIT CLAIM DEED**

THIS QUIT CLAIM DEED made this 12th day of October, 2010, by CRAIG S. PALMER and VALERA A. PALMER, his wife, whose address is: 1104 HAMLIN AVE HOWEY IN THE HILLS FL 34137, hereinafter called Grantor, to PATRICIA BOUIS THOMPSON, PAUL M. THOMPSON and STEPHANIE B. BOUIS, whose address is: 31217 Overbrook St., Mt. Plymouth, FL 32776, hereinafter called Grantee:

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH: That the first party, for and in consideration of the sum of TEN DOLLARS (\$10.00), in hand paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Lake, State of Florida, to-wit:

That part of Government Lots 8 and 9, Section 23, Township 20 South, Range 25 East, Lake County, Florida, lying southeast of State Road 19.

Grantor warrant that the above described property is not homestead property as defined by the constitution and the laws of the State of Florida.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered  
in the presence of:

  
Witness #1 Signature

Harry T. Hadeney  
Witness #1 Printed Name

  
Witness #2 Signature

Harry T. Hadeney  
Witness #2 Printed Name

  
CRAIG S. PALMER

  
VALERA A. PALMER



STATE OF Lake  
COUNTY OF Florida

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared Craig S. Palmer and Valera A. Palmer, his wife, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was not taken. (Check one:) [ ]  
Said persons are personally known to me. [X] Said persons provided the following type of identification: \_\_\_\_\_

Witness my hand and official seal in the County and State last aforesaid this 12th day of October, 2010.



NOTARY PUBLIC  
(Type or Print Notary Name)

Serial No., if any \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

