



RECORDED DEED NOTICE

PROPERTY DOCUMENTS

PO BOX 5184
FT. LAUDERDALE, FL 33310

For faster service
use your
smartphone
camera to scan
and pay.



Owner Name
4373 Pumice Dr
Lakeland FL 33811-3168

3



Record ID #	PO00063948	Important Obtain your current Property Deed and Property Assessment
Notice Date	02/09/2023	
Please Respond By	03/07/2023	
Document Fee:	\$105.00	

For Faster Service Contact us at: info@pdocuments.org

Why you need a copy of Your Current Grant Deed and Property Assessment Profile?

Property Documents recommends that all FL homeowners obtain a copy of their Current Grant Deed and Property Assessment Profile. These documents can provide evidence that the property in Polk County, was in fact transferred and or has interest to the individual(s) A Property Assessment Profile provides a wealth of information useful to understand a subject property's makeup. This important report includes tax assessed value, tax delinquency, area comparable values, legal description current owner information and parcel ID number. This report will return all pertinent property and owner information for the designated property.

Records obtained through public information show a deed was recorded in your name owner name on 9/6/2022, which indicates your ownership and or interest in the specified property below.

COUNTY PUBLIC INFORMATION

Transaction Amount: <u>404000</u>	Grantor: <u>CF GTIS RIVERSTONE LLC</u>	Total Under Roof: <u>2520</u>
Land Value: <u>46000</u>	Site Address: <u>4373 PUMICE DR</u>	Total Living Area: <u>1854</u>
Taxable Value: (County) <u>46000</u>	Site City: <u>Lakeland</u>	Acreage: <u>0.1847</u>

Detach and Mail

To obtain a copy of your Current Grant Deed and Property Assessment Profile, please detach and return in the enclosed envelope with your processing fee of \$105.00. You will receive your documents and report within 21 business days.

RESPOND BY: 03/07/2023		*Fields are mandatory please PRINT clearly*.
Document ID#	<u>PO00063948</u>	First and Last Name:
Sent Date:	<u>02/09/2023</u>	Phone Number:
Document Fee:	<u>\$105.00</u>	Email:



Check the appropriate payment method and fill out the sub items.

Credit Card Information <small>(\$4.95 Processing Fee for Credit/Debits)</small>	
Card Type: <input type="checkbox"/> Master Card <input type="checkbox"/> Visa <input type="checkbox"/> Discover <input type="checkbox"/> Amex	
Cardholder Name (as shown on card):	
Card Number:	
Expiration Date (MM/YY):	
Cardholder ZIP Code (from credit card billing address):	

Make Checks Payable To:

Property Documents

Check Money Order
Check/MO Number:

For faster service use
your smartphone
camera to scan and pay.



*Return this completed form with the return envelope included. Allow up to 21 days for delivery of your order. *.
See reverse side of this document for additional information. (PO)

This product or service has not been approved, or endorsed by any government agency, and this offer is not being made by an agency of the government. This is not a bill. This is a solicitation; you are under no obligation to pay the amount stated, unless you accept this offer. If you are not 100% satisfied with this product, simply return it within 30 days for a full refund. Upon receipt of your processing fee, your request will be submitted for document preparation and review. If for any reason your request for a Current Grant Deed and Property Assessment Profile cannot be obtained, your processing fee will be immediately refunded.

What are real property Records?

Real Property Records contain all of the recorded data associated with a particular Real Estate. Real Property definition includes many different types of properties such as residential, condominium, commercial, industrial, vacant land, mobile home, and time-shares.

What is Property Title?

Evidence that the ownership of Real Estate is in lawful possession and evidence of ownership; it is the owner right to possess and use the property.

What is a Property Deed?

A written document properly signed and delivered, that conveys title to the real property. There are several types of deeds: General Warranty Deed, Quitclaim Deed, Special Warranty Deed, Grant Deed, Trustee's Deed and others.

Forms of Property Ownership:

Real property can be held in several different methods, which affect income tax, estate tax, continuity, liability, survivorship, and transferability, disposition at death and at bankruptcy.

Current Property Grant Deed Includes:

- Grant Deed provides legal evidence of ownership and or interest
- Shows evidence that a transfer or interest was recorded for the subject property or entity
- Shows evidence to verify that the recorded information is indeed & mistake free
- Shows the subject property parcel number
- Shows the sale amount
- Shows the owner right to possess and use the subject property
- Shows recorded transfer date
- Shows evidence of the subject property's legal description

Property Assessment Profile Includes as available:

- County tax & assessment information
- Assessment year
- Total assessed value
- Total assessor market value
- Total tax amount
- Tax year
- Subject property comparable values
- Properties to the subject property
- Subject property legal description
- Subject property current recorded owner
- Comparable sales data
- Area sales & tax analysis
- Tax delinquency
- Homeowners' exemption
- Tax exception
- Prior transfer recording date
- Flood report

Disclaimer: Property Documents is not affiliated with the State of FL or the county Recorder. Property Documents is an analysis and retrieval firm that uses multiple resources that provide supporting values, deed reports and evidence that is used to execute a property report and a deliver requested deed.

Records are available at your local county recorder for a nominal fee; however, you will need to go to the county recorder's office in person. You will not be able to receive a profile report as this is proprietary and only deliverable upon purchase of our services. This is not a bill. This is a solicitation; you are under no obligation to pay the amount stated, unless you accept this offer.