

## BIDDER INFORMATION PACKAGE 3 Bed/2 Bath Handicapped Accessible Home

**FRIDAY - September 14th - 4p.m.**

**2044 Appalachee Circle, Tavares, FL 32778**



In order to help settle the estate of Alan Waldrop, Ewald Auctions has been authorized to sell the following real and personal property at **PUBLIC AUCTION**, to the **HIGHEST BIDDER, REGARDLESS OF PRICE! NO Minimums! NO Reserves!**



*This information was obtained from sources deemed to be reliable. However, no warranties or representations, express or implied are made as to the accuracy of the information contained herein.*



Lisc. RE Broker - AB3381 - AU1340

# \* \* ESTATE \* \* AUCTION

## FRIDAY - SEPT 14th - 4p.m.

### 2044 Appalachee Circle, Tavares, FL 32778

In order to help liquidate the estate of Alan Waldrop, Ewald Auctions has been authorized to sell the following real estate and personal property at PUBLIC AUCTION to the **HIGHEST BIDDER, REGARDLESS OF PRICE!!!**

## 3 Bed / 2 Bath Handicapped Accessible Home Photography Eqmt, Guns, Tools, Furniture & More!

### 3 Bed / 2 Bath CBS Home

- @1,627 sq. ft. - Built 2015
- 0.11 Acres - 40' x 125' Lot
- Front & rear patios
- Sewer & City Water
- HANDICAPPED ACCESSIBLE
- Zoned: Single Family Residential
- Approx. \$2,900/yr in prop taxes
- Schools:
  - Tavares Elem, Middle & High



#### Amenities

- 0.8mi to FL Hospital Waterman
- 2.2mi to downtown Lk Sqr Mall
- 6.0mi to downtown Tavares
- Etowah Subdivision-Community pool & tennis court

- Photography:** Nikon cameras: D800, D7100, FM2, F100  
 Lens: Nikon SWM IF 077, Nikon AF-S Micro, Sigma 300mm & 150mm  
 Lights, cases, backdrops, flashes and meters, too much to list...
- Misc:** Permobil C500 ES and C300 motorized wheelchairs, shower wheel chair, O2 concentrator, manual patient life, medical equipmt & supplies, LG front load washer & dryer, gaming computer, graphic novels and comics, battery chargers, rolling tool box, woodcarving kit, misc. tools, fishing equipment & more...
- Furniture:** Flat TVs, dining table & chairs, recliner, shelving units, computer desk & chair, too much to list it all here!

### Vehicle

**2012 Honda Odyssey: BraunAbility customized handicapped accessible van**

### Guns

- Daniel Defense M4, Carbine, AR15, DDM 5.54 w/ Aimpoint scope
- S&W .22 long rifle CTG, model 41
- S&W MP9 Pro series
- S&W 357 magnum
- Ruger .22cal long rifle Mark II, Comp model Walther P22
- Para-Ordinance P16-40 LMTC
- Glock 23 .40 w/ case
- S&W MP9 w/ case
- KAHR Arms CW9
- Glock 37 .45 GAP
- Ruger Mod 10/22 Carbine .22LR
- Ruger American RimFire .22LR



## TERMS & CONDITIONS

### ALL:

- ALL Real & Personal Property sells to the HIGHEST BIDDER, REGARDLESS OF PRICE!
- Everything sells on as "AS IS, WHERE IS" basis.

### REAL ESTATE

- \$10,000 cash or cashier's check must be displayed to bid.
- 10% Buyer's Premium charged on Real property.
- 10% Deposit due day of auction.
- Balance due at closing within 30 days of auction.
- NO contingencies to closing.
- ALL closing costs at the buyers expense.
- ALL 2018 taxes to be paid by the buyer at closing.

### PERSONAL PROPERTY

- 13% Buyer's Premium charged on ALL personal property • 3% discount for cash. • Payment in Full day of auction • Payment in Cash, cashier's check or credit card. • Removal immediately following auction. Inspection by appointment ONLY or (1) hour prior to auction. • Auction conducted on site, rain or shine. *Announcements made at the auction take precedence over printed matter.*

## 407-275-6853

## www.ewaldauctions.com





Bidder # \_\_\_\_\_ DL Lic. # \_\_\_\_\_

# AUCTION REGISTRATION FORM



12472 Lake Underhill Rd., Ste 312  
Orlando, Florida 32828  
Office (407) 275-6853  
www.ewaldauctions.com

E-mail: \_\_\_\_\_

NAME: \_\_\_\_\_

COMPANY NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

BUS. PHONE: (\_\_\_\_) \_\_\_\_\_

HOME PHONE: (\_\_\_\_) \_\_\_\_\_

## TERMS AND CONDITIONS OF AUCTION

1. EVERYTHING IS SOLD **"AS IS, WHERE IS"**. "AS IS, WHERE IS" means that the property is purchased as it exists without any representations or warranties whatsoever regarding its physical condition or quality. Any and all warranties regarding the marketability of title are given by the Seller only and are contained in the Purchase and Sale Contract.
2. ALL SALES ARE SUBJECT TO A 10% BUYER'S PREMIUM, ADDED TO THE BID PRICE.
3. The undersigned hereby agrees that any suit, action or legal proceeding arising out of or relating to the auction shall be brought solely and exclusively in the courts of the State of Florida in and for Orange County, Florida, and consent to the jurisdiction of such court in any suit, action or proceeding and waive any objection which it may have to the laying of venue of any suit, action or proceeding in such court. Further, the parties acknowledge and agree that this Auction Registration and all transactions contemplated by this Auction Registration shall be governed by, construed and enforced in accordance with the internal laws of the State of Florida without regard of principles of conflicts of law.
4. The undersigned, its agents, employees or any other parties acting on its behalf, specifically agree to HOLD HARMLESS Auctioneer, its officers, directors and employees, for any injuries or damages arising from any activities associated with the auction, including but not limited to, the removal of auction items from the premises. Further, the undersigned agrees to indemnify Auctioneer and/or Seller from any claims brought by third parties against Auctioneer arising from or out of the Auction which are in any way attributable to any acts or omissions on the part of the undersigned.
5. The undersigned, in his or her individual capacity, personally guarantees payment of the gross bid.
6. In the event that Auctioneer or Seller are required to take any action to enforce the terms of this Auction Registration, Auctioneer and/or Seller shall be entitled to recover from Buyer all of their reasonable attorneys' fees and costs. Reasonable attorneys' fees shall include those fees incurred before, during and after litigation, including those incurred in attempting collections without litigation, and in litigation in all trial and appellate levels, as well as those incurred in any bankruptcy proceedings and post-judgment proceedings.
7. BUYER DOES HEREBY WAIVE THE RIGHT TO TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING IN CONNECTION WITH THIS AUCTION REGISTRATION OR THE AUCTION ITSELF.
8. All parties signing this Auction registration in any representative capacity represent that they have the authority to sign on behalf of such party or entity.
9. It is further acknowledged by Buyer that this Auction Registration has been read and understood by Buyer before signing it and that Buyer understands and consents to its contents.

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Individually and as \_\_\_\_\_ (Title)

Of \_\_\_\_\_

(Business Name)

**Bid Acknowledgement  
And Receipt for Deposit**

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Orlando, Florida 32828  
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www.ewaldauctions.com



Bidder # \_\_\_\_\_

NAME: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
BEST PHONE: \_\_\_\_\_  
EMAIL: \_\_\_\_\_

The undersigned (Hereinafter "Buyer") hereby acknowledges that he/she has agreed to purchase the following:  
AUCTION PROPERTY#: \_\_\_\_\_ of the Waldrop Estate Auction, conducted by  
EWALD AUCTIONS, INC. on October 14<sup>th</sup>, 2018.

Parcel Number: _____	Bid Price: -	-	-	-	-	-	-	-	-	\$ _____
10% Buyer's Premium:-	-	-	-	-	-	-	-	-	-	\$ _____
Total Contract Price:	-	-	-	-	-	-	-	-	-	\$ _____
Cash or Cashier's Check Tendered:	-	-	-	-	-	-	-	-	-	\$ _____

- This purchase is subject to the terms and conditions contained in the Purchase and Sale Contract which has been posted and available for Buyer's review and to the Auctioneer's Opening remarks.
- Statements made by personnel of EWALD AUCTIONS, INC., and statements made from the auction block are based upon information given by Seller and other sources and this information is believed to be correct and accurate, however, Ewald Auctions, Inc. has not made any independent determination to confirm the accuracy of such information.
- Buyer acknowledges that he or she has been given opportunity to inspect the property and to make an independent evaluation of the property without regard to whether or not Buyer actually inspected the property and without regard to any statements or representations made by Seller and Ewald Auctions, Inc.. Further, Buyer acknowledges that Buyer has conducted all due diligence and investigations Buyer feels necessary or appropriate regarding the property.
- The term "SOLD", as stated by the Auctioneer upon the acceptance of a bid, is an acknowledgement that such bid is the highest bid.
- Whether such bid is accepted is subject to whether or not the sale is "ABSOLUTE".
- The term "AS IS, WHERE IS" means that the property is purchased as it exists without any representations or warranties whatsoever regarding its physical condition or quality. Any and all warranties regarding the marketability of title are given by Seller only and are contained in the Purchase and Sale Contract.
- The agreement is binding upon the parties hereto and their heirs, successors and assigns.
- Buyer hereby agrees that any suit, action or legal proceeding arising out of or relating to the auction shall be brought solely and exclusively in the courts of the the State of Florida, consents to the jurisdiction of such court in any suit, action or proceeding and waives any objection which it may have to the laying of venue of any suit, action or proceeding in such court. Further, the parties acknowledge and agree that this Bid Acknowledgement and all transactions contemplated by this Bid Acknowledgement shall be governed by, construed and enforced in accordance with the internal laws of the State of Florida, without regard of principles of conflicts of law.
- Buyer, its agents, employees or any other parties acting on its behalf, specifically agree to HOLD HARMLESS Auctioneer, its officers, directors and employees, for any loss, injuries or damages arising from any activities associated with, connected with or in any way related to the auction, including but not limited to, the removal of auction items from the premises. Further, Buyer expressly releases Auctioneer, its officers, directors, agents and employees from any and all acts of their own negligence or fault, whether said negligence or fault be in their individual or representative capacity, or in convection with the negligence or fault of others. Further, Buyer agrees to indemnify Auctioneer and/or Seller from any claims, demands, liability, loss or damage brought by third parties against Auctioneer arising from, out of or relating in any way to the Auction which are in any way attributable to any acts or omissions on the part of the Seller, or attributable to any acts, omissions, fault or negligence on the part of the Auctioneer, its officers, directors, employees or agents.
- Buyer, in his or her individual capacity, personally guarantees payment of the gross bid.
- In the event that Auctioneer or Seller are required to take any action to enforce the terms of this Bid Acknowledgement, Auctioneer and/or Seller shall be entitled to recover from Buyer all of their reasonable attorneys fees and costs. Reasonable attorneys fees shall include those fees incurred before, during and after litigation, including those incurred in attempting collections without litigation, and in litigation in all trial and appellate levels, as well as those incurred in any bankruptcy proceedings and post-judgment proceedings.
- BUYER DOES HEREBY WAIVE THE RIGHT TO TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING IN CONNECTION WITH THIS BID ACKNOWLEDGEMENT OR THE AUCTION ITSELF.
- All parties signing this BID ACKNOWLEDGEMENT in any representative capacity represent that they have the authority to sign on behalf of such party or entity.
- It is further acknowledged by Buyer that this Bid Acknowledgement has been read and understood by Buyer before signing it and that Buyer understands and consents to its contents.

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Individually and as \_\_\_\_\_ (Title)  
Of \_\_\_\_\_  
(Business Name)

**Real Estate Purchase  
And Sale Contract**

12472 Lake Underhill Rd., Ste 312  
Orlando, Florida 32828  
Office (407) 275-6853  
www.ewaldauctions.com



**THIS PURCHASE AND SALE CONTRACT**, made and entered into this 14th day of September, 2018,

By and between  
Gregg M. Yawman, individually, and as Personal Representative of the estate of Alan Waldrop,

NAME ADDRESS PHONE  
hereinafter referred to as "SELLER" and

NAME ADDRESS PHONE

NAME ADDRESS PHONE  
hereinafter referred to as "BUYER".

**WITNESSETH:**

That SELLER agrees to sell and convey and Buyer agrees to purchase and pay for the following described real estate situated in Lake County, State of Florida together with all improvements thereon, more particularly described as follows:  
A single family residence located at 2044 Apalachee Cir, Tavares, FL with PIN# 15-19-26-00100002400 and being the same  
Property recorded in Deed Book No. 4646 Page No. 0734 at the County Clerk's Office in Tavares.  
The BUYER agrees to pay therefore the sum of: \$ \_\_\_\_\_ bid price, plus the 10% Buyer's Premium of \$ \_\_\_\_\_,  
which equals the contract price of \$ \_\_\_\_\_, therefore:

\$ \_\_\_\_\_, contract price to be paid as follows:  
\$ \_\_\_\_\_, cash, the receipt of which is hereby acknowledged, and which is deposited in Ewald Auctions, Inc.  
escrow account or The Closing Agent Title Company escrow account and,  
\$ \_\_\_\_\_,  
\$ \_\_\_\_\_,  
\$ \_\_\_\_\_, Due with Deed. **CLOSING DATE:** This transaction shall be closed and the deed and other closing papers delivered  
on or before October 15, 2018, unless extended by other provisions of this contract;  
and possession of the subject real estate shall occur upon delivery of deed.

SELLER agrees to pay ALL taxes, up to December 31, 2017.  
BUYER agrees to pay ALL taxes from January 1, 2018 and thereafter.

**Proceed of Sale; Closing Procedures:** The deed shall be recorded upon clearance of funds. Proceeds of the sale shall be held in Ewald Auctions, Inc., The Closing Agent Title Company, or other designated title company or attorney (Escrow Agent) for a period of not more than 5 days after the closing date. If Seller's title is rendered unmarketable, through no fault of Buyer, Buyer shall, within the 5-day period, notify Seller in writing of the defect and Seller shall have 30 days from the date of such notification to cure the defect. If Seller fails to timely cure the defect, all deposits and closing funds shall, upon written demand by Buyer and within 5 days after demand, be returned to Buyer.

**Escrow:** Escrow Agent is authorized and agrees by acceptance of any funds to deposit them promptly, hold same in escrow and, subject to clearance, disburse them in accordance with the terms and conditions of this Contract. Failure of clearance of funds shall not excuse Buyer's performance. If in doubt as to Escrow Agent's duties or liabilities under the provisions of this Contract, Escrow Agent may, at Escrow Agent's option, continue to hold the subject matter of the escrow until the parties mutually agree to its disbursement or until a judgment of a court of competent jurisdiction shall determine the rights of the parties or Escrow Agent may deposit same with clerk of the circuit court having jurisdiction of the dispute. Upon notifying all parties concerned of such action, all liability on the part of Escrow Agent shall fully terminate, except to the extent of accounting for any items previously delivered out of escrow. Any suit between Buyer and Seller wherein Escrow Agent is made a party because of acting as Escrow Agent hereunder, or in any suit wherein Escrow Agent interplead the subject matter of the escrow, Escrow Agent shall recover reasonable attorney's fees and costs incurred with the fees and costs to be paid from and out of the escrowed funds or equivalent and charged and awarded as court costs in favor of the prevailing party. Parties agree the Escrow Agent shall not be liable to any party or person for misdelivery to Buyer or Seller of items subject to this escrow, unless such misdelivery is due to willful breach of this Contract or gross negligence of Escrow Agent. Both Seller and Buyer further agree that Ewald Auctions, Inc., its agents, officers, directors and employees will not be held liable to either or both Buyer and Seller for the performance of any terms of this Purchase and Sale Contract or for damages for the non-performance thereof.

**FAILURE OF PERFORMANCE:** If Buyer fails to perform this Contract within the time specified, including payment of all deposit(s), the deposit(s) paid by the Buyer and deposit(s) agreed to be paid, may be retained by and for the account of the Seller as agreed upon liquidated damages, consideration for the execution of this Contract and in full settlement of any claims; whereupon, Buyer and Seller shall be relieved of all obligations under this contract; or Seller, at Seller's option, may proceed in equity to enforce Seller's rights under this Contract. If Seller elects to retain the deposits paid by the Buyer, such sums shall be disbursed to Seller and Ewald Auctions, Inc. in accordance with their Auction Agreement. If for any reason other than failure of Seller to make Seller's title marketable after diligent effort, Seller fails, neglects or refuses to perform this Contract, the Buyer may seek specific performance or elect to receive the return of the Buyer's deposits(s) without thereby waiving any action for damages resulting from Seller's breach. The Buyer and the Seller, by mutual written agreement and/or addendum to this Contract, may extend the time for closing the sale referenced above. However, if the Buyer requires and extension of time in order to close the sale, the Seller reserves the right to request an additional non-refundable deposit in the amount of 10% of the proposed purchase price be tendered by the Buyer as consideration for the extension of time.

**CONVEYANCE:** Seller shall convey title to the Real Property by statutory warranty, trustee's, personal representative's or guardian's deed, as appropriate to the status of Seller unless this Auction is pursuant to an order of the Courts having jurisdiction in the transfer of the subject real estate. The real estate described herein is being sold on an "**AS IS, WHERE IS**" basis. The term "**AS IS, WHERE IS**" means that the property is purchased as it exists without any representations or warranties whatsoever regarding its physical condition or quality.

**EASEMENTS AND RESTRICTIONS:** The property is sold subject to any easement, restrictions, applicable limitations, rights of way and planning and zoning regulations.

**JURISDICTION:** Buyer hereby agrees that any suit, action or legal proceeding arising out of or relating to the auction shall be brought solely and exclusively in the courts of the State of Florida in and for Orange County, Florida, consents to the jurisdiction of such court in any suit, action or proceeding and waives any objection which they may have to the laying of venue of any such suit, action or proceeding in such court. Further, the parties acknowledge and agree that this Purchase and Sale Contract shall be governed by, construed and enforced in accordance with the internal laws of the State of Florida without regard of principles of conflicts of law.

The Buyer and Seller, their respective agents, employees or any other parties acting on their behalves, specifically agree to HOLD HARMLESS Ewald Auctions, Inc., its officers, directors and employees, for any loss, injuries or damages arising from this Purchase and Sale Contract.

All parties signing this Purchase and Sale Contract in any representative capacity represent that they have the authority to sign on behalf of such party or entity.

If the sale of the subject real estate is by auction, it is subject to all restrictions and announcements made at the auction. Buyer further certifies that they have examined the property described hereinabove; that they are thoroughly acquainted with its conditions and accept it as such.

**BUYER SHALL PAY ALL CLOSING COSTS ASSOCIATED WITH THE TRANSFER OF TITLE.**

This contract may not be assigned unless by written mutual consent of both the Buyer(s) and Seller.

**BUYER AND SELLER ACKNOWLEDGE THAT THIS CONTRACT HAS BEEN READ AND UNDERSTOOD BY THEM PRIOR TO SIGNING IT.**

\_\_\_\_\_  
(Seller) \_\_\_\_\_ (Date) \_\_\_\_\_ (Seller) \_\_\_\_\_ (Date)  
Social Security or Tax I.D. # \_\_\_\_\_ Social Security or Tax I.D. # \_\_\_\_\_  
  
\_\_\_\_\_  
(Buyer) \_\_\_\_\_ (Date) \_\_\_\_\_ (Buyer) \_\_\_\_\_ (Date)  
Social Security or Tax I.D. # \_\_\_\_\_ Social Security or Tax I.D. # \_\_\_\_\_  
  
\_\_\_\_\_  
Ewald Auctions, Inc.  
  
\_\_\_\_\_  
Witness

# PROPERTY RECORD CARD

## General Information

<b>Owner Name:</b>	ALAN WALDROP ESTATE &	<b>Alternate Key:</b>	3859900
<b>Mailing Address:</b>	GREGG M YAWMAN 2044 APPALACHEE CIR TAVARES, FL 32778 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b>	15-19-26-001000002400
		<b>Millage Group and City:</b>	000T (TAVARES)
		<b>Total Certified Millage Rate:</b>	21.2038
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> ⓘ
<b>Property Location:</b>	2044 APPALACHEE CIR TAVARES FL 32778 <a href="#">Update Property Location</a> ⓘ	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a> ⓘ
		<b>School Locator:</b>	<a href="#">School and Bus Map</a> ⓘ
<b>Property Description:</b>	TAVARES, ETOWAH PHASE 1 SUB LOT 24 PB 60 PG 45-49   ORB 4646 PG 734		

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.

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY (0100)	0	0		1	LT	\$0.00	\$32,400.00

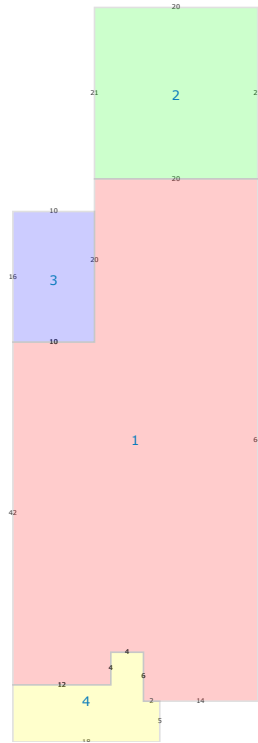
## Residential Building(s)

### Building 001

Residential	Single Family	Building Value: \$143,376.00						
<b>Summary</b>								
Year Built: 2015	Total Living Area: 1672 ⓘ	Central A/C: Yes		Attached Garage: Yes				
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0		Fireplaces: 0				
<i><a href="#">Incorrect Bedroom, Bath, or other information?</a> ⓘ</i>								
<b>Section(s)</b>								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Stucco/Brick (003)	1	1672	N	0%	0%	<input type="checkbox"/>
2	GARAGE (GCF)	Stucco/Brick	1	420	N	0%	0%	<input type="checkbox"/>

		(003)						
3	OPEN PORCH (OPF)	No Wall Type (000)	1	160	N	0%	0%	<input type="checkbox"/>
4	OPEN PORCH (OPF)	No Wall Type (000)	1	138	N	0%	0%	<input type="checkbox"/>

[View Larger / Print / Save](#)



### 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="#">4646 / 734</a>	6/26/2015	Warranty Deed	Qualified	Improved	\$163,800.00
<a href="#">4410 / 2290</a>	11/21/2013	Warranty Deed	Multi-Parcel	Vacant	\$557,500.00
<a href="#">3986 / 922</a>	12/22/2010	Warranty Deed	Multi-Parcel	Vacant	\$606,900.00

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

### Values and Estimated Ad Valorem Taxes

Values shown are 2018 'Working Values' subject to change.

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	Assessed	Taxable	Millage	Estimated
---------------	--------	----------	---------	---------	-----------

	Value	Value	Value		Taxes
LAKE COUNTY BCC GENERAL FUND	\$175,776	\$175,776	\$175,776	5.11800	\$899.62
LAKE COUNTY MSTU AMBULANCE	\$175,776	\$175,776	\$175,776	0.46290	\$81.37
SCHOOL BOARD STATE	\$175,776	\$175,776	\$175,776	4.10700	\$721.91
SCHOOL BOARD LOCAL	\$175,776	\$175,776	\$175,776	2.24800	\$395.14
CITY OF TAVARES	\$175,776	\$175,776	\$175,776	7.25000	\$1,274.38
ST JOHNS RIVER FL WATER MGMT DIST	\$175,776	\$175,776	\$175,776	0.25620	\$45.03
LAKE COUNTY VOTED DEBT SERVICE	\$175,776	\$175,776	\$175,776	0.13240	\$23.27
CITY OF TAVARES VOTED DEBT SERVICE	\$175,776	\$175,776	\$175,776	0.31210	\$54.86
LAKE COUNTY WATER AUTHORITY	\$175,776	\$175,776	\$175,776	0.49000	\$86.13
NORTH LAKE HOSPITAL DIST	\$175,776	\$175,776	\$175,776	1.00000	\$175.78
				<b>Total:</b>	<b>Total:</b>
				21.3766	\$3,757.49

## 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>



## Exemption Savings

The exemptions marked with a  above are providing a tax dollar savings of: **\$0.00**

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## Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark 

Save Our Homes Assessment Limitation (3% assessed value cap)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Save Our Homes Assessment Transfer (Portability)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Non-Homestead Assessment Limitation (10% assessed value cap)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Conservation Classification Assessment Limitation	<a href="#">Learn More</a> <a href="#">View the Law</a>
Agricultural Classification	<a href="#">Learn More</a> <a href="#">View the Law</a>

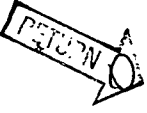
## Assessment Reduction Savings

The assessment reductions marked with a  above are providing a tax dollar savings of: **\$0.00**

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**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 August 12, 2018.  
[Site Notice](#)



**Record & Return To:**  
First American Title  
9102 Southpark Center Loop  
Suite # 130  
Orlando, FL 32819

Prepared by and Return to:  
Anna Weeks, an employee of  
First American Title Insurance Company  
9102 Southpark Center Loop, #130  
Orlando, Florida 32819  
(877)922-2328  
File No.: 2236-2177383

## **SPECIAL WARRANTY DEED**

State of Florida

County of Lake

**THIS SPECIAL WARRANTY DEED** is made on June 26, 2015, between

**KB Home Orlando LLC, a Delaware limited liability company**

having a business address at: 9102 Southpark Center Loop Suite 100, Orlando , FL 32819  
("Grantor"). and

**Gregg M. Yawman, a married man and Alan Waldrop, an unmarried man, as joint tenants**

having a mailing address of: 2044 Appalachee Circle, Tavares, FL 32778  
("Grantee"),

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situate, lying and being in the County of **Lake**, State of **Florida**, to-wit:

Lot 24 of ETOWAH PHASE 1, according to the Plat thereof as recorded in Plat Book 60, Pages 45-49, of the Public Records of Lake County, Florida.

Tax Parcel Identification Number: **1519260010-000-02400**

**SUBJECT**, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

**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** Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to **December 31, 2014**. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

**In Witness Whereof**, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.

KB Home Orlando, LLC, a Delaware limited liability company

(Corporate Seal)

By:

Wayne Horowitz, Sr. Vice President of Finance

Signed, sealed and delivered in the presence of these witnesses:

Sarah Smith  
Witness Signature

Print Name: Sarah Smith

Courtney Dean  
Witness Signature

Print Name: Courtney Dean

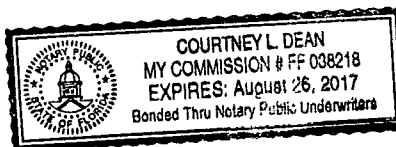
State of **Florida**

County of **Orange**

**THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED** before me on 5/22, 2015, by **Wayne Horowitz, as Sr. Vice President of Finance, on behalf of KB Home Orlando LLC, a Delaware limited liability company**, existing under the laws of the State of **Delaware**, who is/are personally known to me or who has/have produced a valid driver's license as identification.

Courtney Dean  
Notary Public

Courtney Dean  
(Printed Name)



My Commission expires: August 26, 2017

{Notarial Seal}

**BOB McKEE**  
LAKE COUNTY TAX COLLECTOR

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**  
2017 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1519260010-000-02400		3859900	000T

ALAN WALDROP &  
GREGG M YAWMAN  
2044 APPALACHEE CIR  
TAVARES, FL 32778

2044 APPALACHEE CIR  
TAVARES, ETOWAH PHASE 1 SUB LOT 24 PB  
60 PG 45-49ORB 4646 PG 734



**PAY DELINQUENT TAXES BY CASH, CASHIER'S CHECK OR MONEY ORDER**  
**PAY IN U.S. FUNDS TO BOB McKEE, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602**

AD VALOREM TAXES						
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED	
LAKE COUNTY GENERAL	162,173	162,173	0	5.1180	0.00	
AMBULANCE MSTU	162,173	162,173	0	0.4629	0.00	
ENVIRON LAND PURCHASE	162,173	162,173	0	0.1524	0.00	
LAKE CO SCHOOL BOARD						
CURRENT	162,173	162,173	0	5.1030	0.00	
CAPITAL OUTLAY	162,173	162,173	0	1.5000	0.00	
CITY OF TAVARES	162,173	162,173	0	7.0000	0.00	
TAVARES VOTED DEBT	162,173	162,173	0	0.3397	0.00	
ST JOHNS WATER MGMT	162,173	162,173	0	0.2724	0.00	
LAKE CO WATER AUTH	162,173	162,173	0	0.2554	0.00	
N LAKE CNTY HOSP	162,173	162,173	0	1.0000	0.00	
<b>TOTAL:</b>				21.2038	\$0.00	

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
<b>NON-AD VALOREM ASSESSMENTS:</b>		\$0.00

**COMBINED TAXES AND ASSESSMENTS: \$0.00**

<b>If Received By</b>	Jul 31, 2018			
<b>Please Pay</b>	\$0.00			

**BOB McKEE**  
LAKE COUNTY TAX COLLECTOR

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**  
2017 Paid Real Estate

**PAY IN U.S. FUNDS TO BOB McKEE, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602**

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2044 APPALACHEE CIR

ALAN WALDROP &  
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TAVARES, ETOWAH PHASE 1 SUB LOT 24 PB  
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**PAY DELINQUENT TAXES BY CASH, CASHIER'S CHECK OR MONEY ORDER**

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1519260010-000-02400		3859900	000T







Lic RE Broker●AB3381●AU1340

12472 Lake Underhill Rd., Ste 312  
Orlando, Florida 32828  
Office (407) 275-6853  
[www.ewaldauctions.com](http://www.ewaldauctions.com)

# AUCTION BACKUP BUYER REQUEST FORM

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In the event that any of the properties do not close, please contact me immediately.

**Bidder No.** \_\_\_\_\_ **Amount of Bid:** \_\_\_\_\_

**Property:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Telephone:** ( \_\_\_\_\_ ) \_\_\_\_\_ **Other :** ( \_\_\_\_\_ ) \_\_\_\_\_

**Signature:** \_\_\_\_\_



Lic RE Broker•AB3381•AU1340

12472 Lake Underhill Rd., Ste 312  
Orlando, Florida 32828  
Office (407) 275-6853  
[www.ewaldauctions.com](http://www.ewaldauctions.com)

## **RADON GAS DISCLOSURE**

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**RADON:** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida.

Additional information regarding radon and radon testing may be obtained from the county public health unit.

\_\_\_\_\_  
**Buyer**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Buyer**

\_\_\_\_\_  
**Date**

# **Bid Rigging is a Felony**

**Agreements among buyers at auctions not to bid against each other for the purpose of purchasing goods at low and noncompetitive prices can be a criminal violation of federal antitrust laws and punishable by fines and imprisonment.**

Section 1 of the Sherman Act (15 U.S.C. 1) prohibits bid rigging agreements among competitors if they affect or restrain interstate commerce. Upon conviction, violators are subject to a fine of up to \$250,000 and/or three years of imprisonment.

Corporations are subject to a fine of up to \$10 million.



Information provided as a service to members of the  
National Auctioneers Association  
8880 Ballentine  
Overland Park, Kansas 66214  
In cooperation with the  
United States Department of Justice.