

APPRAISAL OF  
WALTER W. BORG ESTATE  
CALIFORNIA FLORIDA  
MURKIN MURKIN (CONT'D.)

LEGAL DESCRIPTION:

126, 127 and 128 of WILLIS R. MURGER'S Plat of Section 5, Township 22 South, Range 29 East, according to the plat thereof recorded in Public Records of Orange County, Florida; also,

The Southwest quarter (SW<sup>1</sup>/<sub>4</sub>) of the Northeast quarter (NE<sup>1</sup>/<sub>4</sub>) of the Northwest quarter (NW<sup>1</sup>/<sub>4</sub>); the Southeast quarter (SE<sup>1</sup>/<sub>4</sub>) of the Northwest quarter (NW<sup>1</sup>/<sub>4</sub>) of the Northwest quarter (NW<sup>1</sup>/<sub>4</sub>), and the Southwest quarter (SW<sup>1</sup>/<sub>4</sub>) of the Northwest quarter (NW<sup>1</sup>/<sub>4</sub>) of the Northwest quarter (NW<sup>1</sup>/<sub>4</sub>), all in Section 5, Township 22 South, Range 29 East.

The Northwest quarter (NW<sup>1</sup>/<sub>4</sub>) of the Northwest quarter (NW<sup>1</sup>/<sub>4</sub>) of the Northwest quarter (NW<sup>1</sup>/<sub>4</sub>) of Section 5, Township 22 South, Range 29 East, and Lot 14, MURGER'S SUBDIVISION, in Section 5, Township 22 South, Range 29 East, as recorded in Plat Book "E", Page 23, Public Records of Orange County, Florida;

The Southeast quarter (SE<sup>1</sup>/<sub>4</sub>) of the Northeast quarter (NE<sup>1</sup>/<sub>4</sub>) of the Northwest quarter (NW<sup>1</sup>/<sub>4</sub>) of Section 5, Township 22 South, Range 29 East.

Lots 9, 10, 11, 41, 42, 43, 44, 53, 54, 55 and 56 of WILLIS R. MURGER'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book "E", Page 23, Public Records of Orange County, Florida. Section 8,

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BRASS &amp; SCHUBERT

APPLICANT OF  
WALTER V. BOSE ESTATE  
ORLANDO, FLORIDA

62.

WALTER B. DANIEL (CONT'D.)

LEGAL DESCRIPTION:  
(Cont. D.)

Township 22 South, Range 29 East.

Lots 5, 6, 7, 8, 9, 10, 11, 12, 41, 42, 43,  
44, 45, 46, 47 and 48 of A. R. DANIEL'S SUB-

DIVISION, being the Northeast quarter (NE $\frac{1}{4}$ ) of  
Section 5, Township 22 South, Range 29 East, ac-  
cording to the plat thereof recorded in Plat Book  
"D", page 82, Public Records of Orange County,  
Florida.

The Northwest quarter (NW $\frac{1}{4}$ ) of the North-  
west quarter (NW $\frac{1}{4}$ ) of Section 9, Township 22  
South, Range 29 East.

Lots 49, 50, 51 and 52 of A. R. DANIEL'S  
SUBDIVISION, according to Plat thereof recorded  
in Plat Book "D", Page 82, Public Records of  
Orange County, Florida, being in Section 9,  
Township 22 South, Range 29 East.

LESS the following which was decded to the  
State Road Department of Florida on February 9,  
1956:

That part of:

The NW $\frac{1}{4}$  of Section 4, Township 22  
South, Range 29 East, lying South of the South  
right-of-way line of State Highway No. 2;

ALSO:

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62.

APPLICANT OF  
WALTER V. ROSE ESTATE  
ORLANDO FLORIDA

WALTER V. ROSE (DECEASED)

LEGAL DESCRIPTION:  
(CIVIL D.)

Township 22 South, Range 29 East.

Lots 5, 6, 7, 8, 9, 10, 11, 12, 41, 42, 43,

44, 45, 46, 47 and 48 of A. R. DANIEL'S SUB-

DIVISION, being the Northeast quarter (NE $\frac{1}{4}$ ) of

Section 8, Township 22 South, Range 29 East, ac-

cording to the plat thereof recorded in Plat Book

"D", page 82, Public Records of Orange County,

Florida.

The Northwest quarter (NW $\frac{1}{4}$ ) of the North-

west quarter (NW $\frac{1}{4}$ ) of Section 9, Township 22

South, Range 29 East.

Lots 49, 50, 51 and 52 of A. R. DANIEL'S

SUBDIVISION, according to Plat thereof recorded

in Plat Book "D", Page 82, Public Records of

Orange County, Florida, being in Section 9,

Township 22 South, Range 29 East.

LESS the following which was decided to the

State Road Department of Florida on February 9,

1956:

That part of:

The NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 4, Township 22

South, Range 29 East, lying South of the South

right-of-way line of State Highway No. 2;

Also:

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DRESS &amp; NUMBER

APPRAISAL OF

WALTER W. REED ESTATE  
ORANGE COUNTY, FLORIDAWILKINS ESTATE (CONT'D.)

63.

LEGAL DESCRIPTION:  
(CONT'D.)

Southwest quarter (SW<sup>1</sup>) of Northwest quarter (NW<sup>1</sup>) of Section 4, Township 22 South, Range 23 East, lying South of the South right-of-way line of State Highway #2;

Also:

That part of the Southeast quarter (SE<sup>1</sup>) of the Northwest quarter (NW<sup>1</sup>) of Section 4, Township 22 South, Range 23 East, lying South of the South right-of-way line of State Highway #2, as recorded in Deed Book 526, page 64, Public Records of Orange County, Florida;

Also:

Northeast quarter (NE<sup>1</sup>) of the Northeast quarter (NE<sup>1</sup>) of Section 5, Township 22 South, Range 23 East, lying South of the South right-of-way line of State Road #2, as recorded in Deed Book 526, page 64, Public Records of Orange County Florida;

Also:

Beginning at the Southwest corner of the Southeast quarter (SE<sup>1</sup>) of the Southeast quarter (SE<sup>1</sup>) of Section 32, Township 21 South, Range 29 East, run thence East along the line between said Section 32 and Section 5, Township 22 South, Range

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BRASS &amp; SCHNEIDER

64.

## APPRAISAL OF

WALTER M. ROSE ESTATE  
POLK, FLORIDA

MIRIAM BARNHILL (COHE'D.)

LEGAL DESCRIPTION:  
(COHE'D.)

29 East, 546 feet to the South line of the right-of-way of State Highway 22, thence in a North-westerly direction along the South right-of-way line of said Highway to the West line of said Southeast quarter (SE $\frac{1}{4}$ ) of the Southeast quarter (SE $\frac{1}{4}$ ) of said Section 32, thence South along said line 346.7 feet to the point of beginning, as recorded in Deed Book 926, page 34, Public Records of Orange County, Florida,

lying (a) Southerly of a line radial to curve of survey line of State Road 500, Section 7502, at Station 220495, Westerly of and within 125 feet of said survey line; AL50 (b) Northerly of a line radial to curve of said survey line at said Station 220495, Westerly of and within 130 feet of said survey line of Station 253400; AL50: (c) Northerly of a line at right angle to said survey line at said Station 253400, Westerly of and within 140 feet of said survey line of Station 260400; AL50: (d) Northerly of a line radial to curve of said survey line at said Station 260400, Westerly of and within 125 feet of said survey line at Station 271427; AL50 (e) Northerly of a line radial to curve of said survey line at said Station 271427.

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DEEDS &amp; VOUCHERS

APPROPRIATION

WALTER W. BOYD TRUST  
WILSON'S FIDELITY

MORTGAGE (COURT CO.)

65.

LEGAL DESCRIPTION:  
(COURT CO.)

Westerly of and within 53 feet of said survey line said survey line and said Stations being located and described as follows:

Begin at a point on the South line of Section 4, Township 22 South, Range 29 East, 876.09 feet East of the Southwest corner of the Southeast quarter (SE $\frac{1}{4}$ ) of said Section 4; thence run North 27°32'14.3" West, a distance of 2167.12 feet to the beginning of a curve, concave to the left and having a radius of 5727.65 feet; thence run North-westerly along said curve through a central angle of 13°15'29" a distance of 1325.63 feet to Station 226495 of said survey line; thence continue North-westerly along said curve, through a central angle of 15°21'31", a distance of 1535.64 feet to the end of said curve; thence run North 56°09'14.3" West, a distance of 669.16 feet to Station 253703 of said survey line; thence continue to run North 56°09'14.3" West, a distance of 336.55 feet to a point on the West line of said Section 4, Township 22 South, Range 29 East, 461.7 feet South of the Northwest corner thereof; thence continue to run North 56°09'14.3" West, a distance of 50.34 feet to the beginning of a curve concave to the left

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BRASS &amp; ZINCHER

/ FIDELITY

WALTER W. ROY ESTATE  
ORLANDO FLORIDAMEKINS VALLEY (CONT'D.)

66.

LEGAL DESCRIPTION  
(CONT'D.)

and having a radius of 11,459.2 feet; thence run Northwesterly along said curve through a central angle of  $1^{\circ}33'56''$ , a distance of 313.11 feet to Station 260700 of said survey line; thence continuing Northwesterly along said curve through a central angle of  $2^{\circ}44'44''$ , a distance of 546.89 feet to the end of said curve; thence run North  $69^{\circ}27'14.3''$  West, a distance of 42.91 feet to the beginning of a curve concave to the right and having a radius of 11,459.2 feet; thence run Northwesterly along said curve through a central angle of  $9^{\circ}32'11''$ , a distance of 107.3 feet to Station 271427 of the said survey line; thence continuing Northwesterly along said curve through a central angle  $5^{\circ}27'19''$ , a distance of 1091.02 feet to the end of said curve; thence run North  $54^{\circ}27'44.3''$  West, a distance of 599.02 feet to a point 47.32 feet North of the Northeast corner of Oak Terrace Subdivision, according to the plat thereof recorded in Plat Book 144, Page 73, of the Public Records of Orange County, Florida.

(This land herein described containing 10.70 acres, more or less. All measurements above are taken from the center line of the existing Road #2

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BRASS &amp; SCHUBERT

## APPRAISAL OF

PROPERTY OF  
WALTER W. BRASS, DECEASED

67.

PROPERTY NO. 15

VALLEY VIEW

TOWNSHIP

The property is located approximately two

miles north of the Portland City limits of  
Orlando on the west side of Highway 2741 and  
just south of a cross paved road running to a  
small village known as Clarcona. Access to the  
property is from Highway 2741 or to the south  
part of the property by means of a road known  
as the Shader Road which runs from Highway 2741.

DESCRIPTION OF  
PROPERTY:

The ranch consists of approximately 600 acres  
of which there are about 20 acres in a lake  
known as Lake Dekiva (the entire lake is within  
the property) and about 10 acres in a lake known  
as Little Fay Lake which is located at the South-  
east corner of the property. There are two cit-  
rus plantings on the property, one consisting of  
about 40 acres (mostly Parson Browns) located  
on what is known as the Valley Farm at the South-  
east part of the property; another known as the  
Holt Property consisting of about 17 acres of  
mixed varieties located at the West central part  
of the property.

For the past several years the deceased has  
been using the balance of the property for the

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APPROPRIATE  
 WILLIAM MARRIHER  
 COUNTY OF ... STATE OF ...

REPORT OF  
SOIL SURVEY

relating to cattle and land to west of the land  
 being about of the eastern corner of

FIELD:

A study has been made by our appraisers in determining the soils, topography and drainage of this property, having had the benefit of the U.S. Department of Agriculture's Soil Map and a survey made by the United States Department of Agriculture's Soil Conservation Service (covering the eastern part of the property). Both these surveys show a great amount of alkali land around the shore line of Lake Mevin, especially on the north, southeast and south sides.

Considerable sums have been expended in widening ditches, etc. by the deceased and in order to bring this property up to its highest and best use, that is for residential and business purposes, due to its location, it will be necessary to spend considerably more money for filling, drainage, etc.

IMPROVEMENTS:

There are several buildings on the property such as a one and one-half story frame residence on Bay Lake used by the deceased as a camp, two one-story frame tenant houses and a corral.

BRASS &amp; SCHEIDER

APPRAISAL OF  
WALTER C. SCHEIDER  
MEMBER - FIDELITY

69.

VALUE OF THE PROPERTY.

REMARKS:  
(continued)

No value has been given to these improvements due to the high value of the land; this is also true as to the value of the two citrus plantings on this property.

A purchaser of this property would be buying the land for development purposes and not as a ranch operation as it is now being used for.

VALUE:

In valuing this land, the appraisers have considered the following:

A check of sales of lands in the general area, a number of smaller tracts (10 to 40 acres) have sold from \$1,000.00 to \$2,000.00 per acre.

Also taking into consideration the size of this tract and its present condition, that if a developer purchased this property it would be necessary for him to spend at least as much if not more than the purchase price to drain, fill, etc. this property in order to get it in suitable condition to subdivide. In other words, this amount of money would have to be spent before putting in streets, curbs, sewers, etc.

Your appraisers are also cognizant of the fact that there is a very limited number of pur-

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APPRAISAL OF  
WALTER W. ROSE ESTATE  
ORLANDO FLORIDA

MEKIVA RANCH (CONT'D)

VALUE: (CONT'D)  
chasers who could afford to purchase a tract of this size.

FINALIZED VALUE:  
After taking into consideration the above, it is our opinion this property had a value as of September 1, 1959, of \$1,350.00 per acre, including lakes.

800 acres @ \$1,350.00 per acre \$1,080,000.00

Value of Fruit on Ranch Property as

of September 1, 1958:

17-Acre Grove:

There were, according to our estimate, 1,000 boxes of mixed varieties of citrus fruit on the trees in this grove which we value at \$1.50 per box 1,500.00

Kelley Grove (5 1/2 acres):

There were, according to our estimate, 1,770 boxes of citrus fruit (mostly Parson Browns) on this grove which we value at \$2.00 per box 3,540.00

TOTAL VALUE \$1,085,040.00



WALTER W. BOYD  
REALTOR  
ORLANDO, FLORIDA

PROPERTY NO. 16

WELSON PROPERTY

LEGAL DESCRIPTION:

Lots 53, 54, 55, 56, 57, 58, 59 and 60 of  
A. S. WELSON'S SUBDIVISION, according to plat  
thereof recorded in Plat Book "B", page 82,  
Public Records of Orange County, Florida.

LOCATION:

This property, which consists of 83 acres,  
is located on the North side of a county paved  
road known as the Silver Star Road running West  
from Fairville. It is approximately 1 3/4 miles  
North and West of the Northwest City Limits of  
Orlando and about 5 miles Northwest of what is  
considered the center of Orlando.

TOPOGRAPHY:

The land is level and of the 83 acres there  
are approximately 12 acres in cypress bay heads,  
two (2) small bays in the approximate center of  
the property being about 2 acres in size and one  
of 5 acres on the West side and another of 3  
acres on the East side.

VALUE:

There are several tracts of land being de-  
veloped to the West of this property and basing  
our value on the sales' prices of these lands  
before development, it is our opinion the subject  
property has a value of \$1,70,00 per acre.

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BRASS &amp; SCHEIDT

APPROPRIATE TO

80.

19

(S. 21 N. 7. 0)

DESCRIPTION

Lots 41, 42, 43, 44, North one-half of Lot 41 and North one-half of Lot 42, LONE HILL SUBDIVISION, as per plat thereof recorded in Plat Book "A", page 146, Public Records of Orange County, Florida

LOCUS

This property consists of a total of 52 acres. It is located Northwest of Grove #42 (Karst). Its Southeast corner is West and across the sand clay road from the Northwest corner of Grove #42 (Karst). It is about three-tenths of a mile North of State Highway 23 and about three-tenths of a mile West of Lake Sherwood.

DESCRIPTION OF GROVE:

As stated above, there are 52 acres in this property with approximately 3) acres in citrus grove (according to the tree count which was made before the freezes of December, 1957, and January and February, 1958). The balance of the land consists of a lake about ten acres in size located at the East center of the property. The land surrounding this lake slopes rather abruptly into the lake from what is commonly known as a "sink hole." This land is not suitable for the growing of citrus.

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APPLE GROVE  
WILLIAM ROBERTS TRUST  
EASTON, PENNSYLVANIA

L. WILLIAM ROBERTS (DECEASED)

DESCRIPTION OF GROVE:

The following is the tree count, age of trees, varieties, etc.:

<u>Number of Trees</u>	<u>Variety</u>	<u>Age</u>	<u>Settling</u>	<u>Root Stock</u>	<u>Acres</u>
636	Pineapples	6 YRS.	25' x 25'	Lemon	12.11
1,200	Valencias	6 YRS.	25' x 25'	Lemon	17.4
14	Re-sets	2 YRS.	25' x 25'	Lemon	.2
					<u>29.71 acres</u>

FROST DAMAGE:

The trees on this grove were severely damaged during the freezes of 1957 and 1958, especially the Pineapple oranges which have been pruned back. The Valencia trees do not show a great deal of damage, however, there is no fruit on these trees.

VALUE:

12.11 acres of Pineapples @ \$750.00 per acre	\$9,082.50
17.4 acres of Valencias @ \$1,000.00 per acre	17,400.00
.2 acres of Re-sets @ \$550.00 per acre	<u>110.00</u>
	\$26,592.50
	<u>500.00</u>

Balance of land

TOTAL VALUE - - - - - \$27,092.50

DIVISION OF VALUE:

Land	\$9,500.00
Trees	<u>17,592.50</u>
	\$27,092.50

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CITRUS GROVE  
 VALLEY, 300 ACRES  
 1949-1950

PROPERTY NO. 20

SUNNY HILL GROVE (TRACT 17)

LEGAL DESCRIPTION:

LOTS 35, 34, 33 and 36, SUNNY HILL GROVE, as per plat thereof recorded in Plat Book 117, page 146, Public Records of Orange County, Florida.

LOCATION:

The property consists of forty (40) acres, is located one-fourth of a mile North of State Highway 351 and West of Grove #74 (karst), being separated from Grove #74 by a sand clay road.

DESCRIPTION OF GROVE:

According to the tree count, which was made before the freezes of 1957 and 1958, there were 33.40 acres in the grove, the balance of land is in a small lake at the Northeast part of the property. The following is the tree count, age, varieties, etc. (tree count made before freezes of 1957 and 1958):

Number of Trees	Variety	Age	Setting	Root Stock	Percentage
576	Pineapples	15 yrs.	25' x 25'	Lemon	9.9
1,627	Valencias	17 yrs.	25' x 25'	Lemon	23.50
3	Re-sets	3 yrs.			
					33.40 acres

7 PINEAPPLES OF  
WALTER V. ADER TRUST  
CORPORATION  
FLORIDA

2221 HILL CREEK (TRACT #175)

DAMAGE:

The Pineapple trees on this property were badly damaged and we estimate about 19% of these trees are a total loss or approximately 1 acre. There is some damage in the Valencias.

VALUE:

0.9 acres of Pineapples (remaining after freeze)	
@ \$1,000.00 per acre	\$9,000.00
1 acre formerly in Pineapples @ \$350.00 per acre	350.00
23.56 acres Valencias @ \$1,850.00 per acre	43,625.00
Balance of land (take)	<u>200.00</u>
TOTAL	\$53,075.00

VALUE OF FRUIT:

Estimated Value of Fruit as of September 1, 1950:

500 boxes Pineapples @ \$2.00 per box	\$1,000.00
3,500 boxes Valencias @ \$2.50 per box	<u>8,750.00</u>
	\$9,750.00

DIVISION OF LAND AND TREES:

Land	\$12,220.00
Trees	40,855.00
Fruit	<u>6,775.00</u>
TOTAL	\$62,825.00

DRESS &amp; SCHIEDER

APPRAISAL OF  
VALLEY V. ROSE ESTATE  
ORLANDO FLORIDA

PROPERTY NO. 21

ROSE HILL GROVE

(TRACT 3144)

LEGAL DESCRIPTION:

Lots 19, 20, 23 and 24, ROSE HILL (144)

GROVE, as per plat thereof recorded in Plat Book "III", page 146, Public Records of Orange County, Florida.

LOCATION:

This property is immediately North of Grove #75 (Karst), consists of 4) acres of land with 33.3 acres of citrus grove.

DESCRIPTION OF GROVE:

According to tree count made before the freezes of 1957 and 1950, there were the following number of trees in this grove:

Number of Trees	Variety	Age	Setting	Tool Stock	Acres
669	Pineapples	11 yrs.	25' x 25' Lemon		9.7
674	Valencias	11 yrs.	25' x 25' Lemon		9.6
462	Pink Gft.	11 yrs.	30' x 30' Lemon		9.4
462	Red Gft.	11 yrs.	30' x 30' Lemon		9.4
5	Re-sets				---
2,272	trees				36.3 acres

FREEZE DAMAGE:

Both the Pineapples and Valencia oranges were severely damaged by the freezes of 1957 and 1950 and we estimate that there remains about 10 acres of these two varieties. The pink grape-

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DWAYNE A. SCHUBERT

APPROPRIATE  
 WITH THE  
 COUNTY CLERK

WINE HILL GROWERS (CORP) 11444

FRUIT TREES  
 (WINE HILL)

fruit trees were all killed, the red grapefruit trees were practically all killed with the exception of about  $1\frac{1}{2}$  acres.

VALUE:

19 acres of Pineapples and Valencias (remaining after freeze) @ \$1,750.00 per acre \$13,500.00  
 5.5 ac. of land formerly in Pineapples and Valencias @ \$550.00 per acre 3,325.00  
 1.5 ac. of Red Grapefruit @ \$1,000.00 per acre 1,500.00  
 17.3 acres of land formerly in red and pink grapefruit @ \$350.00 per acre 6,055.00  
 TOTAL \$24,380.00

VALUE OF FRUIT:

Estimated Value of Fruit as of September 1, 1955:  
 1,000 boxes of Valencias @ \$2.50 per box \$2,500.00  
 500 boxes of Red Grapefruit @ \$1.50 per box 750.00  
 \$3,250.00

DIVISION OF VALUE:

Land \$13,405.00  
 Trees 10,575.00  
 Fruit 3,250.00  
 TOTAL VALUE \$27,630.00

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SCHEDULE 2 -- REAL ESTATE

(Give legal description and city, street and house number, and state nature of improvements, if any.)

Item Number	Page Detailed Appraisal	Item	Appraised Value
1	29-33	Rose Building	131,550.00
2	34-35	Orwin Kanor (Branch Office)	7,000.00
3	36-37	Lot 114, Block 35, Beverly Shores Q/114	6,500.00
4	38	122.41' on North Orange Avenue	33,670.00
5	39-40	New Hampshire Avenue Lot	2,000.00
6	41-42	Beverly Shores Court Lots	1,500.00
7	43	Vanderbill Avenue Lot	1,000.00
8	44-45	Orwin Kanor (Lynch Lots)	20,000.00
9	46	Strips	None
10	47	Strips	None
11	48-49	Fractional Lots - Beverly Shores	275.00
12	50-52	Two Strips adjoining Merritt Park	None
13	53	Fawcett Tract	None
14	54	Solarium Property	None
15	56-70	Wekiwa Ranch and Fruit	2,500.00
16	71-72	Molson Property	1,085,040.00
17	74-76	Beautiful View Grove and Fruit	140,000.00
18	77-79	Vaikiki Beach Grove and Fruit (Karst # 1)	103,195.00
19	80-81	Rose Hill Grove and Fruit (Karst # 42)	37,761.00
20	82-83	Rose Hill Grove and Fruit (Karst # 74)	27,090.00
21	84-85	Rose Hill Grove and Fruit (Karst # 75)	62,825.00
22	87	Farm - Hendersonville, N. C. (Karst # 144)	27,630.00
			14,500.00

Detailed appraisal is attached and made a part hereof.

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WED at Orlando, Florida this 25th day of

February 1959.

George F. Bruce Appraiser  
George F. Bruce

Alvin K. Schneider Appraiser  
Alvin K. Schneider

D. Harold Simpson Appraiser  
D. Harold Simpson

Stella S. Rosa Executor or Administrator  
Stella S. Rosa

Secs. 733.03 to 733.07, Florida Statutes 1955



UNITED STATES CERTIFICATE RELEASING ESTATE TAX LIEN

District of Florida Date of death August 31, 1959  
Estate of Walter W. Rose  
Residence at time of death Orlando, Florida # 15247

By direction of the Commissioner of Internal Revenue, and in accordance with the provisions of the laws applicable to the collection of internal revenue, I do hereby certify that the estate tax with respect to the above-named estate, has been fully discharged or duly provided for, wherefore and by reason whereof, I do hereby issue this certificate releasing the lien of the United States imposed by Section 6324 of the Internal Revenue Code of 1954 on the following described property:

Parcel #1:  
Lots one (1) and two (2) of Beverly Shores Court being a replat of lots 29 to 34 inclusive of Block 44 of Beverly Shores as per plat thereof recorded in Plat Book "Q" page 60 of the public records of Orange County, Florida.

AND

Parcel #2:  
Begin 80 feet north and 30 feet west of southeast corner of southwest  $\frac{1}{4}$  of southwest  $\frac{1}{4}$  Section 13, Township 22, Range 29 run north 192.4 feet, west 142 feet, south 96.2 feet, west 100 feet, south 146.2 feet, east 75 feet, north 70 feet, east 25 feet, south 20 feet and east 142 feet to point of beginning.

X

X

X

X

X

X

X

Date July 27, 1959 District Director of Internal Revenue

FILED  
AUG 12 1959  
GEORGE E. ADAMS  
COUNTY JUDGE  
BY: *Harbert L. ...* CLERK

PARTIAL RELEASE OF ESTATE TAX LIEN

# 15247

KNOW ALL MEN BY THESE PRESENTS, That I, RAY E. GREEN, Comptroller of the State of Florida as Commissioner of Revenue, under and by virtue of the provisions of Chapter 198, Florida Statutes, do hereby forever release and forever discharge from the lien, operation and effect of any Estate Tax that has been assessed and that may hereafter be assessed by the State of Florida by said Commissioner of Revenue, against the estate and assets of WALTER W. ROSE late of ORANGE County, State of Florida land located in ORANGE County, Florida, more particularly described as follows:

Lots one (1) and two (2) of Beverly Shores Court being a replat of lots 29 to 34 inclusive of Block 44 of Beverly Shores as per plat thereof recorded in Plat Book "2", page 60 of the Public Records of Orange County, Florida.

Begin 80 feet North and 30 feet west of Southeast corner of Southwest 1/4 of Southwest 1/4 section 13, Township 22, Range 29 run North 192.4 feet, west 142 feet, South 96.2 feet, west 100 feet, south 146.2 feet, east 75 feet, North 70 feet, east 25 feet, South 20 feet and East 142 feet to point of beginning, Orange County, Florida.

FILED  
RECORD 253  
AUG 12 1959  
ORGE E. ADAMS  
COUNTY JUDGE  
Fed. Mar. 1959

It is distinctly understood and agreed that this partial release instrument shall in no way release or discharge any of the other assets of the estate of the said WALTER W. ROSE, deceased, from the lien, operation and effect of any Estate Tax that has been or may hereafter be assessed by the State of Florida, against the estate and assets of the said WALTER W. ROSE deceased.

IN WITNESS WHEREOF, I have herunto set my hand and affixed my official seal at Tallahassee, Leon County, Florida, on this the 15th day of July, A. D. 1959.

*Ray E. Green*  
Comptroller of the State of Florida  
as Commissioner of Revenue

FORM F.T. 6-604  
1-19-62



NON-TAXABLE CERTIFICATE  
AND RECEIPT

6 21003 STATE OF FLORIDA

COMMISSIONER OF REVENUE  
TALLAHASSEE

RAY E. GREEN, Comptroller  
as Commissioner of Revenue

No 85204 NT

FILED  
JUN 21 1963  
GEORGE L. ADAMS  
COUNTY JUDGE  
BY *George L. Adams* clerk

Re: Estate of:  
WALTER W. ROCK, Deceased  
Administered in Florida, Grant # \_\_\_\_\_ County \_\_\_\_\_

Decella S. Rose  
Orlando, Florida  
Deceased

18397

THIS IS TO CERTIFY, That a sworn return for inheritance and Estate Tax has been filed by the duly qualified representative of the above named Estate; and that, after allowing all lawful debts and other deductions and a statutory exemption applicable thereto, it was ascertained that said Estate was not subject to Tax. The substance of this certificate, however, shall not preclude the assessment and collection of taxes subsequently determined to be due the State of Florida.

As provided under Section 26, Chapter 14739, Acts of 1931, and Section 15, Chapter 16016, Acts of 1933, this certificate all the authority for the County Judge wherein said Estate was administered to permit a final settlement or accounting by a aforesaid representative thereof.

Given in quaduplicate under my hand and seal this, the 17th day of August, A. D. 1962  
Comptroller's fee of \$1.00

received 5-17-62  
Date *Ray E. Green*  
Comptroller, State of Florida, as Commissioner of Revenue



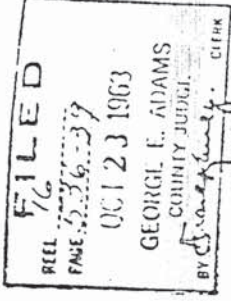
IN THE COUNTY JUDGE'S COURT,  
ORANGE COUNTY, FLORIDA.

IN RE: ESTATE NO. 15747

ESTATE OF :

ALGER A. ROSE, :

deceased. :



PETITION APPROVING THE EXECUTION  
OF QUIT-CLAIM DEED

ALGER A. ROSE, STELLA S. ROSE, as executrix of the Estate of  
Alger A. Rose, deceased, and files this petition for approval  
of execution of Quit-Claim Deed, and would show unto this  
Honorable Court as follows:

1. That on or about March 31, 1916, the decedent, joined  
by his wife the petitioner herein, executed a Warranty Deed in  
favor of one S. J. Straley to the following described property  
lying and being in Orange County, Florida:

Lot 7, and the North 27.6 Feet of Lot 8, Block "G",  
of OAKSTREET'S OAK HILL SUBDIVISION, according to  
the plat thereof as recorded in Plat Book "F",  
page 17, Public Records of Orange County, Florida

A copy of said Deed is hereto attached, marked Exhibit  
"A" and prayed to be made a part hereof.

2. That said Deed, among other restrictions, listed the  
following conditions:

"It is agreed between the parties and this deed is  
made upon the express condition that in the event of  
the violation of any one of the above covenants  
restriction the estate hereby conveyed shall  
automatically cease and determine and this deed  
become null and void."

3. The present title holders, JOHN RICHARD MANGHAM and  
RHETT MANGHAM, his wife, had requested the Estate to release  
said condition and that any interest that might have been retained  
thereby be quit-claim deeded unto them.



4. The mortgages have applied for a loan on said property and same has been refused because of the interest reserved by said conditions, and, therefore, your petitioner joined by all of the heirs of said estate, did execute a Quit-Claim Deed to the mortgages dated October 11, 1963, releasing said interest reserved by the decedent.

5. Your Petitioner and the heirs of said estate feel that the interest of the decedent's estate would not be jeopardized by Quit-Claim deeding the interest reserved in said deed.


WHEREFORE, your Petitioner prays that this Honorable Court enter its Order approving the execution of said Quit-Claim Deed executed October 11, 1963, and further approving of the actions of the Executrix of said estate.

  
STELLA S. ROSE, as Executrix of the  
Estate of Walter W. Rose, deceased.

STATE OF FLORIDA :  
:  
COUNTY OF ORANGE :

BEFORE ME, this day personally appeared STELLA S. ROSE, as Executrix of the Estate of Walter W. Rose, deceased, to me well known to be the individual who executed the foregoing Petition and she acknowledged that she executed the same for the purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and seal  
at Orlando, Orange County, Florida, this 22nd day of October, 1963.

  
Notary Public

RECEIPT OR INHERITANCE AND ESTATE X

RAY E. GREEN, Comptroller  
as Commissioner of Revenue



STATE OF FLORIDA

COMMISSIONER OF REVENUE

TALLAHASSEE

No. 13287 E.T.

To Stella S. Rose  
Orlando, Florida  
Executrix

15247  
Re: Estate of:  
WALTER H. ROSE, Deceased  
Administered in Florida, Orange County

I, RAY E. GREEN, Comptroller of the State of Florida, as Commissioner of Revenue, do hereby certify that I am the officer of said State having custody and control of the records pertaining to the assessment and collection of inheritance and estate tax payable to it; that there has been filed with me a sworn return for estate tax in the matter of above named

Estate and that the amount of tax assessed by the State of Florida against said Estate was SIXTY FIVE THOUSAND NINE HUNDRED EIGHTY TWO AND 10/100 Dollars (\$ 65,932.30

I further certify that the following payments have been made in full settlement of the estate tax assessed against said Estate:

December 1, 1959  
June 3, 1961  
June 3, 1961

FILED  
REF. 31  
PAGE 263  
JAN 31 1964  
GEORGE E. ADAMS  
COUNTY CLERK  
ORANGE COUNTY, FLORIDA

\$60,935.17 Tax  
5,046.93 Tax  
\$65,982.10 Tax in Full  
400.13 Interest  
\$66,442.23 Tax and Interest

It is further certified that no refund of such tax nor any portion thereof has been authorized and that no claim for refund thereof is pending.

EXECUTED in quadruplicate under my hand and seal this the 3th day of June, A. D. 1961

(SEAL)

Ray E. Green  
Comptroller of the State of Florida,  
as Commissioner of Revenue.

123119

IN COUNTY JUDGE'S COURT,  
ORANGE COUNTY, FLORIDA.

ESTATE NO. 15247

IN RE:

ESTATE OF WALTER W. ROSE

Deceased.



PETITION FOR SALE OF REAL ESTATE

TO THE HONORABLE RICHARD B. KEATING, COUNTY JUDGE:

COMES NOW STELLA S. ROSE, individually, and as Executrix of the Estate of Walter W. Rose, Deceased, joined by HARRIET ROSE SPEARS and GLEN W. SPEARS, her husband, being all of the beneficiaries of said Estate, and would show unto this Honorable Court as follows:

1. That Petitioners, subject to the approval of this Court, have entered into a contract to sell certain real estate belonging to the Estate to MIRA LOMA CORPORATION, a Florida Corporation.
2. That the property involved and the terms of said sale shall be exhibited to the Judge at the time of hearing. A copy of the legal description is attached hereto and marked "Exhibit A".
3. Petitioners believe that the proposed sale would be beneficial to the Estate and to its heirs.
4. Sale to be made as provided to MIRA LOMA CORPORATION, a Florida corporation, per the terms of the Agreement <sup>as Amended</sup> between the Estate and the purchaser.

*Richard Semandi*  
FERNANDEZ, SCARITO & KIRK  
49 North Orange Avenue  
Orlando, Florida 32801  
Attorneys for Executrix

*Stella S. Rose*  
STELLA S. ROSE, Executrix of the Estate of Walter W. Rose, Deceased.

We, the undersigned, being all of the heirs of the above styled Estate hereby join in said petition for the purpose of approving and consenting to said sale.

*Stella S. Rose*  
STELLA S. ROSE

*Harriet Rose Spears*  
HARRIET ROSE SPEARS

*Glen W. Spears*  
GLEN W. SPEARS



SCHEDULE "A"

Those certain parcels of land lying, being and situate in Orange County, Florida, more particularly described as follows:

PARCEL 1: Those certain parcels of land lying, being and situate in Section 8, Township 22 South, Range 29 East, being and situate Lots 5, 6, 7, 8, 9, 10, 11, 12, 41, 42, 43, 44, 45, 46, 47, 48, 50 and 51, of A. R. DANIELS SUBDIVISION (D-82), LESS the South 141 feet of Lots 50 and 51 of A. R. DANIELS SUBDIVISION (D-82).

PARCEL 2: That certain parcel of land lying, being and situate in Section 4, Township 22 South, Range 29 East, being and situate in West 1/2 of the Southwest 1/4 of said Section and also being known as Lots 77 thru 84, both inclusive, and Lots 109 thru 116, both inclusive, of MUNGER'S SUBDIVISION.

PARCEL 3: That certain parcel of land lying, being and situate in Section 4, Township 22 South, Range 29 East, being and situate in Northwest 1/4 of the Northwest 1/4 South of State Road 441 and the Southwest 1/4 of the Northwest 1/4 West of State Road 441 and the Southeast 1/4 of the Northwest 1/4 of State Road 441 and the beginning at the Southeast corner thereof, run thence West 150 feet North 49 degrees East 124.97 feet to a point on the westerly right-of-way, thence Southeasterly along the West right-of-way to the Point of Beginning.

PARCEL 4: Those certain parcels of land lying, being and situate in Section 5, Township 22 South, Range 29 East, being more particularly known as:

- (a) Bird Island Lake Subdivision, Plat Book "X", Page 104; East 3/4 of subdivision and streets therein.
- (b) East 3/4 of South 1/2 of Northeast 1/4 of Southwest 1/4.
- (c) Northeast 1/4 of Northeast 1/4 South of State Road and Southeast 1/4 of Northeast 1/4 lying Southwest of State Road.
- (d) Southeast 1/4 and the East 3/4 of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4.
- (e) Beginning at the Northeast corner of the Southwest 1/4 of the Northeast 1/4; run thence South 331.2 feet for a point of beginning; thence West 84.1 feet Southwesterly 997.05 feet to a point 212.7 feet west of the Southeast corner; run east to the Southeast corner; thence North to the point of beginning, if owned by Seller.

PARCEL 5: Those parcels of land lying, being and situate in Section 8, Township 22 South, Range 29 East, being more particularly described as:

- (a) Southeast 1/4 of the Northwest 1/4; and the East 3/4 of the North 1/2 of the Northeast 1/4 of the Northwest 1/4.
- (b) The West 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4.
- (c) Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4.
- (d) The Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4; the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4; and the Southwest 1/4 of the Northwest 1/4;
- (e) The Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4.



SCHEDULE "A"

Page 2

PARCEL 6: That certain parcel of land lying, being and situate in Section 9, Township 22 South, Range 29 East, known as the Northwest 1/4 of the Northwest 1/4.

PARCEL 7: That certain parcel of land lying in Section 32, Township 21 South, Range 29 East, being the Southeast 1/4 of the Southeast 1/4 South of State Road Number 2.

IN COUNTY JUDGE'S COURT  
ORANGE COUNTY, FLORIDA

123120

ESTATE NO. 15247

IN RE:

)  
) ESTATE OF WALTER W. ROSE,  
)

)  
) Deceased.  
)

ORDER AUTHORIZING SALE OF REAL ESTATE

THIS CAUSE coming on this date to be heard upon the Petition of STELLA S. ROSE, individually, and as Executrix of the Estate of Walter W. Rose, Deceased, joined by HARRIET ROSE SPEARS and GLEN W. SPEARS, her husband, being all of the beneficiaries of said Estate, for authority to sell real estate belonging to the Estate to THE CASA DEL MAR CORPORATION, a Florida corporation, and the Court having reviewed the contract as amended between the parties and being familiar with the terms thereof and having heard argument of counsel and being fully advised, it is:

ORDERED AND ADJUDGED that said proposed sale is approved and authorized and STELLA S. ROSE, as Executrix, is authorized to sell the properties provided under the terms of Sales Contract as Amended and execute such papers as may be necessary to consummate said sale. (A copy of said property's description being attached and marked Exhibit "A".)

DONE AND ORDERED in Chambers at Orlando, Orange County, Florida, this 17<sup>th</sup> day of December, 1970.

*Richard B. Keating*  
COUNTY JUDGE

FILED
REEL 120
PAGE 17-9
DEC 17 1970
RICHARD B. KEATING
COUNTY JUDGE
BY <i>Richard B. Keating</i>

cc: 1