



ALAN FRENKEL
AUCTION & REALTY^{LLC}

BIDDER'S INFORMATION PACKAGE

3 BEDROOM / 2 BATH

ORLANDO HOME



FOR SALE AT AUCTION

TO THE HIGH BIDDER!

THURSDAY·MARCH 6th·5:30 PM

Location: 6245 Sleepy Hollow Drive, Orlando, FL 32810

412 Raehn Street • Orlando, Florida 32806 • Tel: 321.710.3494 • Toll Free: 888.416.5607
www.AlanFrenkel.com • FL # AB3436AU1522 • Alan@AlanFrenkel.com

LICENSED REAL ESTATE BROKERS • AUCTIONEERS • APPRAISERS



IMAPP - StellarMLS

Orange County Tax Report - 6245 SLEEPY HOLLOW DR, ORLANDO, FL 32810-3146

PROPERTY INFORMATION

PID # 36 21 28 8090 00 040

Property Type: Residential

Property Address:

6245 SLEEPY HOLLOW DR
ORLANDO, FL 32810-3146

Current Owner:

SAMANTHA BIRDSONG
ROBERT BIRDSONG

Tax Mailing Address:

6245 SLEEPY HOLLOW DR
ORLANDO, FL 32810-3146

Phone Number:

(407) 797-1840
(David Birdsong)
(321) 732-3813
(David Birdsong , DAVID A BIRDSONG , ROBERT BIRDSONG , SAMANTHA BIRDSONG)

Property Use:

0103 / SINGLE FAMILY CLASS III (county)
01 / SINGLE FAMILY HOME (state)

Land Use:

SINGLE FAMILY CLASS III (0103)

Zoning: R-1A/SINGLE FAMILY RESIDENTIAL

Lot Size: 0.2514 acres /
10,951 sf

Waterfront: No

Development Name: SLEEPY HOLLOW

Subdivision: SLEEPY HOLLOW
PH 2

Subdivision #: 8090

Census Tract/Block: 015106 /
2003

Twn: 21 Rng: Sec: 36
28

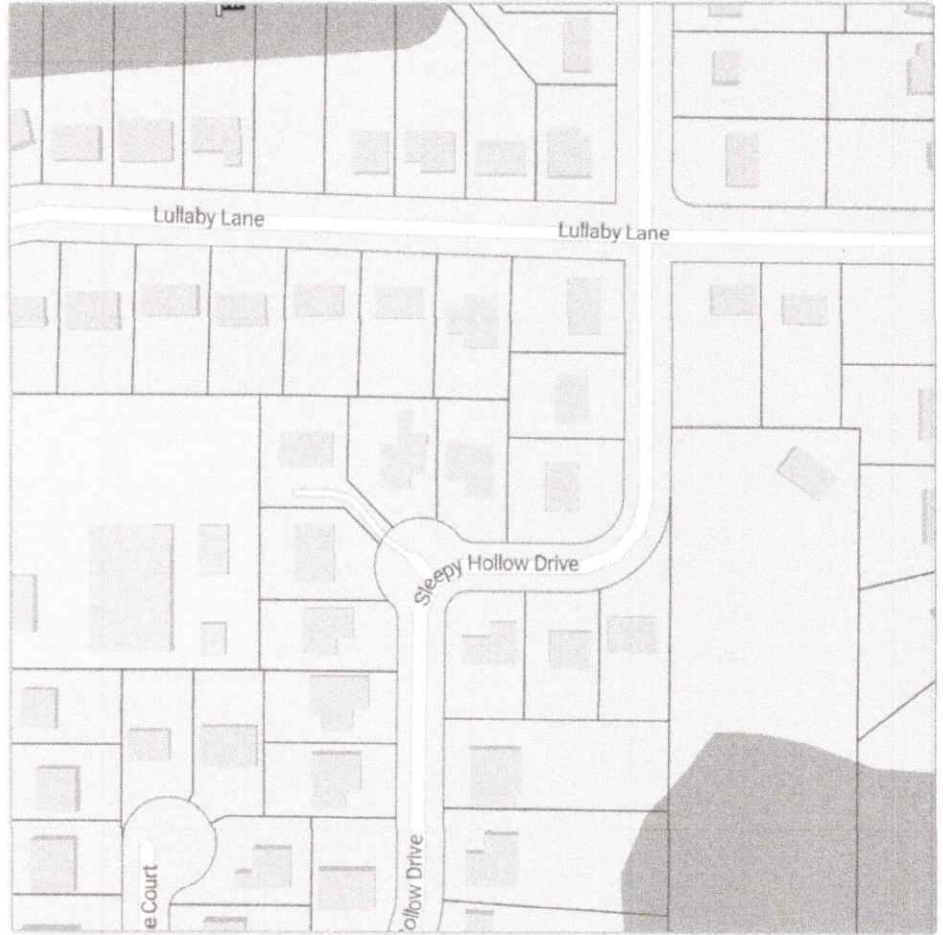
Block: 00 Lot:
040

Neighborhood Code: 31020219

Coordinates: 28.6225(lat) -81.4605(lon)

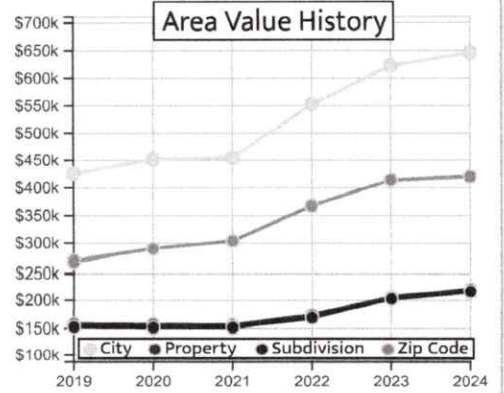
Legal Description:

SLEEPY HOLLOW PHASE 2 21/38 LOT 4



VALUE INFORMATION

	2020	2021	2022	2023	2024
Building Value:	\$122,749	\$121,671	\$126,356	\$123,682	\$128,652
Extra Features:	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Land Value:	\$32,500	\$32,500	\$32,500	\$40,000	\$40,000
Just Market Value:	\$157,249	\$156,171	\$173,170	\$206,919	\$220,124
Percent Change:	- n/a -	-0.69%	10.88%	19.49%	6.38%
Total Assessed Value:	\$157,249	\$156,171	\$160,856	\$165,682	\$170,652
Homestead Exemption:	No	Yes	Yes	Yes	Yes
Total Exemptions:	\$0	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value:	\$157,249	\$106,171	\$110,856	\$115,682	\$120,652
Ad Valorem Taxes:	\$2,507.04	\$1,847.35	\$1,881.69	\$1,948.72	
Non-Ad Valorem Taxes:	\$428.86	\$433.86	\$443.86	\$495.03	
Total Tax Amount:	\$2,935.90	\$2,281.21	\$2,325.55	\$2,443.75	\$2,620.53



Taxing District(s): 65 - U



Estimated Current Value: \$288,544*

Equity Estimate: \$108,057
0% 37%

*Estimate of potential property value and equity amounts are based on proprietary computational models.

SALES INFORMATION

Deed Type: DEED	Price: \$200,000	Qualifiers: Q, I	
Sale Date: 03/02/2018	Recorded Date: 03/06/2018	Document #: 20180130782	
Grantor: JUSTINIANO JILL	Grantee: BIRDSONG SAMANTHA, BIRDSONG ROBERT		
Mortgage Amount: \$199,350	Instrument Date: 10/02/2020	Document #: 2020524934	
Terms: 2.90%/360 M	Attributes: Traditional Loan, Original, Stand Alone Mortgage	Borrower: BIRDSONG ROBERT	
Lender: THE MORTGAGE FIRM INC			
Mortgage Amount: \$196,377	Instrument Date: 03/02/2018	Document #: 20180130783	
Terms: 4.04%/360 M	Attributes: Traditional Loan, Original, FHA, Warranty Deed	Borrower: BIRDSONG SAMANTHA	
Lender: THE MORTGAGE FIRM INC			
Deed Type: WARRANTY DEED	Price: \$165,000	Qualifiers: Q, I	
Sale Date: 02/27/2007	Recorded Date: 08/22/2007	Document #: 20070558595	
Grantor: SNYDER CAROLYN E	Grantee: JUSTINIANO DANIEL		
Deed Type: WARRANTY DEED	Price: \$79,900	Qualifiers: Q, I	
Sale Date: 12/29/1989	Recorded Date:	Document #: Bk 4147/Pg 4594	
Grantor: Not Available	Grantee: Not Available		

Qualifier Flags: Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial, V=Vacant, I=Improved

BUILDING INFORMATION

1. SINGLE FAMILY HOME	Heated Area: 1,499 sf	Built: 1989 act / 1990 eff	A/C Type: CENTRAL
Beds: 3	Baths: 2.0	Total Area: 2,002 sf	Heat Type: FORCED AIR - DT
Stories: 1.0			
Roof Type: GABLE/HIP	Roof Cover: COMP. FIBER SHEET	Heat Fuel: ELECTRIC	
Int Wall: DRYWALL	Ext Wall:	PREFAB. WOOD	
Flooring: CARPET	Structural:	N/A	
Building Subareas:	BAS - BASE (1,499 sf)		
FGR - GARAGE, FINISHED (480 sf)	FOP - PORCH, OPEN, FIN (23 sf)		

OTHER IMPROVEMENT INFORMATION

Description	Dimensions	Year Built
SCRN ENC 1	0 x 0	1989
Covered Parking: Yes	Details: GARAGE, FINISHED - 480 sf	Pool: No

CITY INTERACTIONS

Building Permits

Permit #	Type	Description	Issued	Value	Contractor
T24001064	Re-Roof	re-roof, SFR, shingle to shingle	01/19/2024	\$19,510	RYAN MAYS APEX ROOFING AND RESTORATION LLC

© PropertyKey, Inc, 2025 | Terms and Conditions | Information is believed accurate but not guaranteed and should be independently verified.

Property Record - 36-21-28-8090-00-040

Orange County Property Appraiser • <http://www.ocpafl.org>

Property Summary as of 01/04/2025

Property Name

6245 Sleepy Hollow Dr

Names

Birdsong Robert
Birdsong Samantha

Municipality

ORG - Un-Incorporated

Property Use

0103 - Single Fam Class Iii

Mailing Address

6245 Sleepy Hollow Dr
Orlando, FL 32810-3146

Physical Address

6245 Sleepy Hollow Dr
Orlando, FL 32810

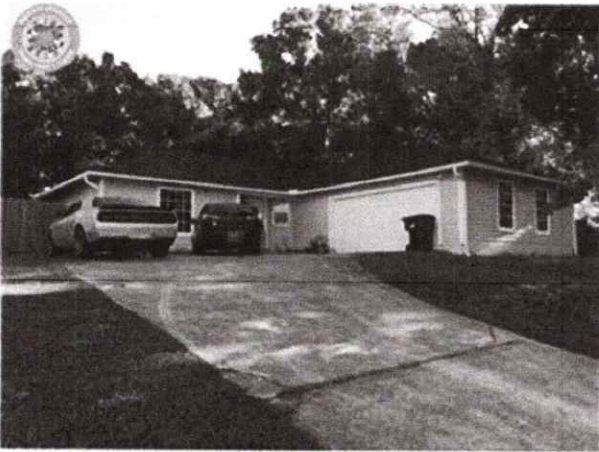
QR
Code
For
Mobile
Phone



6245 SLEEPY HOLLOW DR, UN-INCORPORATED, FL 32810 3/29/2024 8:57 AM



6245 SLEEPY HOLLOW DR, UN-INCORPORATED, FL 32810 3/29/2024 8:57 AM



6245 SLEEPY HOLLOW DR, UN-INCORPORATED, FL 32810 3/29/2024 8:57 AM



282136809000040 02/01/2007

Property Record - 36-21-28-8090-00-040

Orange County Property Appraiser • <http://www.ocpaf1.org>

Property Summary as of 12/20/2024

Property Name

6245 Sleepy Hollow Dr

Names

Birdsong Robert
Birdsong Samantha

Municipality

ORG - Un-Incorporated

Property Use

0103 - Single Fam Class Iii

Mailing Address

6245 Sleepy Hollow Dr
Orlando, FL 32810-3146

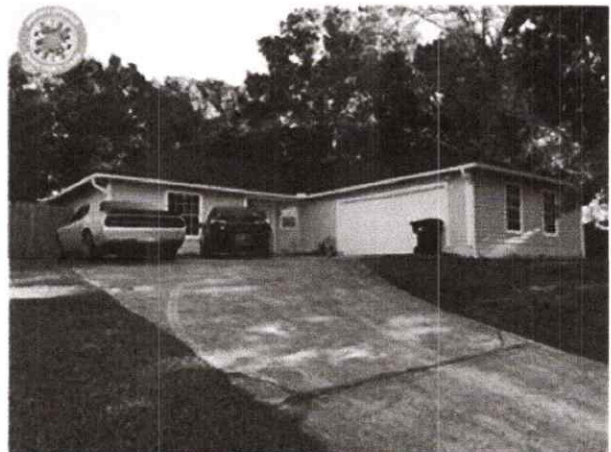
Physical Address

6245 Sleepy Hollow Dr
Orlando, FL 32810

OR
Code
For
Mobile
Phone



6245 SLEEPY HOLLOW DR, UN-INCORPORATED, FL 32810 3/29/2024 8:57 AM



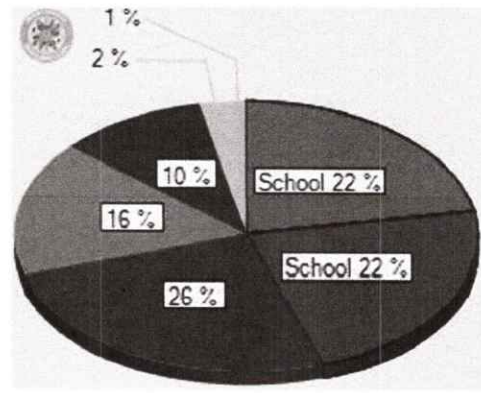
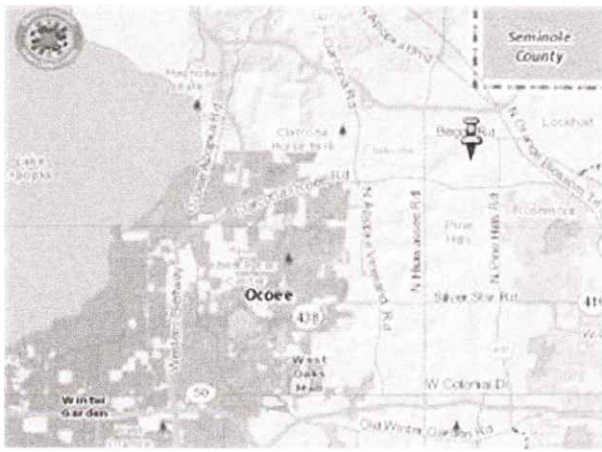
6245 SLEEPY HOLLOW DR, UN-INCORPORATED, FL 32810 3/29/2024 8:57 AM



6245 SLEEPY HOLLOW DR, UN-INCORPORATED, FL 32810 3/29/2024 8:57 AM



282136809000040 02/01/2007



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2024 <input checked="" type="checkbox"/> MKT	\$40,000	+ \$178,124	+ \$2,000 =	\$220,124 (6.4%)	\$170,652 (3.0%)
2023 <input checked="" type="checkbox"/> MKT	\$40,000	+ \$164,919	+ \$2,000 =	\$206,919 (19%)	\$165,682 (3.0%)
2022 <input checked="" type="checkbox"/> MKT	\$32,500	+ \$138,670	+ \$2,000 =	\$173,170 (11%)	\$160,856 (3.0%)
2021 <input checked="" type="checkbox"/> MKT	\$32,500	+ \$121,671	+ \$2,000 =	\$156,171	\$156,171

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH Cap	Tax Savings
2024 <input checked="" type="checkbox"/> \$ HX CAP	\$25,000	\$25,000	\$0	\$49,472	\$1,440
2023 <input checked="" type="checkbox"/> \$ HX CAP	\$25,000	\$25,000	\$0	\$41,237	\$1,250
2022 <input checked="" type="checkbox"/> \$ HX CAP	\$25,000	\$25,000	\$0	\$12,314	\$805
2021 <input checked="" type="checkbox"/> \$ HX	\$25,000	\$25,000	\$0	\$0	\$622

2024 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$170,652	\$25,000	\$145,652	3.2160 (1.36%)	\$468.42	22 %
Public Schools: By Local Board	\$170,652	\$25,000	\$145,652	3.2480 (0.00%)	\$473.08	22 %
Orange County (General)	\$170,652	\$50,000	\$120,652	4.4347 (0.00%)	\$535.06	25 %
Unincorporated County Fire	\$170,652	\$50,000	\$120,652	2.8437 (26.74%)	\$343.10	16 %
Unincorporated Taxing District	\$170,652	\$50,000	\$120,652	1.8043 (0.00%)	\$217.69	10 %
Library - Operating Budget	\$170,652	\$50,000	\$120,652	0.3748 (0.00%)	\$45.22	2 %
St Johns Water Management District	\$170,652	\$50,000	\$120,652	0.1793 (0.00%)	\$21.63	1 %
				16.1008	\$2,104.20	

2024 Non-Ad Valorem Assessments

Levyng Authority	Assessment Description	Units	Rate	Assessment
COUNTY SPECIAL ASSESSMENT	STORMWATER MGMT - RETENTION PONDS - (407)836-7990	1.00	\$78.00	\$78.00
COUNTY SPECIAL ASSESSMENT	ADVANCED DISP - GARBAGE - (407)836-6601	1.00	\$300.00	\$300.00
COUNTY SPECIAL ASSESSMENT	STREET LIGHTS - STREET LIGHTS - (407)836-5770	1.00	\$138.33	\$138.33
				\$516.33

Tax Savings

2025 Estimated Gross Tax Total:	\$2,702.96
Your property taxes without exemptions would be	\$3,545.07
Your ad-valorem property tax with exemptions is	– \$2,186.63
Providing You A Savings Of	= \$1,358.44

Property Features

Property Description

SLEEPY HOLLOW PHASE 2 21/38 LOT 4

Total Land Area

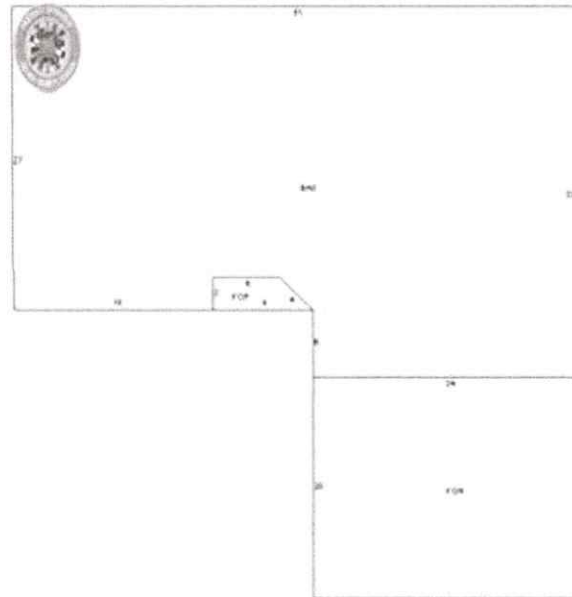
10,950 sqft (+/-) | 0.25 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	ORG-R-1A	1 Units	working...	working...	working...	working...

Buildings

Model Code	1 - Single Fam Residence	Subarea Description	Sqft	Value
Type Code	0103 - Single Fam Class Iii	BAS - Base Area	1499	working...
Building Value	working...	FOP - Finished O	23	working...
Estimated New Cost	working...	FGR - Finished G	480	working...
Actual Year Built	1989			
Beds	3			
Baths	2.0			
Floors	1			
Gross Area	2002 sqft			
Living Area	1499 sqft			
Exterior Wall	Pfwdpl/Mte			
Interior Wall	Drywall			



Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
SCR1 - Scrn Enc 1	01/01/1989	1 Unit(s)	working...	working...

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
03/02/2018	\$200,000	20180130782	/	Warranty Deed			Improved
02/27/2007	\$165,000	20070558595	09404 / 3368	Warranty Deed			Improved
12/29/1989	\$79,900	19903423540	04147 / 4594	Warranty Deed			Improved

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
6424 Sleepy Hollow Dr	03/08/2024	\$240,000	\$126	Warranty Deed	3/2	20240172844	/

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value
There are no TPP Accounts associated with this parcel.		

Schools

Lockhart (Elementary)
Lockhart (Middle School)
Wekiva (High School)

Utilities/Services

Electric	Duke Energy
Water	Orange County
Recycling (Monday)	Orange County
Trash (Friday)	Orange County
Yard Waste (Monday)	Orange County

Elected Officials

County Commissioner	Christine Moore
US Representative	Maxwell Alejandro Frost
State Senate	Geraldine F. "Geri" Thompson
School Board Representative	Melissa Byrd
State Representative	LaVon Bracy Davis
Orange County Property Appraiser	Amy Mercado

DIVISION 3. - R-1-AA AND R-1-A SINGLE-FAMILY DWELLING DISTRICTS

Sec. 38-301. - Intent and purpose of district.

The areas included within R-1-AA and R-1-A single-family dwelling districts are intended to be single-family residential areas with large lots and low population densities. Certain structures and uses required to serve educational, religious, utilities and noncommercial recreational needs of such areas are permitted within the districts as special exceptions.

(P & Z Res., art. V, § 1)

Sec. 38-302. - Permitted uses.

A use shall be permitted in the R-1A or R-1-AA district if the use is identified by the letter "P" in the use table set forth in section 38-77.

(P & Z Res., art. V, § 2; Ord. No. 91-15, § 6, 6-18-91; Ord. No. 95-16, § 8, 6-27-95)

Sec. 38-303. - Special exceptions.

- (a) A use shall be permitted as a special exception in the R-1A or R-1-AA district if the use is identified by the letter "S" in the use table set forth in section 38-77.
- (b) Each application for a special exception shall be accompanied by a site plan incorporating the regulations established herein. The site plan shall be drawn to scale indicating property lines, rights-of-way, and the location of buildings, parking areas, curb cuts and driveways. The site plan shall be submitted to and approved by the board of zoning adjustment prior to the granting of a land use and building permit. Upon such approval, the site plan becomes part of the land use and building permit and may be amended only by the board of zoning adjustment.

(Ord. No. 92-41, § 11, 12-22-92)

(P & Z Res., art. V, § 3; Ord. No. 91-15, § 7, 6-18-91; Ord. No. 95-16, § 8, 6-27-95)

Sec. 38-304. - Prohibited uses.

A use shall be prohibited in the R-1A or R-1-AA district if the space for that use is blank in the use table set forth in section 38-77.

(Ord. No. 92-41, § 12, 12-22-92; Ord. No. 95-16, § 8, 6-27-95)

Sec. 38-305. - Off-street parking regulations.

See Article XI of this chapter.

(P & Z Res., art. V, § 4; Ord. No. 92-41, § 12, 12-22-92)

Sec. 38-306. - Site and building requirements.

See Article XII of this chapter.

(P & Z Res., art. V, § 5; Ord. No. 92-41, § 12, 12-22-92)

Secs. 38-307—38-325. - Reserved.

SLEEPY HOLLOW PHASE II

SECTION 36, TOWNSHIP 21 SOUTH, RANGE 28 EAST ORANGE COUNTY, FLORIDA

REPLATTING LOTS 8 AND 9, SLEEPY HOLLOW PHASE I, AS RECORDED IN PLAT BOOK 19, PAGE 14

THAT PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, INCLUDING AFORESAID LOTS 8 AND 9, SLEEPY HOLLOW PHASE I, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4, SAID POINT LYING ON THE INTERSECTION OF THE CENTERLINE OF BEGGS ROAD (60' R/W) AND THE NORTHERLY PROLONGATION OF THE EAST RIGHT-OF-WAY LINE OF ADOPT LANE (60' R/W); THENCE RUN S 00° 01' 00" W ALONG THE EAST LINE OF SAID NORTHEAST 1/4 AND SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 859.79 FEET TO THE NORTHEAST CORNER OF AFORESAID LOT 9, SLEEPY HOLLOW PHASE I, AND THE POINT OF BEGINNING; THENCE S 00° 01' 00" W ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE APPROXIMATE CENTERLINE OF LONG LAKE; THENCE RUN THE FOLLOWING (6) COURSES, AND DISTANCES ALONG THE APPROXIMATE CENTERLINE OF SAID LONG LAKE; S 64° 37' 28" N, 141.72 FEET; THENCE S 18° 43' 21" W, 133.91 FEET; THENCE S 64° 37' 28" N, 194.66 FEET; THENCE S 78° 43' 21" W, 133.06 FEET; THENCE S 64° 37' 28" N, 106.92 FEET; THENCE S 54° 54' 15" E, 152.85 FEET TO A POINT ON THE APPROXIMATE CENTERLINE OF THE SOUTHWEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 36; THENCE S 00° 12' 44" E, 37.60 FEET TO A POINT ON A LINE 165.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36; THENCE S 89° 59' 49" W ALONG SAID PARALLEL LINE 99.96 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EASTERN LINE OF LOT 9, BLOCK C, OF LONG LAKE, SAID EXTENSION BEING THE PROLONGATION OF THE EASTERN LINE OF SAID LOT 9, BLOCK C, OF LONG LAKE AS SHOWN ON A CERTAIN MAP OF ORANGE COUNTY, FLORIDA, THENCE N 00° 22' 17" W ALONG SAID EXTENSION AND EASTERN LINE, 594.26 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LYNN ROAD; THENCE N 89° 37' 43" E, 30.75 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF STABLETTE DRIVE; THENCE N 00° 22' 17" W ALONG SAID EASTERN RIGHT-OF-WAY LINE, 584.08 FEET TO THE SOUTHWEST CORNER OF ORANGE COUNTY, FLORIDA, THENCE N 89° 37' 43" E ALONG THE SOUTHERLY LINE OF SAID PARCEL 99, 301.12 FEET TO THE EASTERN LINE OF SAID PARCEL 99; THENCE N 00° 22' 17" W ALONG SAID EASTERN LINE, 289.32 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 99, ALSO BEING A POINT ON THE SOUTHERLY BOUNDARY LINE OF AFORESAID SLEEPY HOLLOW PHASE I; THENCE S 89° 37' 43" E ALONG SAID BOUNDARY LINE, 258.96 FEET TO THE NORTHEAST CORNER OF LOT 8, AS SHOWN ON SAID SLEEPY HOLLOW PHASE I, THENCE S 00° 12' 44" E ALONG THE WEST LINE OF SAID LOT 8, 152.85 FEET TO THE NORTHEAST CORNER OF SAID LOT 8 AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LULLABY LANE; THENCE S 89° 29' 36" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 169.51 FEET TO THE NORTHEAST CORNER OF LOT 9 OF SAID SLEEPY HOLLOW PHASE I AND THE POINT OF BEGINNING.

CONTAINING 16.375 ACRES, MORE OR LESS.



NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT CAN BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT BOOK 21 PAGE 38

SLEEPY HOLLOW PHASE II DEDICATION
KNOW ALL MEN BY THESE PRESENTS, that the Corporation named below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the use and purpose therein expressed and dedicates the TRACT, A PARCEL, AND RIGHTS OF WAY shown hereon to the perpetual use of the public, and
IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on 07-22-07

JOHN, DEVELOPMENT, INC.
By: *[Signature]*
JAMES T. ROBIN, President
By: *[Signature]*
TED ROBIN, Secretary
By: *[Signature]*
MRS. J. B. ROBIN, Treasurer

STATE OF FLORIDA COUNTY OF ORANGE
THIS IS TO CERTIFY, That on 07-22-07 before me, an officer duly authorized to take acknowledgments in the State of Florida, and County of Orange, personally appeared
JAMES T. ROBIN and TED ROBIN, respectively, President and SECRETARY of the above named corporation incorporated under the laws of the State of Florida, who are known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers then and there duly authorized; that the official seal of said corporation is duly affixed hereto; and that the said Dedication is the act and deed of said corporation.
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

[Signature]
My Commission Expires 10/24/17
NOTARY PUBLIC
CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a Licensed and Licensed Surveyor, State of Florida, has completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown on the plat or plan in Orange County, Florida, and that said land is located in Orange County, Florida. Dated: 07-22-07
Gerald P. Payne Registration No. 1189

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR
Examined and Approved: *[Signature]* 07/22/07
Zoning Director
CERTIFICATE OF APPROVAL BY COUNTY ENGINEER
Examined and Approved: *[Signature]* 07/26/08
County Engineer

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, That on 07/22/07 the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.
By: *[Signature]*
Chairman of the Board
Attest:
Thomas H. Lester
Clerk of the Board
By: *[Signature]*

CERTIFICATE OF COUNTY COMPTROLLER
I HEREBY CERTIFY, That I have examined the foregoing plat and that the same complies in form with all the requirements of Chapter 189, Florida Statutes, as amended.
By: *[Signature]*
County Comptroller
In and for Orange County, Fla.
Prepared by: LOCHRANE ENGINEERING, INC. 201 SOUTH BURNBY AVE. ORLANDO, FL 32803

SLEEPY HOLLOW PHASE II

SECTION 36, TOWNSHIP 21 SOUTH, RANGE 28 EAST



SCALE: 1" = 60'
NOT PLATTED

TANGENT TABLE

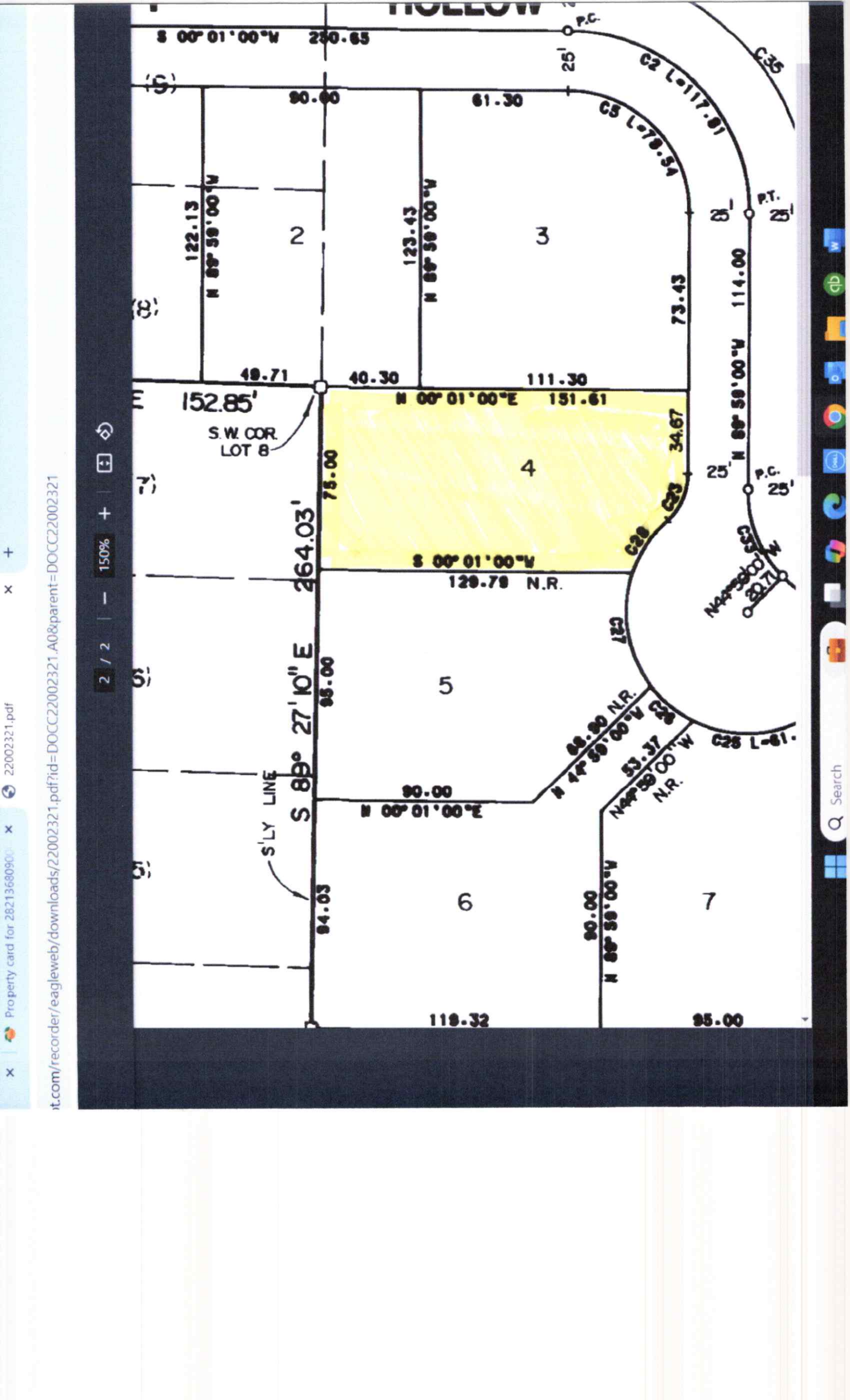
ANGLE	TANGENT	SECANT	COSINE	SINE
1	0.0175	1.0002	0.9998	0.0175
2	0.0350	1.0014	0.9994	0.0350
3	0.0525	1.0036	0.9986	0.0525
4	0.0700	1.0068	0.9972	0.0700
5	0.0875	1.0110	0.9952	0.0875
6	0.1050	1.0162	0.9927	0.1050
7	0.1225	1.0224	0.9897	0.1225
8	0.1400	1.0296	0.9862	0.1400
9	0.1575	1.0378	0.9822	0.1575
10	0.1750	1.0470	0.9777	0.1750
11	0.1925	1.0572	0.9727	0.1925
12	0.2100	1.0684	0.9672	0.2100
13	0.2275	1.0806	0.9612	0.2275
14	0.2450	1.0938	0.9547	0.2450
15	0.2625	1.1080	0.9477	0.2625
16	0.2800	1.1232	0.9402	0.2800
17	0.2975	1.1394	0.9322	0.2975
18	0.3150	1.1566	0.9237	0.3150
19	0.3325	1.1748	0.9147	0.3325
20	0.3500	1.1940	0.9052	0.3500
21	0.3675	1.2142	0.8952	0.3675
22	0.3850	1.2354	0.8847	0.3850
23	0.4025	1.2576	0.8737	0.4025
24	0.4200	1.2808	0.8622	0.4200
25	0.4375	1.3050	0.8502	0.4375
26	0.4550	1.3302	0.8377	0.4550
27	0.4725	1.3564	0.8247	0.4725
28	0.4900	1.3836	0.8112	0.4900
29	0.5075	1.4118	0.7972	0.5075
30	0.5250	1.4410	0.7827	0.5250
31	0.5425	1.4712	0.7677	0.5425
32	0.5600	1.5024	0.7522	0.5600
33	0.5775	1.5346	0.7362	0.5775
34	0.5950	1.5678	0.7197	0.5950
35	0.6125	1.6020	0.7027	0.6125
36	0.6300	1.6372	0.6852	0.6300
37	0.6475	1.6734	0.6672	0.6475
38	0.6650	1.7106	0.6487	0.6650
39	0.6825	1.7488	0.6297	0.6825
40	0.7000	1.7880	0.6102	0.7000
41	0.7175	1.8282	0.5902	0.7175
42	0.7350	1.8694	0.5697	0.7350
43	0.7525	1.9116	0.5487	0.7525
44	0.7700	1.9548	0.5272	0.7700
45	0.7875	2.0000	0.5052	0.7875
46	0.8050	2.0472	0.4827	0.8050
47	0.8225	2.0964	0.4597	0.8225
48	0.8400	2.1476	0.4362	0.8400
49	0.8575	2.2008	0.4122	0.8575
50	0.8750	2.2560	0.3877	0.8750
51	0.8925	2.3132	0.3627	0.8925
52	0.9100	2.3724	0.3372	0.9100
53	0.9275	2.4336	0.3112	0.9275
54	0.9450	2.4968	0.2847	0.9450
55	0.9625	2.5620	0.2577	0.9625
56	0.9800	2.6292	0.2302	0.9800
57	0.9975	2.6984	0.2022	0.9975
58	1.0150	2.7696	0.1737	1.0150
59	1.0325	2.8428	0.1447	1.0325
60	1.0500	2.9180	0.1152	1.0500

CURVE TABLE

STATION	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
1	S 89° 29' 36" E	68.21	S 89° 29' 36" E	68.21	S 89° 29' 36" E	68.21	S 89° 29' 36" E	68.21
2	S 89° 29' 36" E	68.21	S 89° 29' 36" E	68.21	S 89° 29' 36" E	68.21	S 89° 29' 36" E	68.21
3	S 89° 29' 36" E	68.21	S 89° 29' 36" E	68.21	S 89° 29' 36" E	68.21	S 89° 29' 36" E	68.21
4	S 89° 29' 36" E	68.21	S 89° 29' 36" E	68.21	S 89° 29' 36" E	68.21	S 89° 29' 36" E	68.21
5	S 89° 29' 36" E	68.21	S 89° 29' 36" E	68.21	S 89° 29' 36" E	68.21	S 89° 29' 36" E	68.21
6	S 89° 29' 36" E	68.21	S 89° 29' 36" E	68.21	S 89° 29' 36" E	68.21	S 89° 29' 36" E	68.21
7	S 89° 29' 36" E	68.21	S 89° 29' 36" E	68.21	S 89° 29' 36" E	68.21	S 89° 29' 36" E	68.21
8	S 89° 29' 36" E	68.21	S 89° 29' 36" E	68.21	S 89° 29' 36" E	68.21	S 89° 29' 36" E	68.21
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17	S 89° 29' 36" E	68.21	S 89° 29' 36" E	68.21	S 89° 29' 36" E	68.21	S 89° 29' 36" E	68.21
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60	S 89° 29' 36" E	68.21	S 89° 29' 36" E	68.21	S 89° 29' 36" E	68.21	S 89° 29' 36" E	68.21

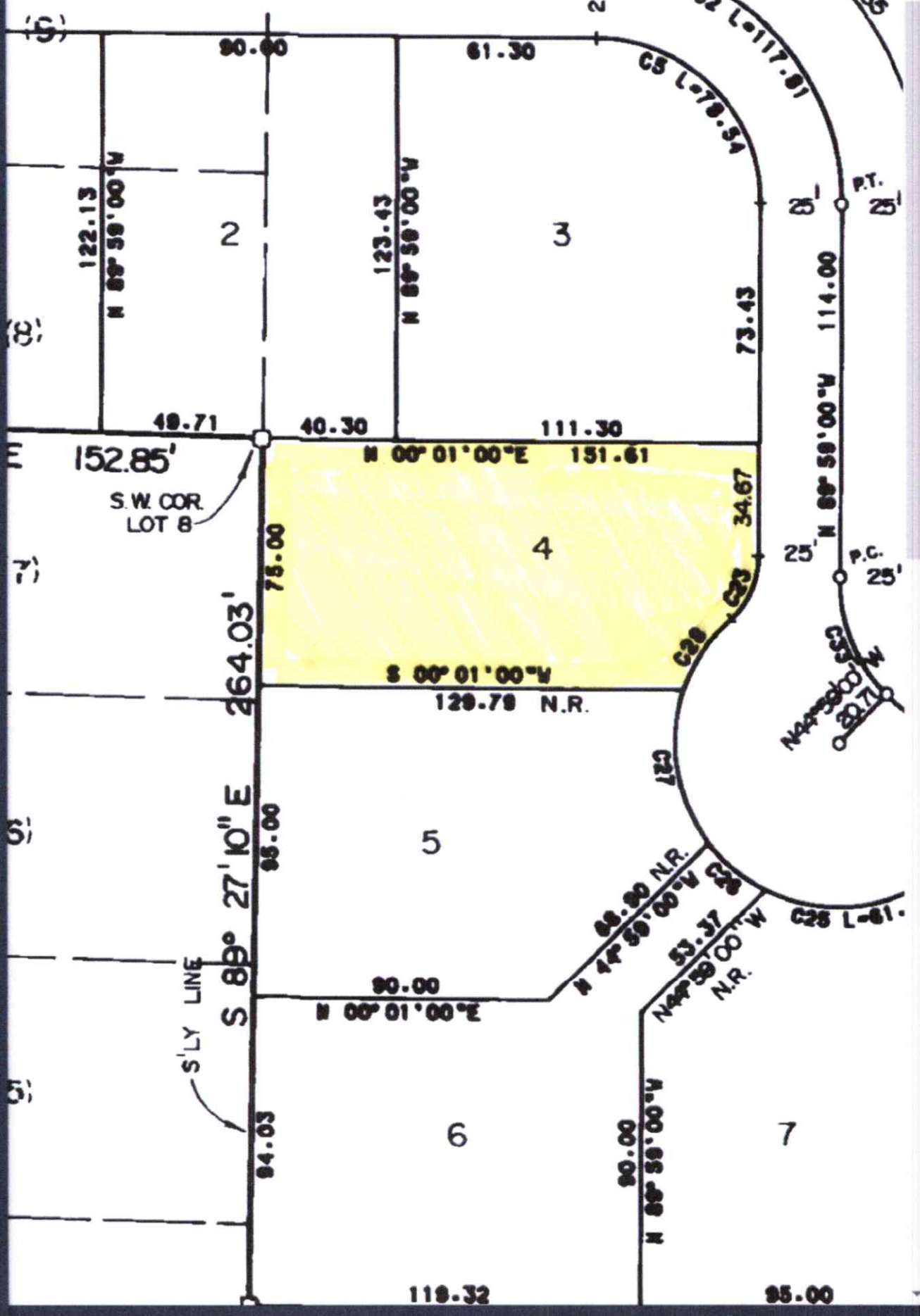
GENERAL NOTES AND LEGEND

1. PERMANENT SURVEYING MONUMENT (P.M.) - SET "X"
 2. CONCRETE MONUMENT (C.M.) - SET "X"
 3. IRON PIPES AND CEMENT PLUGS (I.P.C.P.) - SET "X"
 4. IRON PIPES AND CEMENT PLUGS (I.P.C.P.) - SET "X"
 5. IRON PIPES AND CEMENT PLUGS (I.P.C.P.) - SET "X"
 6. IRON PIPES AND CEMENT PLUGS (I.P.C.P.) - SET "X"
 7. IRON PIPES AND CEMENT PLUGS (I.P.C.P.) - SET "X"
 8. IRON PIPES AND CEMENT PLUGS (I.P.C.P.) - SET "X"
 9. IRON PIPES AND CEMENT PLUGS (I.P.C.P.) - SET "X"
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 11. IRON PIPES AND CEMENT PLUGS (I.P.C.P.) - SET "X"
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 29. IRON PIPES AND CEMENT PLUGS (I.P.C.P.) - SET "X"
 30. IRON PIPES AND CEMENT PLUGS (I.P.C.P.) - SET "X"
 31. IRON PIPES AND CEMENT PLUGS (I.P.C.P.) - SET "X"
 32. IRON PIPES AND CEMENT PLUGS (I.P.C.P.) - SET "X"



HOLLOW

S 00° 01' 00" W 230.65



2 / 2 | - 150% +

S.W. COR. LOT 8

S'LY LINE

it.com/recorder/eagleweb/downloads/22002321.pdf?id=DOCC22002321.A0&parent=DOCC22002321

Property card for 2821368090: x 22002321.pdf

Search

Prepared by and Return to:
Chris Chiriani
Clear Title Solutions, Inc.
505 Wekiva Springs Road
Suite 500
Longwood, FL 32779

File Number: 18-0112

DOC # 20180130782
03/06/2018 08:24 AM Page 1 of 1
Rec Fee: \$10.00
Deed Doc Tax: \$1,400.00
Mortgage Doc Tax: \$0.00
Intangible Tax: \$0.00
Phil Diamond, Comptroller
Orange County, FL
Ret To: SIMPLIFILE LC

General Warranty Deed

Made this 2nd day of March, 2018 A.D. By **Jill Justiniano and Daniel Justiniano, Wife and Husband**, of 6301 Sleepy Hollow Drive, Orlando, FL 32810, hereinafter called the grantor, to **Samantha Birdsong and Robert Birdsong, Wife and Husband**, of 6245 Sleepy Hollow Drive, Orlando, FL 32810, hereinafter called the grantee:

(Whenever used herein the term "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 valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Orange County, Florida, viz:

Lot 4, SLEEPY HOLLOW PHASE II, according to the plat thereof as recorded in Plat Book 21, Page(s) 38 and 39, of the Public Records of Orange County, Florida.

Parcel ID Number: 36-21-28-8090-00-040

Consideration Paid: \$200,000.00

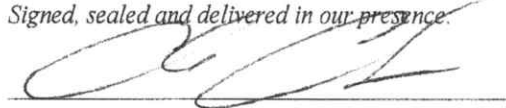
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


To Have and to Hold, the same in fee simple forever.

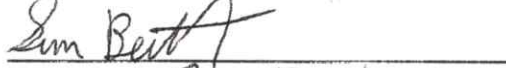
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2017.


In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence.


Witness Printed Name **CHRIS CHIRIANI**

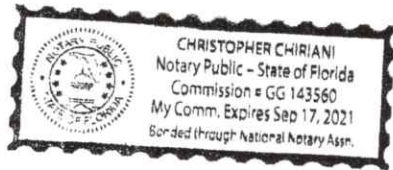
 (Seal)
Jill Justiniano
Address: 6301 Sleepy Hollow Drive, Orlando, FL 32810



Witness Printed Name **Sam Berlant**

 (Seal)
Daniel Justiniano
Address: 6301 Sleepy Hollow Drive, Orlando, FL 32810

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 2nd day of March, 2018, by Jill Justiniano and Daniel Justiniano, who is/are personally known to me or who has produced FL D2 as identification.




Notary Public
Print Name: **CHRIS CHIRIANI**
My Commission Expires:



ORANGE COUNTY TAX COLLECTOR
SCOTT RANDOLPH
INDEPENDENTLY ELECTED TO SERVE YOU

Orange County Notice of Ad Valorem Taxes & Non-Ad Valorem Assessments

BIRDSONG SAMANTHA
BIRDSONG ROBERT
6245 SLEEPY HOLLOW DR
ORLANDO, FL 32810-3146

Account Number: 0074509-1
Assessed Value: 170,652
Millage Code: 65 ORG
Parcel Number: 36-21-28-8090-00040
Address: 6245 SLEEPY HOLLOW DR 32810
Exemptions: Homestead, Extra Homestead

AD VALOREM TAXES						
Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied	
STATE SCHOOL	170,652	25,000	145,652	3.2160	\$468.42	
LOCAL SCHOOL	170,652	25,000	145,652	3.2480	\$473.08	
GEN COUNTY	170,652	50,000	120,652	4.4347	\$535.06	
CNTY FIRE	170,652	50,000	120,652	2.8437	\$343.10	
UTD	170,652	50,000	120,652	1.8043	\$217.69	
LIBRARY	170,652	50,000	120,652	.3748	\$45.22	
SJWM	170,652	50,000	120,652	.1793	\$21.63	
				Total Millage:	16.1008	Subtotal: \$2,104.20
NON-AD VALOREM ASSESSMENTS						
Levying Authority	Phone	Amount	Levying Authority	Phone	Amount	
232 STORMWATER MGMT	(407)836-7990	\$78.00				
331 GARBAGE - ADVANC	(407)836-6601	\$300.00				
2123 STREET LIGHTS	(407)836-5770	\$138.33				
					Subtotal:	\$516.33
Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments						\$2,620.53

Pay Online, Opt-in to E-Billing and Print your Receipt at octaxcol.com.

Payments not received by March 31st are delinquent.

IF YOUR TAXES ARE NOT ESCROWED, PLEASE RETURN THE BOTTOM PORTION WITH YOUR PAYMENT.

0074509-1
6245 SLEEPY HOLLOW DR 32810
36-21-28-8090-00040
SLEEPY HOLLOW PHASE 2 21/38 LOT 4

PNC MORTGAGE

ONLY PAY ONE AMOUNT	
If Paid By	Amount Due
Nov. 30, 2024	\$2,515.71
Dec. 31, 2024	\$2,541.91
Jan. 31, 2025	\$2,568.12
Feb. 28, 2025	\$2,594.32
Mar. 31, 2025	\$2,620.53

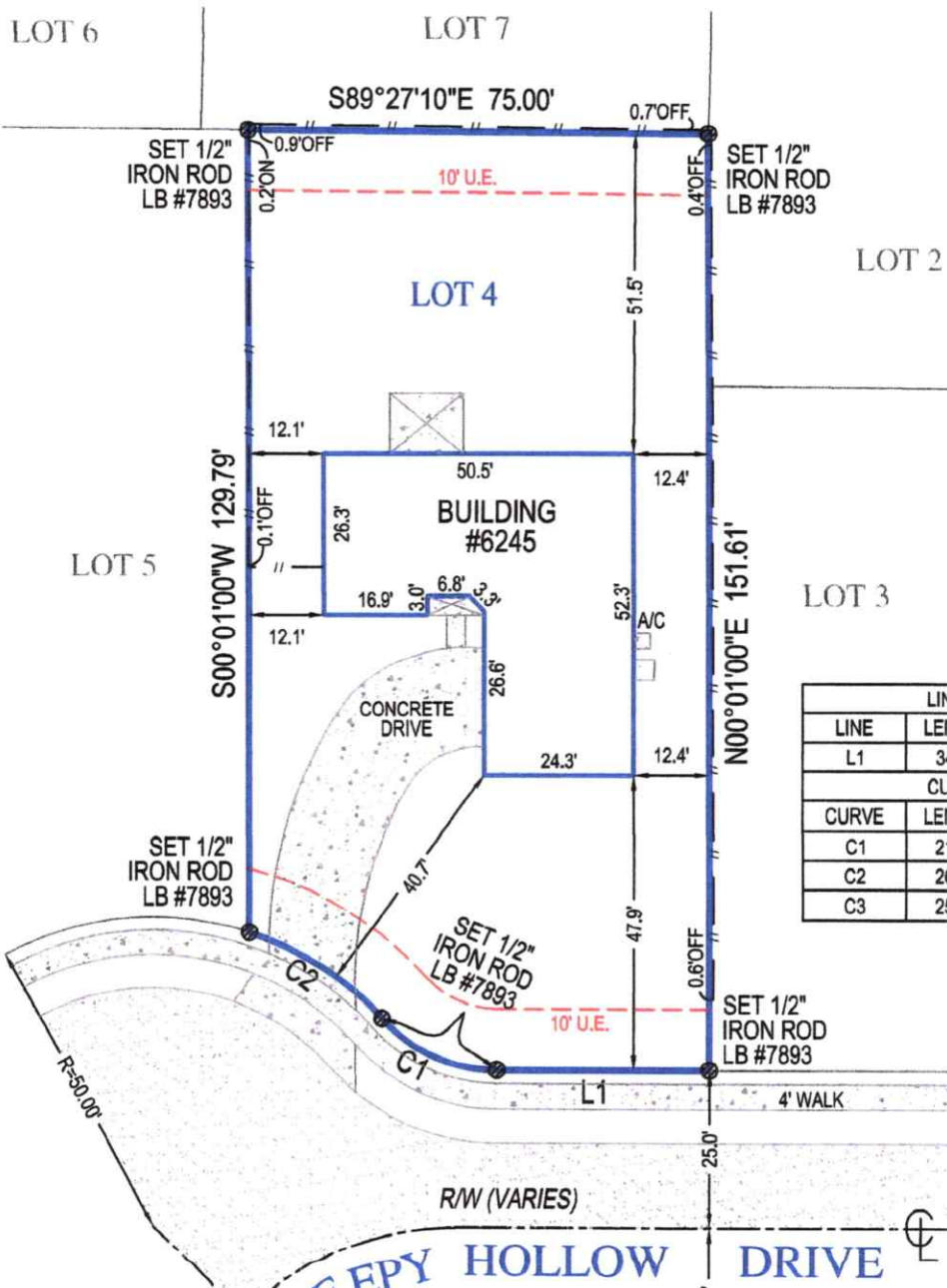
BIRDSONG SAMANTHA
BIRDSONG ROBERT
6245 SLEEPY HOLLOW DR
ORLANDO, FL 32810-3146

PAID - DO NOT PAY
PAID 0040-03103938 \$2,515.71 11/27/2024

PO Box 545100
Orlando FL 32854-5100



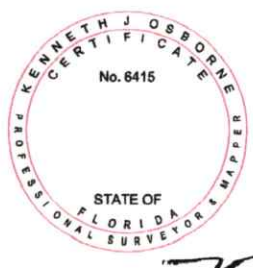
BOUNDARY SURVEY



LINE TABLE			
LINE	LENGTH	BEARING	
L1	34.67	N89D59'00"W	
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	21.03'	25.00'	48°11'21"
C2	26.22'	50.00'	30°02'30"
C3	25.27'	100.00'	14°28'43"

SURVEY NOTES
 CONCRETE DRIVE CROSSING THROUGH 10' U.E. INTO R/W ON SOUTHERLY SIDE OF LOT.
 THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY AND CROSS INTO THE 10' U.E. AT REAR OF PROPERTY.

SLEEPY HOLLOW DRIVE



SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth Osborne
 (SIGNED)

KENNETH J OSBORNE
 PROFESSIONAL SURVEYOR AND MAPPER #6415

Kenneth Osborne

Digitally signed by Kenneth Osborne
 Date: 2018.02.05 12:56:23 -05'00'

PAGE 2 OF 2 PAGES
 (NOT COMPLETE WITHOUT PAGE 1)



TARGET SURVEYING, LLC
 LB #7893
 SERVING FLORIDA
 6250 N. MILITARY TRAIL, SUITE 102
 WEST PALM BEACH, FL 33407
 PHONE (561) 640-4800
 STATEWIDE PHONE (800) 226-4807
 STATEWIDE FACSIMILE (800) 741-0576
 WEBSITE: <http://targetsurveying.net>



**REAL ESTATE PURCHASE
AND SALE CONTRACT**

Alan Frenkel
Auction & Realty, LLC.

Licensed Real Estate Broker
412 Raehn St., Orlando, FL 32806
888.416.5607 FL#AB3436-AU1522

THIS PURCHASE AND SALE CONTRACT, made and entered into this 6th day of March, 2025,
by and between

Robert and Samantha Birdsong

NAME(S) ADDRESS PHONE

hereinafter referred to as "Seller" and

NAME ADDRESS PHONE

or their assigns, however no party shall be released from liability under this contract hereinafter referred to as "Buyer". (Any assignments may result in additional costs.)

WITNESSETH:

That Seller agrees to sell and convey and Buyer agrees to purchase and pay for the following described real estate situated in Orange County, State of Florida together with all improvements thereon, more particularly described as follows: The 3 bedroom, 2 bath home located at 6245 Sleepy Hollow Drive, Orlando, FL and further identified by PID# 36-21-28-8090-00-040 at the County Property Appraiser's office and being the same property recorded by Document No. 20180130782 at the County Comptroller's Office in Orlando, FL

The Buyer agrees to pay therefore the sum of: \$ bid price, plus the 10% Auction Fee of \$, which together equal the full contract price of \$, therefore:

\$, full contract price to be paid as follows:

\$, 20% Cash, the receipt of which is hereby acknowledged, and which is deposited in Alan Frenkel Auction & Realty, LLC. Escrow Account and,

\$,

\$,

\$, Balance shall be due and payable in full on or before the announced **CLOSING DATE, which CLOSING DATE, shall be on or before 4/4/2025**, unless extended by other provisions of this Contract. Possession of the subject real estate shall occur simultaneously with closing if all funds have cleared, and otherwise upon clearance of all funds.

All payments hereunder shall be made in cash, cashier's check, or wire transfer of funds.

Seller agrees to pay all taxes due and payable through December 31st, 2024.

Buyer agrees to pay all taxes from January 1st, 2025.

The following prorations shall be made at Closing as of the Closing Date N/A.

PROCEEDS OF SALE; CLOSING PROCEDURE: The deed shall be recorded upon clearance of funds. Proceeds of the sale shall be held in escrow by Alan Frenkel Auction & Realty, LLC. (Escrow Agent) until the Escrow Agent is satisfied that all other terms and conditions of this Contract are satisfied.

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. In the alternative, Escrow Agent shall have the right, but not the obligation, in Escrow Agent's sole discretion, to transfer any or all funds held in escrow to a closing agent agreed upon by Buyer and Seller. In the event of such a transfer, Escrow Agent shall be relieved of all further liability with respect to the transferred funds, and all funds not yet paid or deposited as required by this Contract shall thereafter be paid to and deposited with said closing agent. 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, in Escrow Agent's sole discretion, interplead the subject matter of the escrow, or pursuant to order of Court deposit same, with the 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(s) and Seller wherein Escrow Agent is made a party because of acting as Escrow Agent hereunder, or in any suit wherein Escrow Agent interpleads the subject matter of the escrow, Escrow Agent shall recover all attorney's fees and costs incurred by Escrow Agent 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. Both Seller and Buyer agree that 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 Alan Frenkel Auction & Realty, LLC., its agents, independent contractors, officers, directors and employees will not be held liable to either or both Seller and Buyer for the performance of any terms of this Purchase and Sale Contract or for damages for the non-performance thereof. The Auctioneer shall also receive accrued interest on any escrowed funds held by the Auctioneer.

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 Buyer and deposit(s) agreed to be paid, may be retained by or for the account of Seller as agreed upon liquidated damages, consideration for the execution of this Contract and in full settlement of any claims; whereupon, Buyer, Seller, and Alan Frenkel Auction & Realty, LLC. 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 Buyer

Sellers initials Buyers initials

such sums shall be disbursed to Seller and Alan Frenkel Auction & Realty, LLC, in accordance with their Auction Agreement. In addition, in the event of Buyer's failure of performance as described above, Buyer shall pay to Alan Frenkel Auction & Realty, LLC., the Buyer's Premium, which amount due from Buyer may be reduced by any amount received by Alan Frenkel Auction & Realty, LLC., Inc. from any forfeited deposit(s) pursuant to this Contract and received by Alan Frenkel Auction & Realty, LLC pursuant to this Contract and the aforesaid 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, as Buyer's sole and mutually exclusive remedies, may either seek specific performance or elect to receive the return of Buyer's deposit(s). Buyer(s) hereby waives any action for damages resulting from Seller's breach.

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 to the subject real estate, in which instance title shall be conveyed in accordance with such order.

OTHER AGREEMENTS: This Contract specifically incorporates by reference all language in the Opening Announcements of the Auction, whether verbal or in writing, made at the auction of the Real Property and in any and all prior agreements made between Buyer and Seller's agent, Alan Frenkel Auction & Realty, LLC., including, but not limited to, the Real Estate Auction Registration for Real Estate and Bid Acknowledgment. Notwithstanding the foregoing, any and each agreement executed prior to this Contract by Buyer and Alan Frenkel Auction & Realty, LLC., shall not be deemed merged into this Contract, though the terms therein shall be deemed fully incorporated herein, but shall remain enforceable in their own right, individually and collectively. As between Buyer(s) and Seller, no other prior or present agreements or representations shall be binding upon Buyer or Seller unless included in this Contract. No modification to or change in this Contract shall be valid or binding upon the parties unless in writing and executed by the parties intended to be bound by it.

TITLE MATTERS: The property is sold subject to any easements, restrictions, limitations, rights of way, planning and zoning regulations, and other matters of record not affecting the marketability of the Property. If the Seller's title is rendered unmarketable, through no fault of Buyer, Buyer shall, prior to the Closing Date, notify Seller in writing of the defect and Seller shall have 30 days from date of receipt of such notification to cure the defect. If Seller fails to timely cure the defect, all deposit(s) and closing funds shall, upon written demand by Buyer and within 5 days after demand, be returned to Buyer.

RISK OF LOSS: The Seller shall deliver the subject real estate to the Buyer in the same condition as found date of auction. In the event the subject property is destroyed or significantly damaged by fire or other casualty, Seller or Buyer may cancel this transaction. Buyer shall receive a refund of deposit(s), thereby releasing Buyer and Seller from all further obligations under this Contract. Seller or Buyer may cancel this transaction upon providing written notice to the other party within seven business days of the occurrence of the fire or other casualty or by the scheduled closing date, if earlier.

CAPACITY: 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.

PROPERTY TAX DISCLOSURE SUMMARY: Buyer should not rely on the seller's current property taxes as the amount of property taxes that the buyer may be obligated to pay in the year subsequent to purchase. A change of ownership or property improvements triggers reassessments of the property that could result in higher property taxes. If you have any questions concerning valuation, contact the county property appraiser's office for information.

INDEMNIFICATION: The Buyer and Seller, jointly and severally, and their respective agents, employees or any other parties acting on their behalves, specifically agree to INDEMNIFY AND HOLD HARMLESS Alan Frenkel Auction & Realty, LLC, its officers, directors and employees, for any injuries or damages arising under or pursuant to this Purchase and Sale Contract.

JURISDICTION AND VENUE: The undersigned(s) hereby agree 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, consent to the jurisdiction of such court in any suit, action or proceeding and waive any objection which they may have to the laying of venue of any such suit, action or proceeding in such courts. 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 to principles of conflicts of laws.

ATTORNEYS FEES: In the event any party is required to take any action to enforce the terms of this Contract, the prevailing party shall be entitled to recover all of its reasonable attorney's fees and costs. Reasonable attorney's fees shall include those fees incurred (a) before, during and after litigation, including those incurred in attempting collection without litigation, (b) in litigating in all trial and appellate levels, (c) in any bankruptcy proceeding and (d) in any post-judgment proceeding.

WAIVER OF RIGHT TO A JURY TRIAL: ALL PARTIES HERETO HEREBY WAIVE THEIR RIGHT TO A TRIAL BY JURY WITH RESPECT TO ANY LITIGATION ARISING IN CONNECTION WITH THIS CONTRACT.

If the sale of the subject real estate is by auction, we hereby certify that we agree and acknowledge that it is subject to all restrictions and announcements made at the opening of the auction, whether verbal or in writing. We further certify that we have examined the property described hereinabove; that we are thoroughly acquainted with its conditions and accept it as such. Buyer(s) shall accept this real estate on an "AS IS" basis with no warranties expressed or implied. All closing costs, i.e. documentary stamps, title insurance, mortgage costs (if applicable) and any other costs associated with the transfer of deed shall be at the expense of the buyer(s).

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

_____	_____	_____	_____
(Seller)	(Date)	(Seller)	(Date)
_____	_____	_____	_____
(Buyer)	(Date)	(Buyer)	(Date)

ALAN FRENKEL AUCTION & REALTY, LLC., Escrow Agent

Witness

RADON GAS DISCLOSURE

RADON GAS:

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 guide lines 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

Auction Registration for Real Estate

Alan Frenkel Auction & Realty, LLC
412 Raehn Street
Orlando, FL 32806
888.416.5607-FL#AB3436AU1522

Bid #: _____ License #: _____

Name: _____ Company Name: _____

Address: _____ City: _____ FL: _____ Zip: _____

Business Phone #: _____ Home Phone #: _____

How did you hear about this auction? _____

Email Address for upcoming auctions: _____

Terms and Conditions of Sale

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 NON-NEGOTIABLE 10% AUCTION FEE, ADDED TO 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 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 such suit, action or proceeding in such courts. Further, the parties acknowledge and agree that this Auction Registration and all transactions contemplated by the Auction Registration shall be governed by, construed and enforced in accordance with the internal laws of the State of Florida without regard to principles of conflicts of laws.
4. The undersigned, its agents, employees or any other parties acting on its behalf specifically agree to INDEMNIFY AND HOLD HARMLESS Auctioneer, its officers, directors, agents and employees from 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 auctions items from the premises. Further, the undersigned agrees to INDEMNIFY AND HOLD HARMLESS Auctioneer, and/or Seller from any claims, demands, liability, loss or damage brought by third parties against Auctioneer and/or Seller 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 Auctioneer, its officers, directors, agents or employees.
5. The undersigned, in his or her individual capacity, PERSONALLY GUARANTEES payment of the Bid Price to Seller and the Buyer's Premium to Auctioneer. In the event the undersigned is the successful bidder at the Auction, but fails to close the purchase as required by a Purchase and Sale Contract, through the Buyer's Premium and any amount received by Auctioneer from any forfeited deposit(s) pursuant to the Purchase and Sale Contract following Buyer's default.
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 collection without litigations, and in litigating all trial and appellate levels, as well as those incurred in any bankruptcy proceedings and post-judgment proceedings.
7. THE UNDERSIGNED 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. The undersigned hereby acknowledges that the subject property being purchased at auction is being sold strictly on a subject to buyer's inspection which has occurred prior to entering this contract and the buyer hereby acknowledges complete familiarity with the subject property including any faults or deficiencies.
10. It is further acknowledged by the undersigned that this Auction Registration has been read and understood by the undersigned before signing it and that the undersigned understands and consents to its contents.

Signature _____ Individually and as _____ (Title) _____

Print Name _____ Of (Business Name) _____

Bid Number: _____

Bid Acknowledgement And Receipt for Deposit

Name: _____

Company Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Business Phone #: _____

Home Phone #: _____

=====

The undersigned (hereinafter "Buyer") hereby acknowledges that he/she has agreed to purchase the following:

AUCTION PROPERTY #: _____, of the Birdsong Auction, conducted by
ALAN FRENKEL AUCTION & REALTY, LLC. (the Auctioneer) on March 6th, 2025.

Parcel Number: _____ Bid Price-----\$ _____

10% Auction Fee -----\$ _____

Total Contract Price-----\$ _____

Cash or Cashier's Check Tendered-----\$ _____

=====

Conditions

1. 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 announcements. The Terms and Conditions of the said Purchase and Sale Contract are incorporated herein by reference, notwithstanding the separate execution of the Purchase and Sale Contract by the Seller and the Buyer, the execution of this Bid Acknowledgment and Receipt for Deposit by the Seller and the Buyer, the execution of this Bid Acknowledgment and Receipt of Deposit by the Buyer shall constitute an offer and acceptance of the said Purchase and Sale Contract.
2. Statements made by personnel of Alan Frenkel Auction & Realty, LLC and statements made from the auction block are based upon information given by Seller and other sources and this information is believed to be reliable, however, Alan Frenkel Auction Realty, LLC, has not made any independent determination to confirm the accuracy of such information. As such, no warranties or representations, express or implied, are made as to the accuracy of any such statements or information.
3. Buyer acknowledges that he or she has been given the 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 Alan Frenkel Auction & Realty, LLC. Further, Buyer acknowledges that Buyer has conducted all due diligence and investigations Buyer feels necessary or appropriate regarding the property.
4. The term "SOLD", as stated by the Auctioneer upon the acceptance of a bid, is an acknowledgement that such bid is the highest bid.
5. Whether such bid is accepted is subject to whether or not the sale is advertised as with reserve or without reserve.
6. 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.
7. This Agreement is binding upon the parties hereto and their heirs, successors and assigns.
8. 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, and Buyer hereby consents to the jurisdiction of such court in any suit, action or proceeding and waives any objection which Buyer may have to the laying of venue of any such suit, action or proceeding in such court. Further, the parties acknowledges and agree that this Bid Acknowledgment and all transactions contemplated by this Bid Acknowledgment 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 laws.
9. The undersigned, its agents, employees or any other parties acting on its behalf specifically agree to INDEMNIFY AND HOLD HARMLESS Auctioneer, its officers, directors, agents and employees from 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, the undersigned 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 connection with the negligence or fault of others. Further, the undersigned agrees to INDEMNIFY AND HOLD HARMLESS 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 Auctioneer, its officers, directors, agents or employees.
10. The undersigned, in his or her individual capacity, personally GUARANTEES payment of the Bid Price to Seller and the Buyer's Premium to Auctioneer. In the event the undersigned is the successful bidder at the Auction, but fails to close the purchase as required by a Purchase and Sale Contract through no fault of the Seller, Auctioneer shall be entitled to receive and recover from Buyer the difference between the Buyer's Premium and any amount received by Auctioneer from any forfeited deposit(s) pursuant to the Purchase and Sale Contract following Buyer's default.
11. Auctioneer is authorized to execute and record a Memorandum of Sale memorializing in the public record the existence of the aforementioned Purchase and Sale Contract between the Seller and the Buyer.
12. In the event that Auctioneer or Seller are required to take any actions to enforce the terms of this Bid Acknowledgment, Auctioneer and/or Seller shall be entitled to recover from Buyer all of their reasonable attorney's fees and costs. Reasonable attorneys' fees shall include those fees incurred before, during and after litigation, including those incurred in attempting collection without litigation, and in litigating in all trial and appellate levels, as well as those incurred in any bankruptcy proceedings and post-judgment proceedings.
13. BUYER DOES HEREBY WAIVE THE RIGHT TO TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING IN CONNECTION WITH THIS BID ACKNOWLEDGMENT OR THE AUCTION ITSELF.
14. All parties signing this Bid Acknowledgment in any representative capacity represent that they have the authority to sign on behalf of such party or entity.
15. It is further acknowledged by Buyer that this Bid Acknowledgment has been read and understood by the Buyer before signing it and that Buyer understands and consents to its contents.

Signature _____ Individually and as _____ (Title)

Print Name _____ Of (Business Name)

AUCTION

BACK UP BUYER REQUEST FORM

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

Bidder No. _____ Amount of Bid _____

Property ___ 6245 Sleepy Hollow Dr., Orlando, FL _____

Name _____

Address _____

City _____ State _____ Zip _____

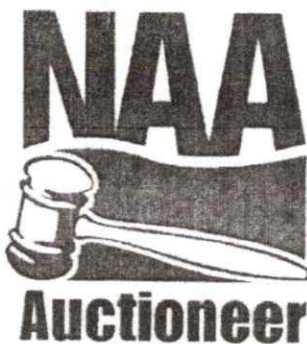
Telephone: Home _____ Work _____

Signature _____

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