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FROM DREAMS TO DEEDS

Property Details

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|---------------------------|--|
| Owner Name: | Kathleen M Wix |
| Assessor's Parcel Number: | 24-44-27-06-00023.001A (2444270600023001A) 24-44-27-L4-06023.001A (NEW STRAP # PER ASSESSOR) |
| Property Address: | 3600 E 10 Th St, Lehigh Acres, FL, 33972 |
| County, State: | Lee County, FL |
| Subdivision: | Lehigh Acres |
| Lot Number: | Lot 1 |
| Legal Description: | Lehigh Acres Unit 6 Blk.23 Db 254 Pg 50 Lot 1 W 1/2 |
| TRS: | T44S R27E SEC 42 |
| Parcel Size: | 0.25 Acres |
| Terrain Type: | Flat / Wooded |
| Lot Dimensions: | 104 x 104 |



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| Elevation: | 20 Ft |
| Flood Zone / Wetlands: | In Flood Zone, No Wetlands present |
| Notes: | Please see deed attached for complete legal description. |

Property Location & Access

| | |
|------------------------------|---|
| Google Map Link: | https://maps.app.goo.gl/xV9zza3TkfPK9jLx6 |
| GPS Coordinates (Center): | 26.636050, -81.580110 |
| GPS Coordinates (4 corners): | 26.6362, -81.58 NE 26.6359, -81.58 SE 26.6359, -81.5803 SW 26.6362, -81.5803 NW |
| City or County Limits: | County |
| School District: | Lee County School District |
| Access To Property: | Yes, East 10th St |
| Road Type: | Paved |
| Who Maintains Roads: | County |



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| Closest Highways: | Florida 80 |
| Closest Major City: | Fort Myers, Florida, 33 min (20.6 miles) |
| Closest Small Town: | Lehigh Acres, Florida, 6 min (3.5 miles) |
| Closest Gas Station: | 7-Eleven 530 Joel Blvd, Lehigh Acres, FL 33936, 3 min (2.2 miles) |
| Nearby Attractions: | Lehigh Acres Trailhead Park, 213 David Ave, Lehigh Acres, FL 33936, 6 min (3.8 miles) Alva Island, 1 Alva Isle, Alva, FL 33920, 10 min (6.7 miles) Harns Marsh, 38th St W, Fort Myers, FL 33905, 13 min (7.7 miles) |
| Notes: | N/A |

Property Tax Information

| | |
|-------------------------------------|--|
| Assessed Taxable Value: | \$4,978 |
| Assessed Actual Value: | \$8,313 |
| Back Taxes Owed? If so amount owed: | \$381.22 |
| Tax Liens? If so amount owed: | N/A |
| Annual Property Taxes: | Combined taxes and assessments: \$306.44 |



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Notes: Values updated above for 2023. Taxes for the year 2023 are delinquent. Tax Certificate has been purchased Certificate #2420476

Zoning & Restriction Information

Zoning / Property Use Code: Single Family Residential (RS-1)

What can be built on the property? Single-family Residence, Community residential home - Please see the attachment for more details.

Time limit to build? Building Permit is valid for 1 year - But it can be extended

Is camping allowed? Per County, No

Camping restrictions if any: N/A

Are RV's allowed? Per County, No

RV restrictions if any: N/A

Are mobile homes allowed? Per County, No

Mobile home restrictions if any: N/A

Are tiny homes allowed? Per County, Yes

Tiny home restrictions if any: Must be built according to Florida building code.



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| Are short term vacation rentals allowed? | Per County, they do not regulate STVR |
| Vacation rental restrictions if any: | There is a condition for vacation rentals. Should not rent it out for more than 7 consecutive days. |
| Is property part of an HOA / POA? | Found a link for LOA online and as per them it's voluntary https://www.lehighacres.com/ |
| HOA / POA dues, if any: | \$45 per year |
| Subdivision CC&R Availability: | Unable to locate, if any. |
| CC&R Information: | N/A |
| Deed Availability: | Deed is attached |
| Deed Information: | File # 2019000280228 |
| Notes: | N/A |

Utility Information

| | |
|-----------------|---|
| Water? | Would have to drill a well. |
| Sewer / Septic? | Would have to install septic. |
| Electric? | Would have to contact Lee County Electric Coop (239-656-2300) |



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| Gas? | Would have to contact Jacobs Gas Propane Refill & Delivery (239-300-8025), Blossman Gas (239-244-1529), etc. |
| Waste? | Would have to contact Lee County Solid Waste (239-533-8000) |
| Notes: | As per FGUA, they do not service this area, well and septic would be required. |

County Contact Information

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|---------------------------------|---|
| County Website: | https://www.leegov.com/ |
| Assessor Website: | https://www.leepa.org/ |
| Treasurer Website: | https://leetc.com/ |
| Recorder Website: | https://www.leeclerk.org/ |
| GIS Website: | https://maps.leegov.com/ |
| Zoning Link: | https://www.leegov.com/dcd/zoning |
| Phone number for Planning Dept: | 239-533-8809 |
| Phone number for Recorder: | 239-533-5000 |
| Phone number for Treasurer: | 239.533.6000 |



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|----------------------------|----------------|
| Phone number for Assessor: | (239) 533-6100 |
| City Website: | N/A |
| Phone number for City: | N/A |

DISCLAIMER

Buyers are responsible for confirming all information themselves before buying. This information is not guaranteed.

M WhiteCube LLC (MyBestLandDeals.com) is not responsible for any incorrect information in this document

Prepared By & Return To:

Name: Kath Wix

Address: 514 Brigadier Lndg
Grovetown, GA State: GA ZipCode: 30813

Parcel (STRAP) Number 19-00950053
24-44-27-06-20023.001A

Space Above: This Line for Recorder's Use

QUIT CLAIM DEED

This quit claim deed, executed this 9th day of December, 2019, by the first party,
whose name is Diamonds Real Estate Solutions, LLC

_____ Select one () a single person, () a married person, () a married couple

Whose mailing address is 201 N Grand Salisbury, MO 65281

_____, Grantor,

To the second party whose name is Kathleen M. Wix Revocable Trust.
Kathleen M. Wix,
Trustee Select one (X) individually, () as tenants in common, () as joint tenants

with right of survivorship, () as a married couple. Whose mailing address is 514 Brigadier

LNDG, Grovetown, GA 30813 Grantee.

Witness, that the said first party, for and inconsideration of the sum of \$ 10,000 dollars,
and other good and valuable consideration, in hand paid by the second party, the receipt and sufficiency of
which is acknowledged, does hereby assign, grant, remise, release, transfer, convey and quit-claim unto the
Grantee, to have and to hold forever, all right, title, interest, lien, equity, claim and demand which the said
Grantor has in and to the following described parcel of land and all tenements, hereditaments and
appurtenances thereto situated in LEE County, Florida, to wit:

West 1/2 of Lot 1, Block 23, Unit 6, Lehigh Acres, Section 24,
Township 44 South, Range 29 East, according to the plat thereof,
recorded in Deed Book 2454, Page 50, of the Public Records of
Lee County, Florida.

AKA: 3600 E 10th St, Lehigh Acres, FL 33972

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

above.

[Signature]
 Grantor Signature

[Signature]
 Grantor Signature

Kath Wix

Grantor Printed Name

Grantor Printed Name

Signed, sealed, and delivered in the presence of:

[Signature]
 Witness #1 Signature

Jessica Grimsley

Witness #1 Printed Name

[Signature]
 Witness #2 Signature

CHERYL DEAN

Witness #1 Printed Name

STATE OF FLORIDA

COUNTY OF Lee

The foregoing instrument was acknowledge before me on this 9th day of Dec. 2019

by Kathleen M. Wix, owner of Damands Real Estate Solutions LLC who

[] is personally know to me or produced GA DL as identification.



ANGELA LUCKEY
 Commission # GG 192836
 Expires April 10, 2022
 Bonded Thru Budget Notary Services

[Signature]
 Signature of Notary Public

My Commission Expires: 4/10/2022

(SEAL)