



Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Town & Country Title Guaranty of, Hollywood, INC.

Issuing Office:

Issuing Office's ALTA® Registry ID:

Commitment Number: 110868744

Issuing Office File Number: 1816

Property Address: 1816 Braddock Ave, North Port, FL 34288-7354

Revision Number:

SCHEDULE A

1. Commitment Date: August 06, 2025 at 8:00 a.m.
2. Policy to be issued:
 - a. ☒ ALTA® Owner's Policy
Proposed Insured: A Natural Person or Legal Entity to be designated
Proposed Amount of Insurance: \$1,000.00
The estate or interest to be insured: See Item 3 below
 - b. ☐ ALTA® Loan Policy
Proposed Insured:
Proposed Amount of Insurance: \$
The estate or interest to be insured:
 - c. ☐ ALTA® Loan Policy
Proposed Insured:
Proposed Amount of Insurance: \$ The
estate or interest to be insured:
3. The estate or interest in the Land at the Commitment Date is:

Fee Simple
4. The Title is, at the Commitment Date, vested in:

Salisbury Land LLC, a Florida Limited Liability Company
5. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof

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Form 50139912 (8-4-22)



Town & Country Title Guaranty of, Hollywood, INC.

By: _____

Authorized Signatory

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SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - a) Warranty Deed from Salisbury Land LLC, a Florida Limited Liability Company, to A Natural Person or Legal Entity to be designated. In connection with said deed, we will further require regarding the grantor:
 - i. Production of a copy of the articles of organization and operating agreement if adopted, with an affidavit affixed thereto that it is a true copy of the articles of organization and operating agreement, and all amendments thereto (the "Enabling Documents"), and that the limited liability company has not been dissolved;
 - ii. That said deed shall be executed by all of the members, unless the articles of organization provide that the company shall be governed by managers, then said deed shall be executed by all of the managers;
 - iii. If the Enabling Documents authorize less than all of the members, or managers as the case may be, to execute a conveyance, then said deed may be executed by such members or managers as are authorized by the articles of organization and operating agreement to execute a conveyance, together with any documentary evidence which may be necessary to show the authority of the parties executing the deed to bind the limited liability company;
 - iv. Should any member, or manager if applicable, be other than a natural person, we will require proof of good standing as well as documentation of authority of the person to execute documents on its behalf;
 - v. Certificate from the Secretary of State (or other governmental agency designated for the filing of the Enabling Documents) of said limited liability company's domicile, showing the limited liability company to have been formed prior to the date of acquisition, together with proof as to the current status of said limited liability company;

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- vi. Documentary evidence in recordable form, showing compliance with all requirements regarding conveying company property contained in the Enabling Documents; and
 - vii. The Company reserves the right to amend the commitment, including but not limited to, the addition of further requirements and/or exceptions as it deems necessary based upon a review of any of the documentation required above.
5. The Deed from Richard V. Younger and Katherine A. McGrath to Salisbury Land LLC, a Florida Limited Liability Company, recorded in Instrument No. 2022142771, is defective in that the deed lacks two qualified witnesses for each grantor. Said instrument should be corrected, re-executed, re-acknowledged, and re-recorded; or a new instrument in proper form should be recorded (if from an individual, joinder of spouse or non-homestead statement). This Commitment should then be updated through the date of recording of said instrument, and the Company reserves the right to amend the commitment, including, but not limited to, the addition of further requirements and/or exceptions as it deems necessary based upon the matters disclosed by the update.
6. Satisfactory verification from appropriate governmental authorities that any and all unrecorded Special Taxing District Liens, City and County Special Assessment Liens, MSBU Assessment Liens, Impact Fees, and Water, Sewer and Trash Removal Charges, have been paid.
7. Proof of payment of taxes and assessments for the year 2024, and prior years, plus any penalties and interest.

Note: The following is for informational purposes only and is given without assurance or guarantee: 2024 taxes show **PAID**. The gross amount is \$719.88 for Tax Identification No. 1141256902.

8. If the amount of insurance to be issued exceeds the authority of the agent under the existing Agency Agreement with the Company, the Company requires that the agent obtain specific underwriting approval from First American.

NOTE: The name or names of the proposed insured(s) and/or the amount of requested insurance under the Owner's/Loan Policy to be issued must be furnished and this Commitment is subject to such further exceptions and/or requirements as may then be deemed necessary.

NOTE: Because the land appears of record to be unencumbered, the Company requires that the affirmative declarations of the title affidavit, which includes a representation that there are no mortgages or other liens against the land whether recorded or not recorded, be properly emphasized before execution. Just as in all transactions, every seller/borrower must be encouraged to disclose any off record encumbrance, lien, or other matter that may affect title before the Company is willing to rely upon the representations contained within the title affidavit.

NOTE: The following conveyance(s) have been recorded within the last 24 months:
None

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NOTE: Florida Statutes, Sections 692.201-692.205, "Conveyances to Foreign Entities" (the "Statute"), effective July 1, 2023, prohibits ownership of certain real property by certain foreign parties. Pursuant to such Statute, at the time of purchase of real property in Florida, each Buyer must provide an Affidavit that the proposed Insured is not a foreign principal from a foreign country of concern that is restricted from acquiring the Land set forth on Schedule A. In compliance with the statute, Florida Real Estate Commission adopted Rule 61J2-10.200, F.A.C., which established the approved forms for such Affidavits (one for natural persons and one for entities). These affidavits will be provided upon request. Any loss or damage incurred as a result of a violation of this Statute is excluded from coverage under the terms of a title insurance policy. Further, the Company will not knowingly close or insure a transaction that violates this Statute.

9. This transaction may be subject to a Geographic Targeting Order ("GTO") issued pursuant to the Bank Secrecy Act. Information necessary to comply with the GTO must be provided prior to the closing. This transaction will not be insured until this information is submitted, reviewed and found to be complete.

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Issuing Office File Number: 1816

SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any rights, interests, or claims of parties in possession of the land not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the Public Records.
5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the Land prior to Date of Policy, and any adverse claim to all or part of the Land that is, at Date of Policy, or was previously under water.
6. Taxes or special assessments not shown as liens in the Public Records or in the records of the local tax collecting authority, at Date of Policy.
7. Any minerals or mineral rights leased, granted or retained by current or prior owners.
8. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable.
NOTES FOR STANDARD EXCEPTIONS: Standard Exceptions for parties in possession, for mechanics liens, and for taxes or special assessments not shown as liens in the public records shall be deleted upon receipt of an acceptable Non-Lien and Possession Affidavit establishing who is in possession of the lands, that there are no liens or encumbrances upon the lands other than as set forth in the Commitment, that no improvements to the lands have been made within the past 90 days or are contemplated to be made before closing that will not be paid in full, and that there are no unrecorded

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taxes or assessments that are not shown as existing liens in the public records. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said affidavit.

Standard Exception(s) for questions of survey may be deleted upon receipt and review of a properly certified Survey meeting the Florida Minimum Technical Standards for all land surveys dated no more than 90 days prior to closing or such other proof as may be acceptable to the Company. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said survey or proof.

9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FIFTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in [Plat Book 21, Page\(s\) 8](#), but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
10. Declaration of Covenants, Conditions and Restrictions recorded in [Book 930, Page 338](#), but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
11. Easement granted to North Port Water Control District by instrument recorded in [Book 1886, Page 1823](#), re-recorded in [Book 1941, Page 16](#).
12. Dedication to North Port Water Control District as set forth in instrument recorded in [Book 1886, Page 1825](#) and re-recorded in [Book 1941, Page 6](#).
13. Water and Sewer Service Agreement as set forth in instrument recorded in [Book 930, Page 346](#).

Note: All of the recording information contained herein refers to the Public Records of SARASOTA County, Florida, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Record Books of said county, unless indicated to the contrary.

Notices – Where Sent

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company, Attention: Claims Department, 1 First American Way, Santa Ana, CA 92707 (claims.nic@firstam.com).

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First American Title Insurance Company
PO Box 776123
Chicago, IL 60677-6123
Phn - (727)549-3200
Fax - (866)265-4386

August 18, 2025

Re: File #110868744

Property Address: 1816 Braddock Ave, North Port, FL 34288-7354

REISSUE CREDIT NOTICE

Issued by

First American Title Insurance Company

YOU MAY BE ENTITLED TO A REDUCED PREMIUM FOR TITLE INSURANCE IF THIS OFFICE IS PROVIDED WITH A PRIOR OWNER'S POLICY INSURING THE SELLER OR MORTGAGOR IN THE CURRENT TRANSACTION.

The purpose of this letter is to provide you with important information regarding the title insurance premium that has been or will be charged in connection with this transaction.

Eligibility for a discounted title insurance premium will depend on:

REFINANCE TRANSACTIONS:

To qualify for a reduced premium for title insurance you must provide our office with a copy of your prior owner's policy of title insurance insuring your title to the above-referenced property.

SALES TRANSACTIONS:

To qualify for a reduced premium for title insurance you must provide our office with a copy of your (or your seller's) prior owner's policy of title insurance insuring your title to the above referenced property. The effective date of the prior owner's policy must be less than three years old or the property insured by the policy must be unimproved (except roads, bridges, drainage facilities and utilities are not considered improvements for this purpose).

To qualify for the reduced rate, you or your representative may hand deliver, mail or fax a copy of the prior owner's policy of title insurance to your First American issuing agent conducting your settlement prior to closing, although we will accept the prior policy up to 5 working days after the closing date of your transaction.

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EXHIBIT A

The Land referred to herein below is situated in the County of SARASOTA, State of Florida, and is described as follows:

Lot 2, Block 2569, FIFTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the plat thereof recorded in [Plat Book 21, Page 8](#), of the Public Records of Sarasota County, Florida.

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ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I—Requirements; and
- f. Schedule B, Part II—Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

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4. **COMPANY'S RIGHT TO AMEND** The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.
5. **LIMITATIONS OF LIABILITY**
 - a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
 - b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
 - c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
 - d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
 - e. The Company is not liable for the content of the Transaction Identification Data, if any.
 - f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
 - g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.
6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**
 - a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
 - b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
 - c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

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- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
8. PRO-FORMA POLICY The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9. CLAIMS PROCEDURES This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
10. ARBITRATION
The Policy contains an arbitration clause as follows:
- a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.
 - b. If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18 (Condition 17 of the Loan Policy), then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18 (Condition 17 of the Loan Policy).
 - c. Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

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First American TaxSource™ Report

Report Issued Date: 08/13/2025

1816 Braddock Ave, North Port, FL 34288-7354

APN: 1141-25-6902
Owner Name: Salisbury Land Llc
Mailing Address: 4309 Crayton Rd, Naples, FL 34103

Reference ID: 0da0991fc24b4|3160fde8-ac4b-4120-9d32-80de9e6d9ecc
Order Number: 753007713
Alt Tax ID: 1141256902

Assessed Values

Assd Year:	2024	Legal:	Lot 2 Blk 2569 51 St Add To Port Charlotte
Land Value:	\$17,100	Land Use:	Vacant -Residential Land
Improvement Value:	\$0	TRA Code:	0500
Total Value:	\$17,100	District:	
Total Taxable Value:	\$17,100	Exemption Type:	
		Exemption Amount:	

Tax Agency 1 Of 1

Agency Name:	Sarasota County Tax Collector	Agency Type:	County
Agency Address:	101 S. Washington Blvd. Sarasota, FL 34236	Agency Code:	1211500000
		Current Tax Year:	2024
Mailing Address:	101 S Washington Blvd Sarasota, FL 34236-6993	Tax Year Date:	1/1/2024 - 12/31/2024
		Tax Year Type:	Calendar
Pay To:	Tax Collector Barbara Ford-Coates	Tax Bill Release Date:	11/01
Agency Phone:	(941) 861-8300	Duplicate Bill Required:	No
		Duplicate Bill Fee:	
URL:	http://sarasotataxcollector.governmentmax.com/collectmax/collect30.asp		
Agency Comments:	Discounts For Paying Taxes Early = 4% If Paid By November 30Th , 3% If Paid By December 31St , 2% If Paid By January 31St , 1% If Paid By February 28Th . Gross Amount Of Taxes Are Due By March 31St. Tax Certificate Sales Are Held On Or Before 6/1.		

Tax Bill Details

2024 Taxes - Annual

As Of Date : 08/13/2025

Bill # :

Certificate # :

Due Date	Inst	Tax Type	Amount	Status	Pd Amt	Date Paid	Delinquent After	Penalty	Balance Due	Est. Good Thru Date
11/01/2024	1st	Annual	\$719.88	Paid	\$691.08	11/20/2024	03/31/2025		\$0.00	
Total:			\$719.88							

Assessment Details

Code	Description	Type	Amount
	Sarasota Co. General Revenue	Ad Valorem	\$55.21
	Bonds-Debt Service	Ad Valorem	\$1.22
	Sarasota Co. Legacy Trl	Ad Valorem	\$0.68
	Mosquito Control	Ad Valorem	\$0.79
	Sarasota Co. Hospital Dist.	Ad Valorem	\$17.82
	Sw Fl Water Management Dist.	Ad Valorem	\$3.26
	West Coast Inland Navigation	Ad Valorem	\$0.67
	School Board - State	Ad Valorem	\$49.30
	School Board - Local	Ad Valorem	\$55.54
	City Of North Port	Ad Valorem	\$64.41

Ad Valorem -Subtotal	Calculated Subtotal	\$248.90
North Port Fire & Rescue	Non-Ad Valorem	\$171.82
North Port Road & Drainage	Non-Ad Valorem	\$253.16
North Port R&D Capital Improve	Non-Ad Valorem	\$46.00
Non-Ad Valorem-Subtotal	Calculated Subtotal	\$470.98

Tax Redemption

Redemption Amt1	Through Date	Redemption Amt2	Through Date	Redemption Amt3	Through Date
No tax redemption found.					

Order Comments

Current Year Taxes:

Other Taxes:

Disclaimer: This report: (i) is not an insured product or service or an abstract, legal opinion or a representation of the condition of title to real property, and (ii) is issued exclusively for the benefit of First American Data Tree LLC (Data Tree) customers and may not be used or relied upon by any other person. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. Data Tree does not represent or warrant that the information is complete or free from error, and expressly disclaims any liability to any person or entity for loss or damage caused by errors or omissions in the report.

This report is not title insurance. Pursuant to S. 627.7843, Florida statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

This report: (i) is not an insured product or service or an abstract, legal opinion or a representation of the condition of title to real property; (ii) is issued exclusively for the benefit of the applicant therefor and may not be used or relied upon by any other person; (iii) may not be reproduced in any manner without the prior written consent of First American. First American does not represent or warrant that the information herein is complete or free from error, and expressly disclaims any liability to any person or entity for loss or damage caused by errors or omissions in the report regardless of whether such errors or omissions result from negligence, accident, or other cause.



Mike Moran TAX COLLECTOR

Sarasota County, Florida

\$0.00
CHECK OUT

[Return](#) [New Search](#) [eBilling](#)

Account Information

Account Number:
1141256902
Last Updated:
8/13/25

Tax Type:
Real Estate
Property Address:
1816 Braddock Ave 005

Mailing Address:
Salisbury Land Llc
4309 Crayton Rd
Naples FL 34103-8526

Latest Tax Year Summary

[View Tax Bill Details](#) [View Assessment/Exemption Details](#) [Change Mailing Address](#)

Tax Year: **2024** Exemptions: **N/A** Millage Code: **0500** Escrow Code: **N/A**

Legal Description:
LOT 2 BLK 2569 51ST ADD TO PORT CHARLOTTE

Tax Bills

Total Payable: **\$0.00**

2024

Paid

[Taxes & Assessments](#)

Status	Amount Due	Amount Due If Paid By Date	Paid
Paid	\$691.08 Gross Taxes: \$719.88 Fees: \$0.00 Interest: \$0.00 Discount: -\$28.80	\$0.00 ▶ 3/31/25 \$0.00	\$691.08

Payment History

Tax Year	Date Paid	Receipt	Amount Paid
2024	11/20/24	9026173.0005	\$691.08
2023	11/21/23	9035748.0009	\$633.60
2022	11/25/22	53078.0015	\$449.88
2021	11/22/21	9048330.0001	\$393.48
2020	11/24/20	9056068.0001	\$380.27
2019	11/25/19	9062058.0001	\$373.31

Tax Year	Date Paid		Receipt	Amount Paid
2018	11/27/18		9061927.0001	\$372.59
2017	11/27/17		9064662.0001	\$358.42
2016	12/9/16		9216379.0001	\$348.55
2015	3/31/16		9116325.0001	\$354.71
2014	12/30/14		9094594.0001	\$329.93



Mike Moran TAX COLLECTOR

Sarasota County, Florida



\$0.00
CHECK OUT



i The information on this page is not a title search and should not be used as one.

[Return](#)

[Print Record](#)

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account Number:
1141256902
Tax Year:
2024

Tax Type:
Real Estate
Property Address:
1816 Braddock Ave 005

Mailing Address:
Salisbury Land Llc
4309 Crayton Rd
Naples FL 34103-8526

Exemption Detail:
N/A

Millage Code:
0500

Escrow Code:
N/A

Legal Description:
LOT 2 BLK 2569 51ST ADD TO PORT CHARLOTTE

Ad Valorem Taxes

Taxing Authority	Millage Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2288	\$17,100.00	\$0.00	\$17,100.00	\$55.21
Bonds-Debt Service	0.0712	\$17,100.00	\$0.00	\$17,100.00	\$1.22
Sarasota Co. Legacy Trl	0.0396	\$17,100.00	\$0.00	\$17,100.00	\$0.68
Mosquito Control	0.0460	\$17,100.00	\$0.00	\$17,100.00	\$0.79
Sarasota Co. Hospital Dist.	1.0420	\$17,100.00	\$0.00	\$17,100.00	\$17.82
SW FL Water Management Dist.	0.1909	\$17,100.00	\$0.00	\$17,100.00	\$3.26
West Coast Inland Navigation	0.0394	\$17,100.00	\$0.00	\$17,100.00	\$0.67
School Board - State	2.8830	\$17,100.00	\$0.00	\$17,100.00	\$49.30
School Board - Local	3.2480	\$17,100.00	\$0.00	\$17,100.00	\$55.54
City of North Port	3.7667	\$17,100.00	\$0.00	\$17,100.00	\$64.41

	Total Millage				Total Taxes
	14.5556				\$248.90

Non-Ad Valorem Assessments

Levying Authority	Amount
North Port Fire & Rescue	\$171.82
North Port Road & Drainage	\$253.16
North Port R&D Capital Improve	\$46.00
	Total Assessments
	\$470.98

Total Payable: \$0.00

2024			
Paid			
Status	Amount Due	Amount Due If Paid By Date	Paid
● Paid	<div><div></div>\$691.08</div> <div>Gross Taxes: \$719.88</div> <div>Fees: \$0.00</div> <div>Interest: \$0.00</div> <div>Discount: -\$28.80</div>	<div><div></div>\$0.00</div> <div>▶ 3/31/25 \$0.00</div>	\$691.08

Mail Payments to: Sarasota County Tax Collector, PO BOX 30332 Tampa FL 33630-3332

Payment Details

Year	Date Paid	Receipt Number	Paid
2024	11/20/24	9026173.0005	\$691.08



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1141256902

Ownership:

SALISBURY LAND LLC

4309 CRAYTON RD, NAPLES, FL, 34103-8526

Situs Address:

1816 BRADDOCK AVE NORTH PORT, FL, 34288

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1799 - PORT CHARLOTTE SUB 51

Property Use: 0001 - Res-New Construction Not Substantially Complete

Status: OPEN

Sec/Twp/Rge: 31-39S-22E

Census: 121150027421

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 0

Parcel Description: LOT 2 BLK 2569 51ST ADD TO PORT CHARLOTTE

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap.</u> i
2025	\$20,600	\$0	\$0	\$20,600	\$18,810	\$0	\$18,810	\$1,790
2024	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$17,100	\$0
2023	\$16,200	\$0	\$0	\$16,200	\$16,200	\$0	\$16,200	\$0
2022	\$17,500	\$0	\$0	\$17,500	\$6,897	\$0	\$6,897	\$10,603
2021	\$6,400	\$0	\$0	\$6,400	\$6,270	\$0	\$6,270	\$130
2020	\$5,700	\$0	\$0	\$5,700	\$5,700	\$0	\$5,700	\$0
2019	\$5,500	\$0	\$0	\$5,500	\$5,476	\$0	\$5,476	\$24
2018	\$5,600	\$0	\$0	\$5,600	\$4,978	\$0	\$4,978	\$622
2017	\$4,700	\$0	\$0	\$4,700	\$4,525	\$0	\$4,525	\$175
2016	\$5,000	\$0	\$0	\$5,000	\$4,114	\$0	\$4,114	\$886

Property taxes may be affected with change in ownership. When buying real estate, you should not assume that property taxes will remain the same. Use our [tax estimator](#) to estimate your new taxes.

Current Exemptions

Homestead Property: No

There are no exemptions associated with this parcel.

Sales & Transfers

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
8/31/2022	\$20,500	2022142771	01	MC GRATH KATHERINE A	WD
9/19/1990	\$3,700	2271/552	15	GENERAL DEVELOPMENT CORP	WD

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 8/12/2025

FEMA Flood Zone Information provided by Sarasota County Government



Different portions of a property can be in different flood zones. Click to view the [Flood Zone Map](#).

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA</u>
0392F	OUT	OUT	X	120279		OUT

** For more information on flood and flood related issues specific to this property, call (941) 240-8050

*** Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.

FEMA Flood Zone Data provided by Sarasota County Government as of 8/11/2025

For general questions regarding the flood map, call (941) 861-5000.

8/31/2022 9:55 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2909878

CONSIDERATION: \$20,500.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

OMEGA NATIONAL TITLE AGENCY

3411 Tamiami Trail N, Suite 100

Naples, Florida 34103

Doc Stamp-Deed: \$143.50

Our File No.: 22-0343YB

Property Appraisers Parcel Identification (Folio) Number: 1141256902

Florida Documentary Stamps in the amount of \$143.50 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

Made this August 31, 2022 A.D., By **Richard V. Younger, a single man and Katherine A. McGrath, a married woman**, whose post office address is: 19 Yankee Maid Lane, Goshen, New York 10924, hereinafter called the grantor, to **Salisbury Land LLC, a Florida Limited Liability Company**, whose post office address is: 4309 Crayton Rd, Naples, Florida 34103, 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 situate in Sarasota County, Florida, viz:

Lot 2, Block 2569, Fifty-First Addition to Port Charlotte Subdivision, a subdivision according to the plat thereof recorded in Plat Book 21, Page 8, of the Public Records of Sarasota County, Florida.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon. The subject property is a vacant lot.

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, 2021.

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 as to both:

Matthew Lemoine
Witness Printed Name Matthew Lemoine

Richard V. Younger (Seal)
Richard V. Younger
Address: 19 Yankee Maid Lane
Goshen, New York 10924

Matthew Lemoine
Witness Printed Name Matthew Lemoine

Katherine A. McGrath (Seal)
Katherine A. McGrath
Address: 19 Yankee Maid Lane
Goshen, New York 10924

State of New York
County of Rockland

The foregoing instrument was acknowledged before me by means of ☒ physical presence or { } online notarization, this 23rd day of August, 2022, by Richard V. Younger, a single man and Katherine A. McGrath, a married woman, who is/are personally known to me or who has produced drivers license as identification.

Holli Finn
Notary Public
Print Name: Holli Finn
My Commission Expires: March 18, 2023

HOLLI FINN
Notary Public, State of New York
Reg. No: 01F16388960
Qualified in Rockland County
Commission Expires March 18, 2023

FIFTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION

A PORTION OF
SEC. 35 AND 36, TWP. 39 S., RGE. 21 E. AND SEC. 31 AND 32, TWP. 39 S., RGE. 22 E.

CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA

SHEET 1 OF 34 SHEETS

DESCRIPTION

A portion of Sections 35 and 36, Township 39 South, Range 21 East and a portion of Sections 31 and 32, Township 39 South, Range 22 East, being more particularly described as follows:

1. That portion of said Section 35 lying Southeastern of the SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 12, Pages 19 through 19N, Public Records of Sarasota County, Florida; Containing 60.63 Acres, more or less.
2. That portion of said Section 36 lying Southeastern of the SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION and Southeastern of the EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 12, Pages 19 through 19N, and in Plat Book 12, Pages 20 through 20.22, respectively, Public Records of Sarasota County, Florida; Containing 552.99 Acres, more or less.
3. That portion of said Section 31 lying Southwestern of the THIRTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 15, Pages 18 through 18M, Public Records of Sarasota County, Florida; Containing 603.97 Acres, more or less.
4. That portion of said Section 32 lying Western of the TWELFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 15, Pages 8 through 8V and Southern of the THIRTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 15, Pages 18 through 18M, Public Records of Sarasota County, Florida; Containing 12.69 Acres, more or less.

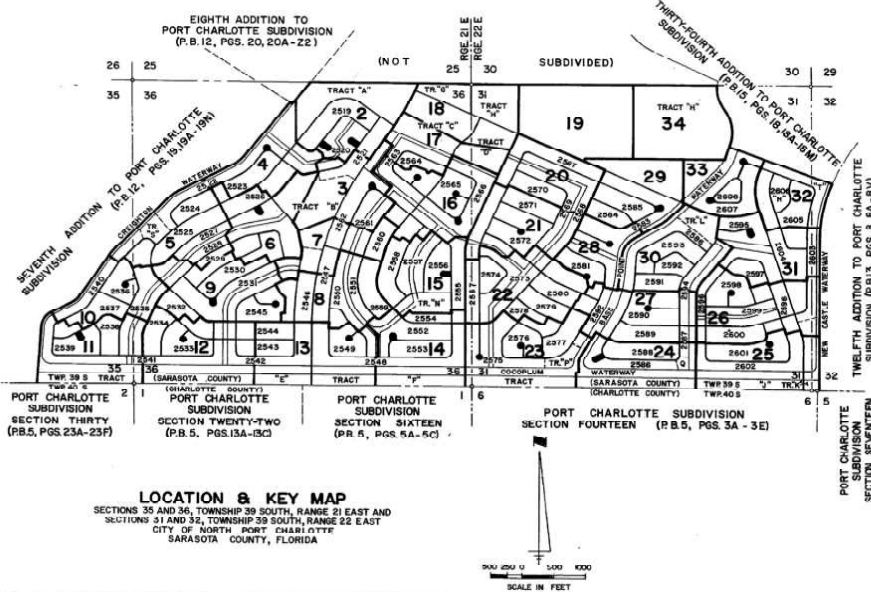
All lying and being in the City of North Port Charlotte, Sarasota County, Florida; Containing a total of 1229.69 Acres, more or less.

GENERAL NOTES

1. P.R.M. Indicates Permanent Reference Monument.
2. Deed restrictions are filed in ORB 232, Pages 332-332.
3. All lots included within this plat must exceed the minimum area required under the Subdivision Ordinance of the City of North Port Charlotte.
4. Mortgage Plat Joiners are filed in ORB 232, Pages 333-333.
5. Developer's agreement is filed in ORB 232, Pages 334-334.
6. * indicates Permanent Control Point.

* 1. A 20 foot strip along the lot lines abutting and adjacent to the waterways and drainage rights of way, except as shown by dashed lines.
2. A 10 foot strip along the rear of each lot and a 6 foot strip along the sides of each lot, except where side lot line is coincident with a Street right of way line, except as shown by dashed lines.
3. As shown by dashed lines.

Where more than one lot or parts of one or more lots are intended as a building site, the outside boundaries of the building site shall carry said side easements, except where easements are shown by dashed lines.



**PLAT BOOK 21
AND PAGE 8**

432041

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA)
GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation, authorized to transact business in the State of Florida, by its duly elected officers, acting by and with the authority of its Board of Directors, certify ownership by said Corporation of the property described herein, and does hereby dedicate and set apart all of the Streets, Thoroughfares, Waterways, Parks and Drainage rights-of-way as shown or described on this plat to the use of the general public forever. Reserving to said Corporation, its successors or assigns, the reversion or reversions of title thereto whenever discontinued by law.

The easements hereinafter described are reserved to said Corporation, its successors or assigns, for the installation and maintenance of public utilities and drainage facilities.
IN WITNESS WHEREOF, the undersigned Corporation has caused these presents to be executed by the officers named below and its corporate seal to be hereunto affixed, this 16th day of April, 1971.

GENERAL DEVELOPMENT CORPORATION

By: *Frederick E. Broth* Secretary
By: *David A. Doherty* President
STATE OF FLORIDA)
COUNTY OF SARASOTA)
ACKNOWLEDGMENT
Before me personally appeared Frederick E. Broth and David A. Doherty, known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of the above named Corporation and personally acknowledged to and before me that they executed such instrument as such President and Secretary, respectively, of said Corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said Corporation and that it was affixed to said instrument in the regular corporate authority, and that said instrument is the true and correct copy of the original as the same appears in my records.

WITNESS my hand and official seal, this 17th day of April, 1971.
My Commission Expires: 12/22/73
Notary Public, State of Florida

SURVEYOR'S CERTIFICATE
I, the undersigned registered land surveyor, hereby certify that this is a true and correct copy of the original as the same appears in my records, and that the seal affixed to the foregoing instrument is the corporate seal of said Corporation and that it was affixed to said instrument in the regular corporate authority, and that said instrument is the true and correct copy of the original as the same appears in my records.

Dated this 16th day of March, 1971.
Date of Survey: 2/5/71
CERTIFICATE OF APPROVAL OF CITY PLANNING ADVISORY BOARD
STATE OF FLORIDA)
COUNTY OF SARASOTA)
It is hereby certified that this plat has been officially approved for the record this 9th day of April, 1971.
City of North Port Charlotte Planning Advisory Board, by: *Robert C. Orr, Jr.*

CERTIFICATE OF APPROVAL OF CITY COMMISSION
STATE OF FLORIDA)
COUNTY OF SARASOTA)
It is hereby certified that this plat has been officially approved for record by the Commission of the City of North Port Charlotte, Sarasota County, Florida, this 16th day of April, 1971.
Approved: *Robert C. Orr, Jr.* City Clerk
City Attorney: *Robert C. Orr, Jr.* City Clerk

CERTIFICATE OF APPROVAL OF COUNTY CLERK
STATE OF FLORIDA)
COUNTY OF SARASOTA)
I, R.W. ZINN, County Clerk of Sarasota County, Florida, hereby certify that this plat has been examined and that it conforms with the requirements of the Statutes of Florida pertaining to maps and plats, and that it has been duly recorded in Plat Book 21, Pages 8 through 8V, and in Plat Book 15, Pages 18 through 18M, of the Public Records of Sarasota County, Florida, this 16th day of April, 1971.

CERTIFICATE OF COMMISSION
STATE OF FLORIDA)
COUNTY OF SARASOTA)
It is hereby certified that this plat has been examined and that it conforms with the requirements of Chapter 177, Florida Statutes, by the County of Sarasota, Florida, this 16th day of April, 1971.
To indicate that this plat conforms with subdivisions.

Robert C. Orr, Jr. City Clerk
Robert C. Orr, Jr. City Clerk
County Engineer Planning Director

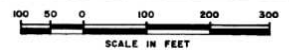
SHEET 1 OF 34 SHEETS
2365 TOTAL NO. LOTS

DRAWN BY: P.A.L.
CHECKED BY: D.K.C.
APPROVED BY: C.F.

CS-51

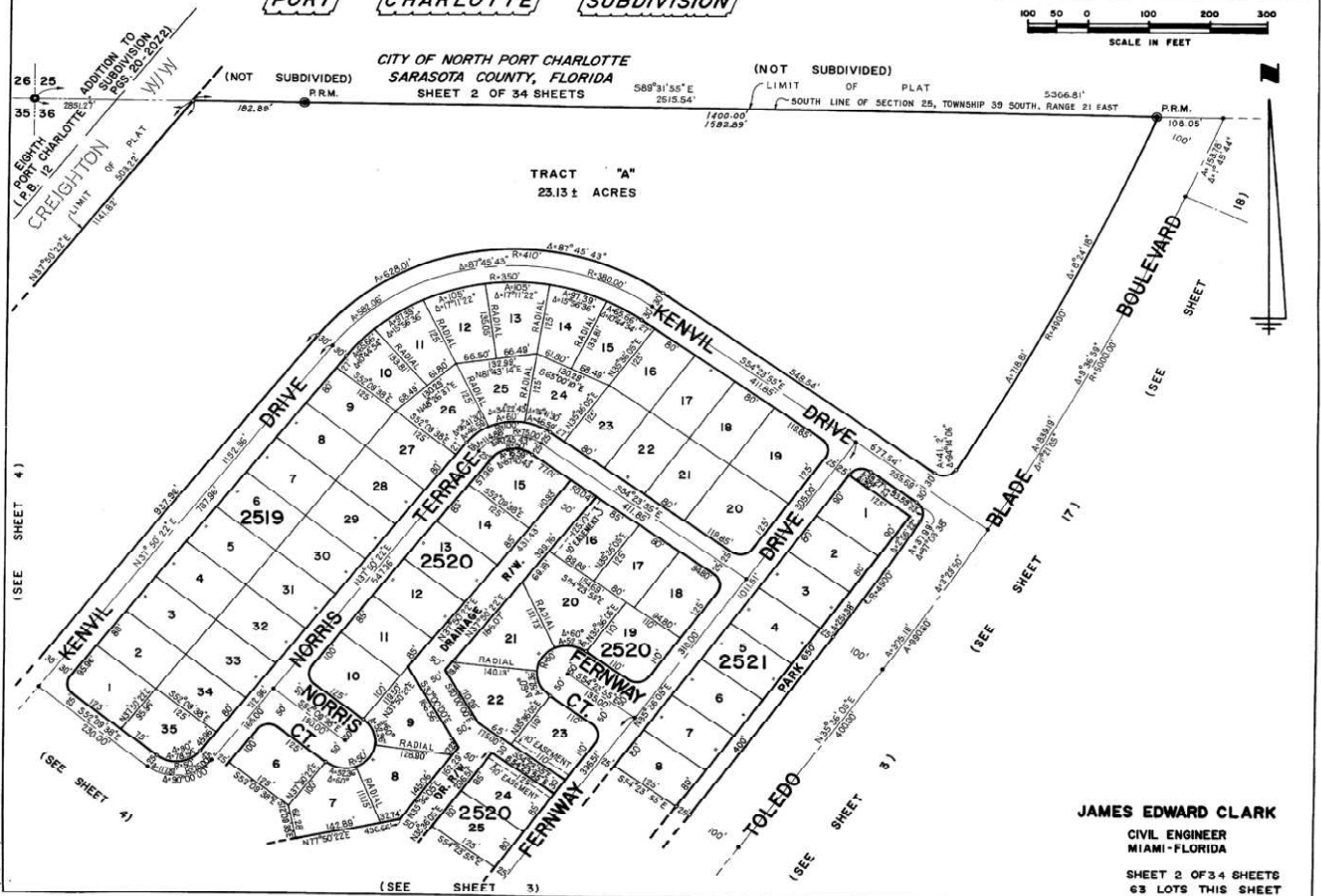
**FIFTY-FIRST ADDITION TO
PORT CHARLOTTE SUBDIVISION**

**PLAT BOOK 21
AND PAGE 8A**



CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA
SHEET 2 OF 34 SHEETS

TRACT "A"
23.13 ± ACRES



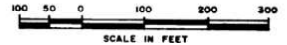
CALCULATED BY D.R.
DRAWN BY T.E.V.
CHECKED BY J.C.H.
APPROVED BY G.I.

JAMES EDWARD CLARK
CIVIL ENGINEER
MIAMI-FLORIDA
SHEET 2 OF 34 SHEETS
63 LOTS THIS SHEET

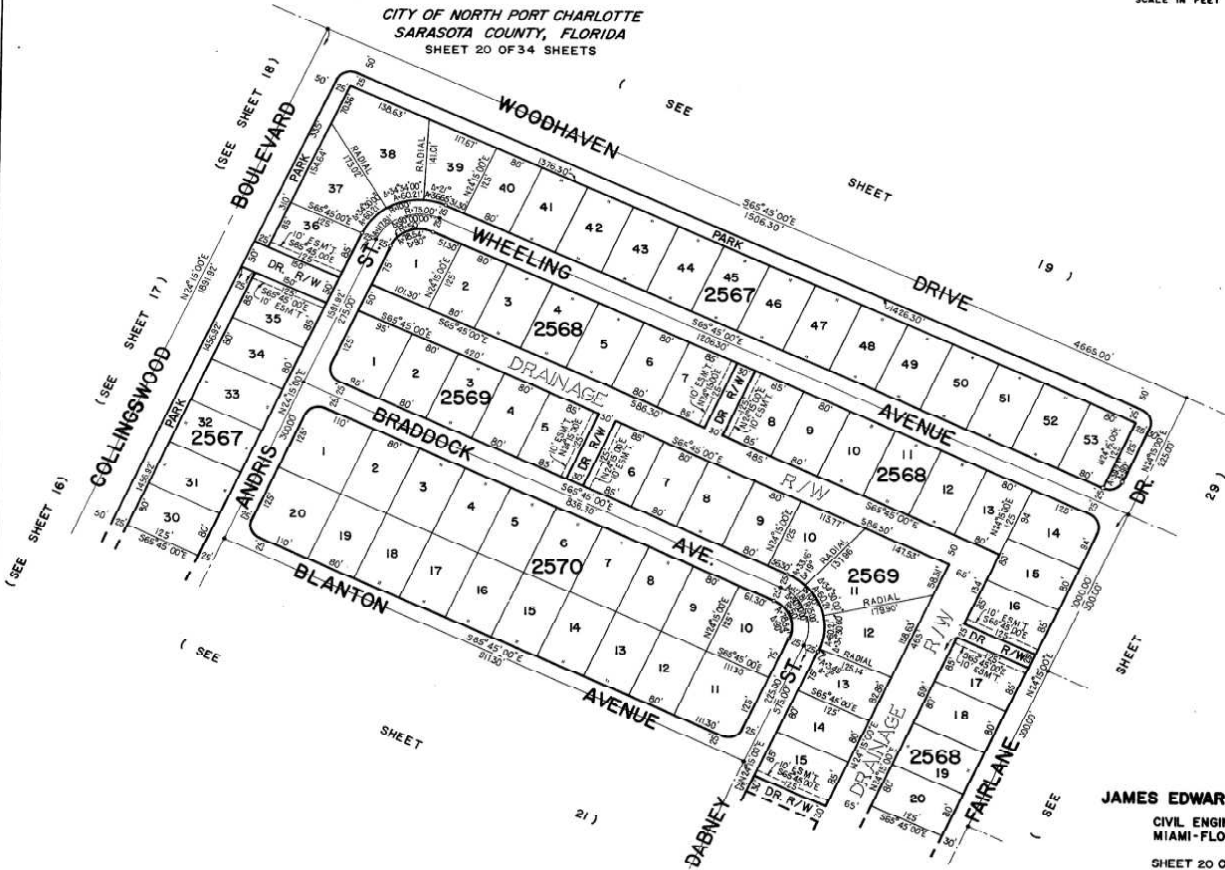
CS-51

FIFTY-FIRST ADDITION TO
PORT CHARLOTTE SUBDIVISION

PLAT BOOK 2/
 AND PAGE 88



CITY OF NORTH PORT CHARLOTTE
 SARASOTA COUNTY, FLORIDA
 SHEET 20 OF 34 SHEETS



CALCULATED BY D.R.
 DRAWN BY J.E.V.
 CHECKED BY J.C.H.
 APPROVED BY ST

JAMES EDWARD CLARK
 CIVIL ENGINEER
 MIAMI-FLORIDA

SHEET 20 OF 34 SHEETS
 79 LOTS THIS SHEET

CS-51