



**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: 110894107  
Issuing Office File Number: 4586 MAURBACH  
Property Address: 4586 Maurbach Ter, North Port, FL 34286-7739  
Revision Number:

**SCHEDULE A**

1. Commitment Date: August 27, 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:  
  
Ceres Consulting, 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 Ceres Consulting, 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. 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.
6. 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 \$732.32 for Tax Identification No. 1006-00-8912.

7. 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

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

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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.

8. 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: 4586 MAURBACH

### **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.

The Standard Exception for any minerals or mineral rights leased, granted or retained by current or prior owners is hereby deleted.

9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in [Plat Book 12, Page\(s\) 19](#), 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 265, Page 257](#), 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](#), and re-recorded in [Book 1941, Page 16](#); together with transfer of assets recorded in Book 2666, Page 606 and [Book 2666, Page 612](#).
12. Dedication to North Port Water Control District recorded in [Book 1886, Page 1825](#), and re-recorded in [Book 1941, Page 6](#); together with transfer of assets recorded in [Book 2666, Page 606](#) and [Book 2666, Page 612](#).
13. Easement granted to Horizon Gas Co. by instrument recorded in [Book 2941, Page 831](#); together with assignment to Heritage Operating, L.P. recorded in [Book 2941, Page 835](#).
14. Assignment of Plat and Other Easements recorded in [Book 2460, Page 1191](#).

**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.

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**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](mailto:claims.nic@firstam.com)).

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Form 50139912 (8-4-22)



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

September 09, 2025

Re: File #110894107

Property Address: 4586 Maubach Ter, North Port, FL 34286-7739

**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 12, Block 89, SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof recorded in [Plat Book 12, Pages 19](#), 19A through 19N, 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](http://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](http://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.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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# Mike Moran TAX COLLECTOR

Sarasota County, Florida



\$0.00  
CHECK OUT

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

## Account Information

Account Number:

**1006008912**

Last Updated:

**9/3/25**

Tax Type:

**Real Estate**

Property Address:

**4586 Maubach Ter 005**

Mailing Address:

**Ceres Consulting 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 12 BLK 89 7TH 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	<div><div>\$703.03</div><div>Gross Taxes: \$732.32</div><div>Fees: \$0.00</div><div>Interest: \$0.00</div><div>Discount: -\$29.29</div></div>	<div><div>\$0.00</div><div>▶ 3/31/25</div><div>\$0.00</div></div>	\$703.03

## Payment History

Tax Year	Date Paid	Receipt	Amount Paid
<b>2024</b>	11/20/24	9026174.0005	\$703.03
<b>2023</b>	11/21/23	9035750.0013	\$620.91
<b>2022</b>	11/25/22	53082.0005	\$441.72
<b>2021</b>	4/1/22	5010450.0001	\$424.88
<b>2020</b>	3/14/22	4001588.0002	\$484.20
<b>2019</b>	3/14/22	4001588.0001	\$530.52

Tax Year	Date Paid		Receipt	Amount Paid
2018	3/31/21		5560747.0001	\$512.22
2017	3/13/18		9105736.0021	\$378.08
2016	1/10/17		5531098.0010	\$351.55
2015	3/19/16		5535264.0016	\$358.45
2014	12/23/14		9092175.0001	\$335.59

[Return](#)

[Print Record](#)

## Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account Number:  
**1006008912**  
Tax Year:  
**2024**

Tax Type:  
**Real Estate**  
Property Address:  
**4586 Maubach Ter 005**

Mailing Address:  
**Ceres Consulting Llc**  
**4309 Crayton Rd**  
**Naples FL 34103-8526**

Exemption Detail:  
**N/A**

Millage Code:  
**0500**

Escrow Code:  
**N/A**

Legal Description:  
**LOT 12 BLK 89 7TH 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	\$16,830.00	\$0.00	\$16,830.00	\$54.34
Bonds-Debt Service	0.0712	\$16,830.00	\$0.00	\$16,830.00	\$1.20
Sarasota Co. Legacy Trl	0.0396	\$16,830.00	\$0.00	\$16,830.00	\$0.67
Mosquito Control	0.0460	\$16,830.00	\$0.00	\$16,830.00	\$0.77
Sarasota Co. Hospital Dist.	1.0420	\$16,830.00	\$0.00	\$16,830.00	\$17.54
SW FL Water Management Dist.	0.1909	\$16,830.00	\$0.00	\$16,830.00	\$3.21
West Coast Inland Navigation	0.0394	\$16,830.00	\$0.00	\$16,830.00	\$0.66
School Board - State	2.8830	\$19,500.00	\$0.00	\$19,500.00	\$56.22
School Board - Local	3.2480	\$19,500.00	\$0.00	\$19,500.00	\$63.34
City of North Port	3.7667	\$16,830.00	\$0.00	\$16,830.00	\$63.39
	Total Millage				Total Taxes
	14.5556				\$261.34

### Non-Ad Valorem Assessments

Levying Authority	Amount
North Port Fire & Rescue	\$171.82
North Port Road & Drainage	\$253.16

Levying Authority	Amount
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
<div><div></div> Paid</div>	<div><div></div> \$703.03</div>	<div><div></div> \$0.00</div>	\$703.03

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		9026174.0005	\$703.03



**Bill Furst**  
SARASOTA COUNTY  
PROPERTY APPRAISER

### Property Record Information for 1006008912

**Ownership:**

CERES CONSULTING LLC  
4309 CRAYTON RD, NAPLES, FL, 34103-8526

**Situs Address:**

4586 MAURBACH TER NORTH PORT, FL, 34286

**Land Area:** 10,000 Sq.Ft.

**Municipality:** City of North Port

**Subdivision:** 1525 - PORT CHARLOTTE SUB 07

**Property Use:** 0100 - Single Family Detached

**Status:** OPEN

**Sec/Twp/Rge:** 35-39S-21E

**Census:** 121150027451

**Zoning:** R1 - RESIDENTIAL LOW

**Total Living Units:** 1

**Parcel Description:** LOT 12 BLK 89 7TH ADD TO PORT CHARLOTTE

### Buildings

<a href="#">Situs - click address for building details</a>	<b>Bldg #</b>	<b>Beds</b>	<b>Baths</b>	<b>Half Baths</b>	<b>Year Built</b>	<b>Eff Yr Built</b>	<b>Gross Area</b>	<b>Living Area</b>	<b>Stories</b>
<a href="#">4586 MAURBACH TER NORTH PORT, FL, 34286</a>	1	3	2	0	2024	2024	2,178	1,496	1

### Extra Features

There are no extra features associated with this parcel

### Values

<b>Year</b>	<b>Land</b>	<b>Building</b>	<b>Extra Feature</b>	<b>Just</b>	<b>Assessed</b>	<b>Exemptions</b>	<b>Taxable</b>	<b>Cap.</b>
2025	\$19,800	\$244,800	\$0	\$264,600	\$263,313	\$0	\$263,313	\$1,287
2024	\$19,500	\$0	\$0	\$19,500	\$16,830	\$0	\$16,830	\$2,670
2023	\$15,300	\$0	\$0	\$15,300	\$15,300	\$0	\$15,300	\$0
2022	\$15,800	\$0	\$0	\$15,800	\$7,150	\$0	\$7,150	\$8,650
2021	\$6,500	\$0	\$0	\$6,500	\$6,500	\$0	\$6,500	\$0
2020	\$6,200	\$0	\$0	\$6,200	\$6,200	\$0	\$6,200	\$0
2019	\$5,900	\$0	\$0	\$5,900	\$5,900	\$0	\$5,900	\$0
2018	\$6,000	\$0	\$0	\$6,000	\$5,324	\$0	\$5,324	\$676
2017	\$5,000	\$0	\$0	\$5,000	\$4,840	\$0	\$4,840	\$160
2016	\$4,600	\$0	\$0	\$4,600	\$4,400	\$0	\$4,400	\$200

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. [File for Homestead Exemption](#)

### Sales & Transfers



<b>Transfer Date</b>	<b>Recorded Consideration</b>	<b>Instrument Number</b>	<b>Qualification Code</b>	<b>Grantor/Seller</b>	<b>Instrument Type</b>
5/4/2022	\$20,500	<a href="#">2022077010</a>	01	MAURBACH TERRACE LOT 12 LAND TRUST	WD
10/24/2018	\$100	<a href="#">2018144691</a>	11	FEDERICO-STOPA HOLDINGS LLC	QC
7/18/2014	\$9,000	<a href="#">2014097015</a>	11	STOPA KYLE R	QC
2/23/2009	\$100	<a href="#">2009022030</a>	11	FEDERICO-STOPA HOLDINGS LLC,	QC
10/31/2008	\$100	<a href="#">2008146667</a>	X2	POGONI LAND TRUST LLC TTEE,	QC
12/27/2007	\$100	<a href="#">2008004349</a>	11	KRANIAS,TINA	QC
2/29/2000	\$900	<a href="#">2000025470</a>	11	INGRAM CHRISTINE M,	TD
8/3/1994	\$700	<a href="#">2657/1865</a>	11	WILSON ROSIE	TD
11/21/1989	\$100	<a href="#">2170/823</a>	11	HARRIS DOUGLAS R	NA
1/1/1973	\$1,500	<a href="#">990/1792</a>	01		NA

### Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 9/2/2025

FEMA Flood Zone Information provided by Sarasota County Government

-  This property is in a SFHA or CFHA. Click to view the [Certificate Map](#) to see if an Elevation Certificate or a Letter of Map Revision/Change (LOMR/LOMC) exists.
-  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>
0391F	OUT	IN	AE	120279		OUT
0391F	OUT	OUT	X	120279		OUT

\* If your property is in a SFHA or CFHA, use the [Certificate Map](#) to determine if the building footprint is within the flood zone area.  
\*\* 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 9/1/2025  
For general questions regarding the flood map, call (941) 861-5000.



5/5/2022 12:01 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2855680

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.: 22-0186YB

Property Appraisers Parcel Identification (Folio) Number: 1006008912

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

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDING DATA

## ***WARRANTY DEED***

Made this May 4, 2022 A.D., By **Federico-Stopa Holdings, LLC**, as Trustee of the **Maurbach Terrace Lot 12 Land Trust** dated **July 18, 2014**, whose post office address is: 18167 US Highway 19 N , SUite 100, Clearwater, Florida 33764, hereinafter called the grantor, to **Ceres Consulting, 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 12, Block 89, 7TH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof recorded in Plat Book 12, Pages 19, 19A through 19N, 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.

**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 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.


22-0186YB

**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:*

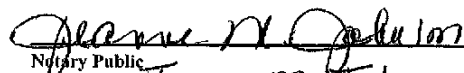
  
Witness Printed Name Lisa Kalman

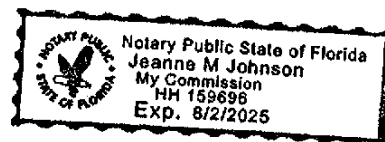
 (Seal)  
Mark P Stopa, Manager of Federico-Stopa Holdings, LLC as  
Trustee of Maubach Terrace Lot 12 Land Trust dated July  
18, 2014  
Address: 18167 US Highway 19 N , Suite 100  
Clearwater, Florida 33764

  
Witness Printed Name Julie McChae

State of FLORIDA  
County of PINELLAS

The foregoing instrument was acknowledged before me by means of { ☒ } physical presence or { } online notarization, this 29th day of April, 2022, by Mark P Stopa, Manager of Federico-Stopa Holdings, LLC, as Trustee of the Maubach Terrace Lot 12 Land Trust dated July 18, 2014, who is/are personally known to me or who has produced \_\_\_\_\_ as identification.

  
Notary Public  
Print Name: Jeanne M. Johnson  
My Commission Expires: 08-02-2025



22-0186YB

SEVENTH ADDITION TO  
PORT CHARLOTTE SUBDIVISION  
A SUBDIVISION IN SECTIONS 25, 26, 35 & 36, TWP. 30 S., RANGE 21 E.,  
CITY OF NORTH PORT CHARLOTTE,  
SARASOTA COUNTY, FLORIDA  
SHEET 1 OF 15 SHEETS

BISCAYNE-  
ENGINEERING COMPANY  
CIVIL ENGINEERS  
MIAMI - FLORIDA  
SCALE IN FEET



## DESCRIPTION

[illegible]

point of tangency; thence run S 0° 03' 33" W 1470.00 feet along the east-  
ern boundary of said SIXTH ADDITION to PORT CHARLOTTE SUB-  
DIVISION to a point on the south line of said section 35, said point  
being the southeast corner of said SIXTH ADDITION to PORT  
CHARLOTTE SUBDIVISION, thence run S 89° 56' 30" E 943.35 feet along  
the south line of said section 35 to the Point of Beginning;  
containing 52467 Acres more or less.

CERTIFICATE OF DEDICATION

STATE OF FLORIDA) as GENERAL DEVELOPMENT CORPORATION, Delaware Corporation, authorized to do business in the State of Florida, by its duly elected President, F.E. Mackie, Jr. and its duly elected Secretary, E.J. Mackie, and FLORIDA WEST LUMBER COMPANY, a Florida corporation, as the duly elected President and Secretary of the board of directors of the newly designated and set apart oil of the Arvennes, Larnes, Boulevard, Terraces, Motorways and Drainage Rights of the State of Florida, as described on this plan for the use of the general public.

The easements hereinafter described are expressly reserved to THE GENERAL DEVELOPMENT CORPORATION AND FLORIDA WEST COAST LAND COMPANY their affiliates, successors or assigns, for the purposes expressed; so far as maintenance easement of the lot lines abutting to the east and adjacent to all corners and metes; to 10 feet easement at the rear and side of the lots shown on the plat hereto attached; for the installation and maintenance of underground overhead utilities and for surface drainage by smoke or under-ground provisions and for other purpose consistent with good practice for the development of this project except that use of easements along the side lot lines shall be limited to one side of any one lot; side lot lines coincident with street frontage shall be maintained in accordance with applicable laws and ordinances; no lot is intended as a building site; the outside boundaries of said building site the shell earth said side easements

IN WITNESS WHEREOF, GENERAL DEVELOPMENT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY its President and Secretary and by its Secretary and FLORENCE WEST, CLARK AND COMPANY, President and Secretary to be executed by its Vice President and attestations by its Secretary, by and with the authority of their Boards of Directors this 13 day of JANUARY, AD 1960.

GENERAL DEVELOPMENT CORPORATION  
By: W. F. West President  
Secretary

Attest: E.J. New R. Secretary By: F.E. Mackle Jr. President  
E.J. Mackle Florida West Coast Land Company  
D.L. Mackle Secretary By: F.E. Mackle Jr. President

STATE OF FLORIDA vs. E. J. Mackle Jr.  
COUNTY OF DADE, Fla. Before me, the undersigned Notary Public personally appeared E. J. Mackle Jr., appeared E. J. Mackle Jr. President and E. J. Mackle Jr. Vice President of GENERAL DEVELOPMENT CORPORATION, a Delaware corporation, their authority as President and Vice President of the said General Development Corporation being duly proved to me by the said E. J. Mackle Jr. Vice President and E. J. Mackle Jr. Secretary of FLORIDA WEST COAST LUMBER COMPANY, a Florida corporation, to me well known to be the individuals described in and who executed the foregoing certificate of specifications, and that they each duly acknowledged before me that they executed the same, as such officers for and on behalf of said GENERAL DEVELOPMENT CORPORATION.

WITNESS my hand and official seal at Dade County, Florida this 23 day of JAN. AD 1960  
My Commission expires 7/13/63  
Forrest J. Jernard

**CERTIFICATE OF APPROVAL OF CITY COMMISSION**

STATE OF FLORIDA }  
COUNTY OF SARASOTA }  
ss. It is hereby certified that this plat has been  
officially approved for record by the city commission of  
the city of North Port, Charlotte, Sarasota County, Florida, this \_\_\_\_ day of  
City Clerk, \_\_\_\_\_  
AD 1960

CERTIFICATE OF APPROVAL OF COUNTY CLERK

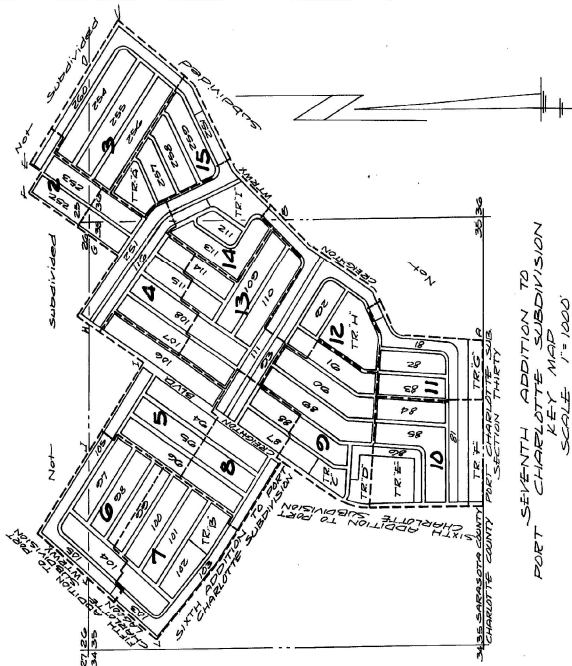
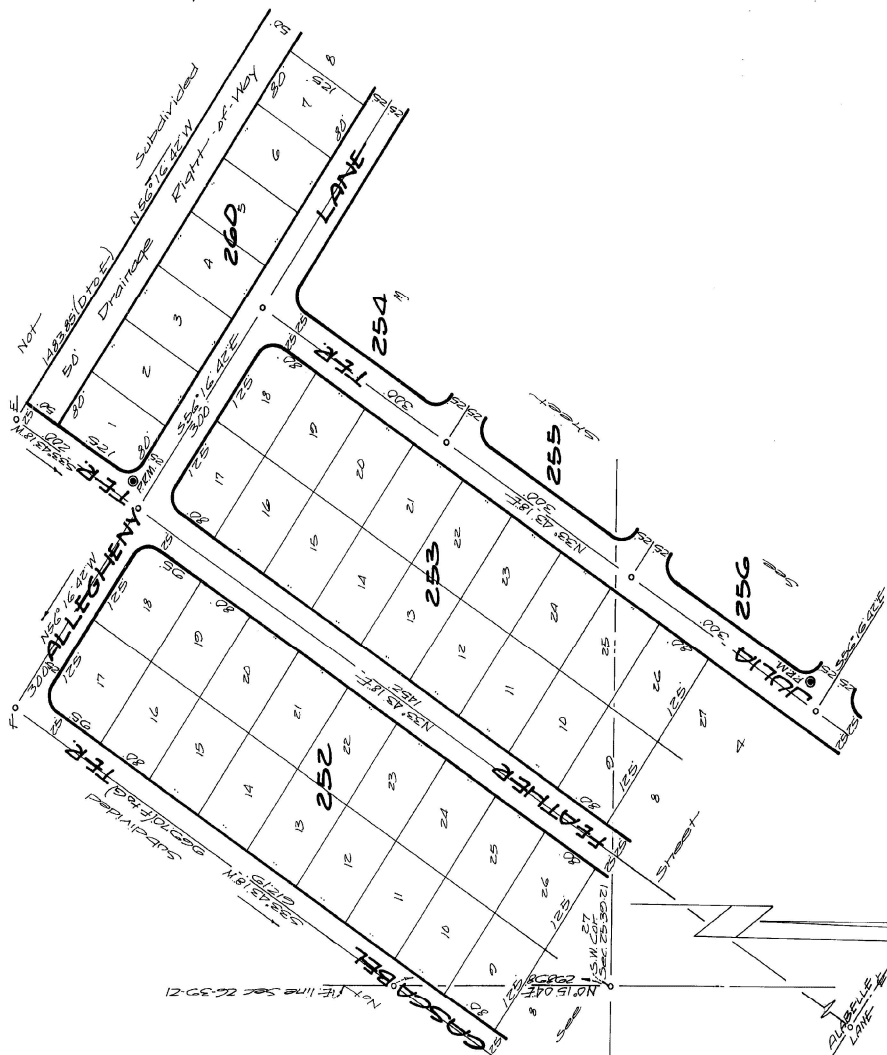
STATE OF FLORIDA  
COUNTY OF SARASOTA  
I, W.A. Wynne, County Clerk of said county, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of said county, and this plat has been filed for record in the records of said county on the 19th day of March, 1960.  
W.A. Wynne, County Clerk

By H. M. Steele Deputy Clerk  
Sergeant, County of Florida

CERTIFICATE OF SURVEYOR

STATE OF FLORIDA } ss. I, the undersigned land surveyor hereby certify  
COUNTY OF DADE } that this plat is a true representation of the  
land described and shown to the best of my knowledge and belief  
and that permanent reference monuments have been placed as  
required in subv. laws of Florida. BOB CANTY, ENGINEERING COMPANY

By J. J. Bennett President  
Registered Engineer No. 145 Registered Surveyor - No. 46  
STATE OF FLORIDA



PORT CHARLOTTE SUBDIVISION  
KEY MAP  
SCALE 1"=1000'

Engineers Notes:

All radii are 25 feet unless otherwise noted.  
 (1) Indicates permanent reference monument.  
 DRMS are dated concrete monuments. Information  
 of block lines extended unless otherwise shown.  
 Bearings shown refer to an assumed meridian  
 ARMS at block corners are at the intersection  
 of block lines extended.

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA } S.S.  
 COUNTY OF SARASOTA }

It is hereby certified that this plat has been officially filed  
 for records by the Board of County Commissioners of the County  
 of Sarasota, Florida, this 17th day of May, A.D. 1960.

Approved:

*Russell K. Kelland*  
 County Attorney

SEVENTH ADDITION TO

PORT CHARLOTTE SUBDIVISION

A SUBDIVISION IN SECTIONS 25, 26, 35 & 36, TWP. 30S., RANGE 21E.  
 CITY OF NORTH PORT CHARLOTTE  
 SARASOTA COUNTY, FLORIDA  
 SHEET 2 OF 15 SHEETS

BUSCAYNE ENGINEERING COMPANY  
 ORDER NO. 32540 CIVIL ENGINEERS SCALE 1"=100'  
 FEB. NO. 1147 MIAMI, FLORIDA DEC. 1959  
 SCALE IN FEET



43 LOTS (THIS SHEET)

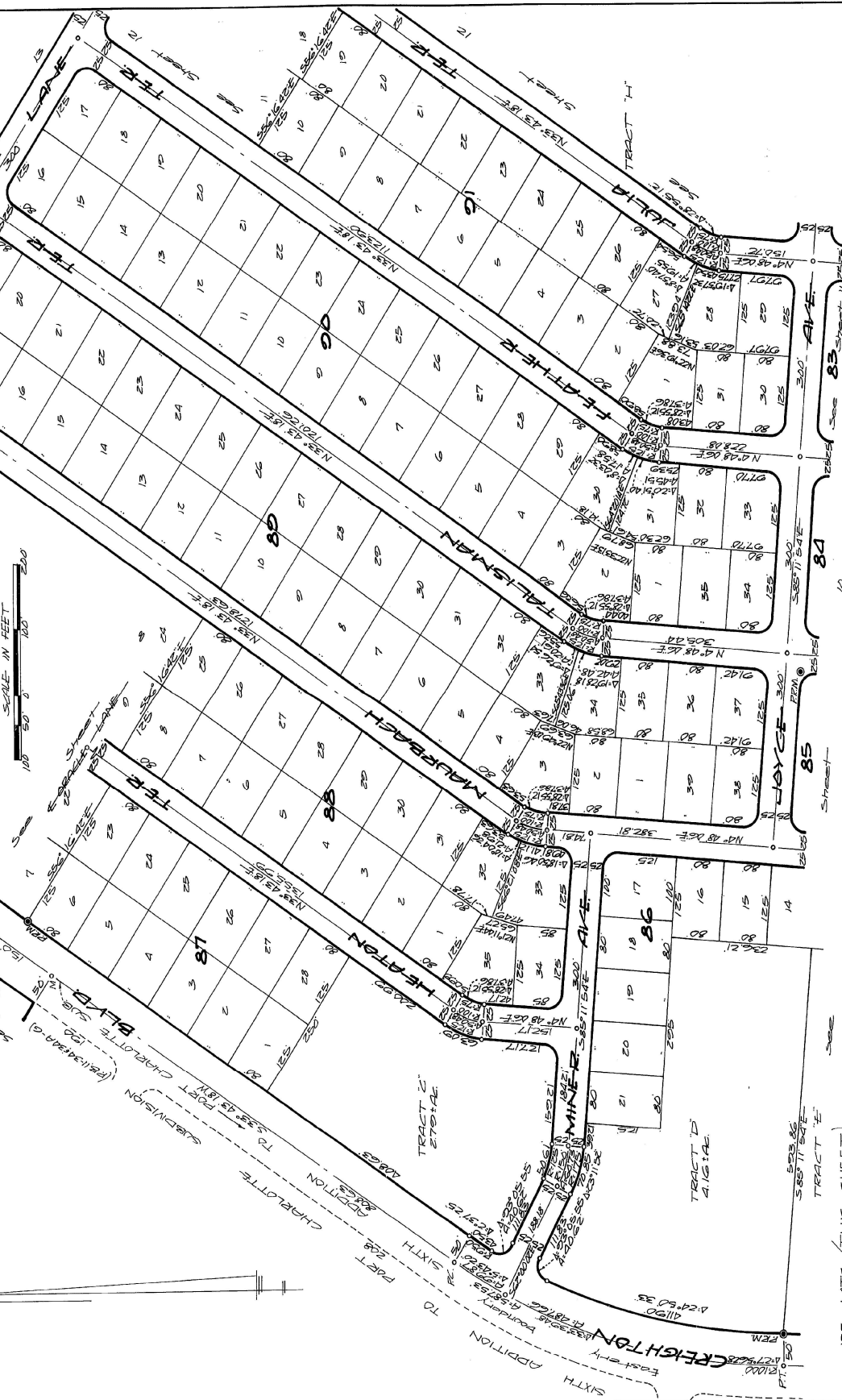
# SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION

ASUBDIVISION IN SECTIONS 25, 26, 35 & 36, T1MP 30S, RANGE 1E-  
CITY OF NORTH PORT CHARLOTTE  
SARASOTA COUNTY, FLORIDA  
SHEET 9 OF 15 SHEETS

BUSBYNE ENGINEERING COMPANY  
DESIGNED BY  
ORDER N152640 CIVIL ENGINEER  
FEB. 14, 1947 MIAMI, FLORIDA DEC. 1955

SCALE IN FEET  
1" = 50' 0"

103



135 LOTS (THIS SHEET)

