



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: 110868700

Issuing Office File Number: 10091

Property Address: 10091 Boylston St, Port Charlotte, FL 33981-3958

Revision Number:

SCHEDULE A

1. Commitment Date: August 05, 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:

Grindstone Partners, 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 Grindstone Partners, 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. Proof of payment of any and all South Gulf Cove Homeowners Association, Inc. liens and/or assessments against the land described in Schedule A (including, but not limited to, any special assessments or payments due to others such as master associations).
 - 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 \$1,188.29 for Tax Identification No. 412129134001.

- 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

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

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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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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 PORT CHARLOTTE SUBDIVISION SECTION EIGHTY-FIVE, as recorded in Plat Book 6, Page(s) 60A, 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 97, Page 251](#); [Book 1823, Page 895](#); [Book 3545, Page 1467](#) and [Book 4410, Page 541](#); [Book 1420, Page 1240](#); [Book 3248, Page 2082](#), Instrument No. [3304241](#), Instrument No. [3531147](#), Instrument No. [3532449](#); Instrument No. [3547453](#), 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. Declaration of Covenants, Conditions and Restrictions recorded in [Book 3545, Page 1731](#), 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).
12. Assignment of easements as recorded in [Book 539, Page 685](#); [Book 1348, Page 2008](#); [Book 1371, Page 1265](#) and [Book 1602, Page 1169](#)
13. Charlotte County Utility Agreement With Charlotte Harbor Boat Storage, Inc., recorded in [Book 1782, Page 198](#).
14. 2nd Charlotte County Utility Agreement With Charlotte Harbor Boat Storage, Inc., recorded in [Book 1886, Page 59](#).
15. Notice of Architectural Guidelines recorded in [Book 4028, Page 644](#).
16. Ordinance No. 2015-015 as recorded in [Book 3948, Page 1278](#).
17. Ordinance No. 2019-083 as recorded in [Book 4458, Page 1382](#).
18. Resolution No. 2009-274 recorded in [Book 3438, Page 208](#)
19. Notice of Architectural Guidelines, Restrictions and Conditions for All Residential Homes In South Gulf Cove recorded in [Book 3046, page 1846](#).

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20. Riparian and/or littoral rights are not insured.
21. The right, title or interest, if any, of the public to use as a public beach or recreation area any part of the Land lying between the water abutting the Land and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line, or (d) any other line which has been or which hereafter may be legally established as relating to such public use.
22. Rights of the United States Government to that part of the Land, if any, being artificially filled in land in what was formerly navigable waters arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.
23. Any adverse ownership claim by the State of Florida by right of sovereignty to any part of the Land that is, as of the Date of Policy or was at any time previously, under water (submerged).

Note: All of the recording information contained herein refers to the Public Records of CHARLOTTE 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).

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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

August 14, 2025

Re: File #110868700

Property Address: 10091 Boylston St, Port Charlotte, FL 33981-3958

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 CHARLOTTE, State of Florida, and is described as follows:

Lot 48, Block 4601, PORT CHARLOTTE SUBDIVISION SECTION EIGHTY-FIVE, according to the plat thereof, as recorded in Plat Book 6, Page(s) 60A through 60Q, inclusive, of the Public Records of Charlotte 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.

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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First American TaxSource™ Report
10091 Boylston St, Port Charlotte, FL 33981-3958

Report Issued Date: 08/13/2025

APN: 412129134001
Owner Name: Grindstone Partners Llc
Mailing Address: 4309 Crayton Rd, Naples, FL 34103

Reference ID: d6e395392cac4|a1889eb6-7510-4de4-a213-7bbeff104180
Order Number: 753002381
Alt Tax ID: 00665760000005

Assessed Values

Table with 2 columns: Property Details (Assd Year, Land Value, Improvement Value, Total Value, Total Taxable Value) and Legal/Exemption Details (Legal, Land Use, TRA Code, District, Exemption Type, Exemption Amount).

Tax Agency 1 Of 1

Table with 2 columns: Agency Information (Agency Name, Agency Address, Mailing Address, Pay To, Agency Phone, URL, Agency Comments) and Agency Details (Agency Type, Agency Code, Current Tax Year, Tax Year Date, Tax Year Type, Tax Bill Release Date, Duplicate Bill Required, Duplicate Bill Fee).

Tax Bill Details

2024 Taxes - Annual
As Of Date : 08/13/2025
Bill # : #999-00009275
Certificate # :

Table with 11 columns: Due Date, Inst, Tax Type, Amount, Status, Pd Amt, Date Paid, Delinquent After, Penalty, Balance Due, Est. Good Thru Date. Includes a total row.

Assessment Details

Table with 4 columns: Code, Description, Type, Amount. Lists various assessments like Charlotte County, Law Enforcement, Stump Pass, etc.

Charlotte Co Fire Rescue Dept	Non-Ad Valorem	\$111.79
South Gulf Cove S&D-Cap-Sidewalks	Non-Ad Valorem	\$41.00
South Gulf Cove St & Dr-Maint	Non-Ad Valorem	\$105.00
So Gulf Cove Waterway Ben Unit	Non-Ad Valorem	\$50.00
West Charlotte Stormwater Util	Non-Ad Valorem	\$23.71
Non-Ad Valorem-Subtotal	Calculated Subtotal	\$331.50

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.



[Search](#) > Account Summary

Real Estate Account #412129134001

Owner:
GRINDSTONE PARTNERS LLC

Situs:
10091 BOYLSTON ST
PORT CHARLOTTE

[Parcel details](#)
[GIS](#)
Property Appraiser



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/19/2024** for **\$1,140.76**.

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2024 Annual Bill ⓘ	\$0.00	Paid \$1,140.76 11/19/2024 Receipt #999-00009275	Print (PDF)
2023 Annual Bill ⓘ	\$0.00	Paid \$1,122.51 11/17/2023 Receipt #999-00015281	Print (PDF)
2022 Annual Bill ⓘ	\$0.00	Paid \$1,019.68 11/23/2022 Receipt #999-00016570	Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid \$830.18 11/23/2021 Receipt #775-00001189	Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$780.50 11/19/2020 Receipt #779-00000605	Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$776.81 11/18/2019 Receipt #999-00018153	Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$854.38 11/28/2018 Receipt #999-00032289	Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$861.05 11/16/2017 Receipt #999-00019628	Print (PDF)
2016 ⓘ			
2016 Annual Bill	\$0.00	Paid \$1,069.86 08/29/2017 Receipt #777-00004049	Print (PDF)
Certificate #11559		Redeemed 08/29/2017 Face \$1,012.96, Rate 0.25%	
		Paid \$1,069.86	
2015 Annual Bill ⓘ	\$0.00	Paid \$747.08 05/31/2016 Receipt #INT-00029444	Print (PDF)
2014 ⓘ			
2014 Annual Bill	\$0.00	Paid \$747.57 11/10/2015 Receipt #INT-00004158	Print (PDF)
Certificate #11530		Redeemed 11/10/2015 Face \$706.02, Rate 1.75%	
		Paid \$747.57	
2013 ⓘ			
2013 Annual Bill	\$0.00	Paid \$740.62 10/10/2014 Receipt #770-00000032	
Tax Deed Application #140421		Paid off 10/10/2014	
		Paid \$740.62	
2012 ⓘ			
2012 Annual Bill	\$0.00	Paid \$728.72 10/10/2014 Receipt #770-00000032	
Tax Deed Application #140421		Paid off 10/10/2014	
		Paid \$728.72	
2011 ⓘ			
2011 Annual Bill	\$0.00	Paid \$1,053.94 10/10/2014 Receipt #770-00000032	
2011 TDA Fees Bill ⓘ	\$0.00	Paid \$929.29 10/10/2014 Receipt #770-00000032	
Tax Deed Application #140421		Paid off 10/10/2014	
		Paid \$1,983.23	
2010 ⓘ			
2010 Annual Bill	\$0.00	Paid \$1,217.43 02/22/2013 Receipt #996-00002571	Print (PDF)
Certificate #14298		Redeemed 02/22/2013 Face \$1,083.22, Rate 6.75%	

Paid \$1,217.43					
2009 ⓘ					
2009 Annual Bill	\$0.00	Paid \$1,280.78	03/30/2011	Receipt #770-00002726	 Print (PDF)
Certificate #14577		Redeemed	03/30/2011	Face \$1,185.61, Rate 9%	
Paid \$1,280.78					
2008 Annual Bill ⓘ	\$0.00	Paid \$1,023.03	12/31/2008	Receipt #2008-9071722	 Print (PDF)
2007 Annual Bill ⓘ	\$0.00	Paid \$2,058.64	11/30/2007	Receipt #2007-9060903	 Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid \$2,422.64	01/08/2007	Receipt #2006-7012964	 Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid \$1,412.95	11/30/2005	Receipt #2005-7009090	 Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid \$1,189.99	12/08/2004	Receipt #2004-9047772	 Print (PDF)
2003 Annual Bill ⓘ	\$0.00	Paid \$854.50	12/10/2003	Receipt #2003-9067453	 Print (PDF)
2002 Annual Bill ⓘ	\$0.00	Paid \$382.85	11/26/2002	Receipt #2002-9143655	 Print (PDF)
2001 Annual Bill ⓘ	\$0.00	Paid \$174.51	01/31/2002	Receipt #2001-9170285	 Print (PDF)
2000 Annual Bill ⓘ	\$0.00	Paid \$97.52	12/13/2000	Receipt #2000-9066262	 Print (PDF)
Total Amount Due	\$0.00				

[Search](#) > [Account Summary](#) > Bill Details

Real Estate Account #412129134001

Owner:
GRINDSTONE PARTNERS LLC

Situs:
10091 BOYLSTON ST
PORT CHARLOTTE

[Parcel details](#)
[GIS](#)
[Property Appraiser](#)




[Get bills by email](#)

2024 Annual Bill

CHARLOTTE COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	ALTERNATE KEY	ESCROW CODE	MILLAGE CODE	AMOUNT DUE	
2024 Annual Bill	10008926340	—	006	\$0.00	PAID  Print (PDF)

If paid by: Please pay:	Dec 05, 2024 \$0.00
--	------------------------

Combined taxes and assessments: \$1,188.29

SAVE TIME PAY ONLINE @ <http://taxcollector.charlottecountyfl.gov>

Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
CHARLOTTE COUNTY	6.05190	\$44,123.00	\$0.00	\$44,123.00	\$267.03
GREATER CHARLOTTE LIGHTING	0.25430	\$44,123.00	\$0.00	\$44,123.00	\$11.22
LAW ENFORCEMENT	2.14490	\$44,123.00	\$0.00	\$44,123.00	\$94.64
STUMP PASS	0.19780	\$44,123.00	\$0.00	\$44,123.00	\$8.73
WEST COAST INLAND NAVIGATION	0.03940	\$44,123.00	\$0.00	\$44,123.00	\$1.74
ENVIRONMENTALLY SENSITIVE LANDS	0.20000	\$44,123.00	\$0.00	\$44,123.00	\$8.82
CHARLOTTE COUNTY SCHOOL BOARD	6.31400	\$72,250.00	\$0.00	\$72,250.00	\$456.19
SOUTHWEST FL WATER MANAGEMENT	0.19090	\$44,123.00	\$0.00	\$44,123.00	\$8.42
Total Ad Valorem Taxes	15.39320				\$856.79

Non-Ad Valorem Assessments

LEVYING AUTHORITY	RATE	AMOUNT
CHARLOTTE CO FIRE RESCUE DEPT		\$111.79
SOUTH GULF COVE S&D-CAP-SIDEWALKS		\$41.00
SOUTH GULF COVE ST & DR -MAINT		\$105.00
SO GULF COVE WATERWAY BEN UNIT		\$50.00
WEST CHARLOTTE STORMWATER UTIL		\$23.71
Total Non-Ad Valorem Assessments		\$331.50

Parcel Details

Owner:	GRINDSTONE PARTNERS LLC	Account	412129134001	Assessed value:	\$44,123
Owner Address:	4309 CRAYTON RD NAPLES, FL 34103	Alternate Key	10008926340	School assessed value:	\$72,250
Situs:	10091 BOYLSTON ST PORT CHARLOTTE	Millage code	006		
		Millage rate	15.39320		
2024 TAX AMOUNTS		LEGAL DESCRIPTION		LOCATION	
Ad valorem:	\$856.79	PCH 085 4601 0048 PORT CHARLOTTE SEC85 BLK4601 LT48 585/259 741/1266 951/1343 1143/140 2413/1504 4076/1115 4233/1590		Book, page, item:	--
Non-ad valorem:	\$331.50			Geo number:	0066576-000000-5
Total Discountable:	\$1,188.29			Range:	21
Total tax:	\$1,188.29			Township:	41
				Section:	29
				Neighborhood:	PORT CHARLOTTE SECTION 87
				Use code:	0000

Charlotte County Tax Collector
18500 Murdock Circle, Port Charlotte, FL 33948



Vickie L. Potts
CHARLOTTE COUNTY TAX COLLECTOR

County Administration Building
18500 Murdock Circle
Port Charlotte, FL 33948-1075

REAL ESTATE
Property Address
Legal Description

10008926340
10091 BOYLSTON ST
PCH 085 4601 0048 PORT CHARLOTTE SEC85 BLK4601 LT48
585/259 741/1266 951/1343 11
See Additional Legal on Tax Roll

CHARLOTTE COUNTY
2024 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

WALK-IN CUSTOMERS
PLEASE BRING THIS ENTIRE NOTICE

GRINDSTONE PARTNERS LLC
4309 CRAYTON RD
NAPLES, FL 34103

Parcel ID: 412129134001

Tax District: 006

If Postmarked By	Dec 05, 2024				
Please Pay	\$0.00				

Ad Valorem Taxes

TAXING AUTHORITY	TELEPHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT
CHARLOTTE COUNTY	941-743-1551	6.05190	44,123	0	44,123	267.03
GREATER CHARLOTTE LIGHTING	941-743-1551	0.25430	44,123	0	44,123	11.22
LAW ENFORCEMENT	941-743-1551	2.14490	44,123	0	44,123	94.64
STUMP PASS	941-743-1551	0.19780	44,123	0	44,123	8.73
WEST COAST INLAND NAVIGATION	941-485-9402	0.03940	44,123	0	44,123	1.74
ENVIRONMENTALLY SENSITIVE LANDS	941-743-1551	0.20000	44,123	0	44,123	8.82
CHARLOTTE COUNTY SCHOOL BOARD	941-255-0808	6.31400	72,250	0	72,250	456.19
SOUTHWEST FL WATER MANAGEMENT	352-796-7211	0.19090	44,123	0	44,123	8.42

TOTAL MILLAGE RATE 15.39320

TOTAL TAXES: \$856.79

Non-Ad Valorem Assessments

LEVYING AUTHORITY	TELEPHONE	RATE (\$ per unit)	AMOUNT
CHARLOTTE CO FIRE RESCUE DEPT	941-743-1914	VARIES	111.79
SOUTH GULF COVE S&D-CAP-SIDEWALKS	941-743-1914	VARIES	41.00
SOUTH GULF COVE ST & DR -MAINT	941-743-1914	VARIES	105.00
SO GULF COVE WATERWAY BEN UNIT	941-743-1914	VARIES	50.00
WEST CHARLOTTE STORMWATER UTIL	941-743-1914	103.10	23.71

TOTAL ASSESSMENTS: \$331.50

TOTAL COMBINED TAXES AND ASSESSMENTS: \$1,188.29

For additional information please see reverse side * Save Time - Pay Online at <http://taxcollector.charlottecountyfl.gov> * Email: taxcollector@charlottecountyfl.gov

CHARLOTTE COUNTY

10008926340

2024 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Make checks payable to: Charlotte County Tax Collector

CANADIAN & FOREIGN CHECKS MUST BE PAYABLE IN U.S. FUNDS
& DRAWN ON A U.S. BANK *DO NOT SEND CASH*

Mail Payments to: 18500 Murdock Circle
Port Charlotte FL 33948
Telephone: 941-743-1350

Parcel ID: 412129134001
Owner Information: GRINDSTONE PARTNERS LLC
4309 CRAYTON RD
NAPLES, FL 34103

Property Address: 10091 BOYLSTON ST, PORT CHARLOTTE

I am paying the following amount indicated.*

☐ Dec 05, 2024 \$0.00

☐
☐
☐
☐

UPON DELINQUENCY - ADD 3%.

Notice: Failure to pay the amounts due will result in Advertising
and a Tax Certificate being issued against the property.

*****PLEASE DO NOT WRITE BELOW THIS AREA*****

11/19/2024

Receipt # 999-00009275

\$1,140.76 Paid

Paying Your Bill - Save Time Pay Online

Payment Options

Online E-Checks with NO CHARGE:

Pay your taxes with a check
online: taxcollector.charlottecountyfl.gov

Credit Cards/Debit Cards

(Over the Counter or Online Payments)

Pay your taxes by Credit Card/Debit Cards. An additional 2.5% convenience fee or a minimum transaction fee of \$2.50 will be incurred for Visa, MasterCard, Discover, and American Express.

Bill Pay/from your Bank Account:

Create a payee for the Charlotte County Tax Collector as your bank instructs. Include your tax account number and initiate your payment with sufficient lead time for it to settle in our account by the due date.

In Person:

Visit any office location. Bring your tax notice with payment by Cash, Check, Money Order, Debit Card, (PIN required), and all major credit cards accepted.

NEW! GO PAPERLESS!

Receive next year's property tax bill via email. Sign up today at taxcollector.charlottecountyfl.gov

Mail Payments to

Charlotte County Tax Collector, 18500 Murdock Circle, Port Charlotte, FL 33948

Use the enclosed envelope and detach the lower portion of your tax notice and return it with your payment. Write your Parcel ID number on the bottom of your check. The Postmark will determine the appropriate discount for the current Nov-March bill and your cancelled check will be your receipt. Make checks or money order **Payable To: Charlotte**

County Tax Collector

CANADIAN & FOREIGN CHECKS MUST BE PAYABLE IN U.S. FUNDS & DRAWN ON A U.S. BANK

DO NOT SEND CASH

ALL POSTDATED CHECKS WILL BE RETURNED

Important Information - Please Read

- Ad Valorem & Non Ad Valorem Assessments are due November 1st. Early payment **discounts** made before delinquency date are determined by postmark and shall be at the rate of 4% in November, 3% in December, 2% in January, 1% in February, and 0% in March. Taxes become delinquent April 1st. If the postmark indicates your payment was mailed on or after April 1st (delinquent date), the amount due is determined by the date your payment is **RECEIVED** in the office by close of business by the Tax Collector. A certificate will be sold by June 1st.
- If you have sold the property described on this bill, please send this bill to the new owners or return it to the Tax Collector's Office immediately. If you sold the tangible personal property, but were the owner on January 1st of the tax year, you are responsible for the taxes due. If tangible personal property taxes are not paid a collection warrant will be issued.
- **Partial Payments** per Florida Statute 197.374 for current year taxes are permitted under certain circumstances. Additional fees and loss of discount will apply. For more information including qualifications, please call (941) 743-1350
- Escrowed taxes are requested by an escrow company. This will be noted at the bottom of your notice, **THIS IS NOT A BILL-DO NOT PAY** (Your bill has been forwarded to your escrow agent). If your notice has this message and your taxes are escrowed, you do not need to do anything - the notice is your record. If your taxes are not escrowed through a mortgage company but your notice has that message, you can pay your taxes. If your taxes are escrowed but your notice does not indicate the words DO NOT PAY, you need to contact your mortgage company.
- Taxes become delinquent April 1st, with a 3% minimum mandatory charge, plus any additional fees. If you have the following statement on the front of your bill: ***Prior Year Taxes Due*** this indicates that this account has delinquent taxes to be paid. Failure to pay the amounts due will result in an advertising charge and a Tax Certificate being issued against the property with additional fees. Continued non-payment of prior years' taxes could result in the loss of your property.
- **Tax Collector** is responsible for the preparation and mailing of tax notices based on information contained on the current tax roll certified by the Property Appraiser and Non-Ad Valorem assessments provided by the levying authorities. Call (941) 743-1350
- **Property Appraiser** is responsible for the preparation of the current ad valorem tax roll, assessed value, exemptions, taxable value, assessed owner(s) name and address, address changes, and legal property description. Call (941) 743-1593 for the Property Appraiser's Office.
- **The Taxing Authorities** are responsible for setting Ad Valorem Millage Rates. (Phone numbers provided on the front of bill)
- **The Levying Authorities** are responsible for setting Non-Ad Valorem Assessments. (Phone numbers provided on the front of bill)

Please detach and return this bottom part with your payment

Office Locations

Punta Gorda- 410 Taylor St.
Englewood - 6868 San Casa Dr
Murdock - 18500 Murdock Cir 2nd Floor
Port Charlotte - 21229 Olean Blvd Ste B



Property Record Information for 412129134001

The Charlotte County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

If a discrepancy is discovered in your property's records, or those of another, please bring it to our attention immediately.

Owner:

GRINDSTONE PARTNERS LLC
4309 CRAYTON RD
NAPLES, FL 34103

Ownership current through: 7/23/2025

Property Location:

Property Address: 10091 BOYLSTON ST
Property City & Zip: PORT CHARLOTTE 33981
Business Name:

General Parcel Information

Taxing District:	006
In City of Punta Gorda:	NO
Current Use:	VACANT RESIDENTIAL
Future Land Use (Comp. Plan):	Low Density Residential
Zoning Code:	RSF3.5
Market Area / Neighborhood	02/04/00
/ Subneighborhood:	
Map Number:	3B29N
Section/Township/Range:	29-41-21
SOH Base Year:	
Waterfront:	YES

Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sales code
8/23/2017	4233/1590	2549227	\$41,000	VACAN
11/16/2015	4076/1115	2432607	\$100	VAC-MULT
3/1/2004	2413/1504	1163506	\$63,000	VACAN
1/1/1991	1143/140	1991114300140	\$17,000	VACAN
11/1/1987	951/1343	1987095101343	\$6,500	VACAN
8/1/1983	741/1266	1983074101266	\$100	VACAN

Click on the book/page or the instrument number to view transaction document images on the Clerk of the Circuit Court's web site.

Click on Qualification/Disqualification Code for a description of the code. Codes are not available prior to 2003.

FEMA Flood Zone (Effective 12/15/2022)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0213G	OUT	IN	8AE	12015C	Outside of CBRA Zone	120061	8 NAVD88	

*If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below. Flood term definitions.

For more information, please contact Building Construction Services at 941-743-1201.

2024 Certified Tax Roll Values, as of January 1, 2024

Approach	County	City	School	Other
----------	--------	------	--------	-------

Certified Just Value <small>(Just Value reflects 193,011 adjustment.):</small>	\$72,250	\$72,250	\$72,250	\$72,250
Certified Assessed Value:	\$44,123	\$44,123	\$72,250	\$44,123
Certified Taxable Value:	\$44,123	\$44,123	\$72,250	\$44,123

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
1	PCH 085 4601 0048	0000	<u>RSF3.5</u>	LOT	1	0	\$85,000

*Land Value does not include 193,011 adjustment.

Land Value may be adjusted due to scrub jay habitat. You can access [the Board of County Commissioner's website](#) to determine if this parcel is within scrub jay habitat. For more information on scrub jay habitat within Charlotte County, see the [County's Natural Resources web site](#).

Legal Description:

Short Legal: PCH 085 4601 0048	Long Legal: PORT CHARLOTTE SEC85 BLK4601 LT48 585/259 741/1266 951/1343 1143/140 2413/1504 4076/1115 4233/1590
---	---

Data Last Updated: 8/14/2025- Printed On: 8/14/2025.

CONSIDERATION: \$41,000.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

OMEGA LAND TITLE

3411 TAMIAMI TR. N, SUITE 100

NAPLES, FL 34103



Our File No.: **17-1575M**

Property Appraisers Parcel Identification (Folio) Number: **412129134001**

Florida Documentary Stamps in the amount of \$287.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

Made this August 23, 2017 A.D., By **IDS Property Advisors LLC, a Florida Limited Liability Company, as Successor Trustee of unrecorded land trust agreement dated May 6, 2003**, whose post office address is: **5621 STRAND BLVD., Suite 211-C, Naples, Florida 34110**, hereinafter called the grantor, to **Grindstone Partners, LLC, A Florida Limited Liability Company**, whose post office address is: **4309 Crayton Road, 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 Charlotte County, Florida, viz:

Lot 48, Block 4601, PORT CHARLOTTE SECTION EIGHTY-FIVE, according to the plat thereof, as recorded in Plat Book 6, Page(s) 60A through 60Q, inclusive, of the Public Records of Charlotte County, Florida.

VACANT LAND

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, 2016.

17-1575M

Page: 1 of 2

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:

IDS Property Advisors LLC, a Florida Limited Liability Company, as Successor Trustee of unrecorded land trust agreement dated May 6, 2003

Charlotte Bailey
Witness #1 Signature

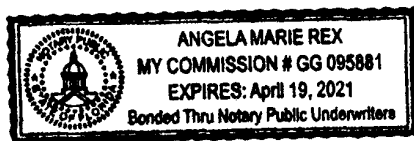
Witness #1 Printed Name Charlotte Bailey

Angela Rex
Witness #2 Signature

Witness #2 Printed Name Angela Rex

State of Florida
County of Collier

The foregoing instrument was acknowledged before me this 23rd day of August, 2017, by James W Field, as President of Investors Development Services, Inc., a Florida Corporation, Manager of IDS Property Advisors LLC, a Florida Limited Liability Company, as Successor Trustee of unrecorded land trust agreement dated May 6, 2003, who is personally known to me or who has produced _____ as identification.



Angela Rex
Notary Public
Print Name: Angela Rex
My Commission Expires: April 19, 2021

17-1575M

Page: 2 of 2

PORT CHARLOTTE SUBDIVISION SECTION EIGHTY-FIVE

A RESUBDIVISION OF TRACT 'G', PORT CHARLOTTE SUBDIVISION
SECTION SEVENTY-EIGHT, AND A SUBDIVISION OF A PORTION OF
SECTIONS 20 & 29, TOWNSHIP 41, RANGE 21.

CHARLOTTE COUNTY, FLORIDA

MUELLER AND FAITH INC.

CIVIL ENGINEERS AND SURVEYORS
SCALE: 1"=100' CORAL GABLES, FLORIDA SEPT. 1960.

DESCRIPTION

A RESUBDIVISION OF TRACT 'G' OF BLOCK 4400 OF PORT CHARLOTTE SUBDIVISION
SEVENTY EIGHT' ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK _____ PAGES
OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA,

AND

A SUBDIVISION OF A PORTION OF SECTIONS 20 AND 29 TOWNSHIP 41 SOUTH, RANGE 21 EAST MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 29 TOWNSHIP 41 SOUTH, RANGE 21 EAST,
CHARLOTTE COUNTY, FLORIDA; THENCE RUN S 88° 54' 26" W ALONG THE NORTH LINE OF SAID SECTION
29 FOR A DISTANCE OF 213.09 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF
CALUMET BOULEVARD AS THE SAME IS SHOWN ON THE PLAT OF PORT CHARLOTTE SUBDIVISION
SECTION SEVENTY-EIGHT' ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK _____ PAGE
OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE RUN S 1° 05' 34" E ALONG
THE CENTERLINE OF SAID CALUMET BOULEVARD FOR A DISTANCE OF 187.50 FEET TO THE POINT OF
BEGINNING OF THE TRACT OF LAND HEREINAFTER TO BE DESCRIBED; THENCE CONTINUE S 1° 05' 34" E
FOR A DISTANCE OF 5020.56 FEET TO A POINT, SAID POINT LYING 200 FEET NORTH OF, AS MEASURED
AT RIGHT ANGLES FROM, THE SOUTH LINE OF SAID SECTION 29; THENCE RUN N 89° 30' 55" W PARALLEL
TO AND 200 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF SAID SECTION 29
FOR A DISTANCE OF 4280.30 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF STATE
ROAD 11711, SAID POINT LYING ON THE ARC OF A CIRCULAR CURVE HAVING A RADIUS OF 5729.56
FEET AND BEARS S 62° 24' 11" E FROM THE CENTER OF SAID CURVE; THENCE RUN NORTHEASTERLY ALONG
THE ARC OF SAID CIRCULAR CURVE TO THE LEFT HAVING FOR ITS ELEMENTS A RADIUS OF 5729.56
FEET AND A CENTRAL ANGLE OF 7° 15' 19" FOR AN ARC DISTANCE OF 725.55 FEET TO THE POINT OF
TANGENCY; THENCE RUN N 0° 20' 30" E ALONG THE CENTERLINE OF SAID STATE ROAD 11711 FOR A
DISTANCE OF 4997.75 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF ALPACHE AVE.
AS THE SAME IS SHOWN ON THE SAID PLAT OF PORT CHARLOTTE SUBDIVISION SECTION
SEVENTY EIGHT' AND SHOWN AS POINT 'E' ON SAID PLAT; THENCE FOLLOWING THE SOUTHERLY
BOUNDARY OF SAID PLAT OF PORT CHARLOTTE SUBDIVISION SECTION SEVENTY EIGHT' RUN
S 89° 39' 30" E FOR A DISTANCE OF 500 FEET TO A POINT; THENCE RUN N 0° 20' 30" E FOR A DISTANCE OF 187.50
FEET TO A POINT; THENCE RUN S 89° 39' 30" E FOR A DISTANCE OF 666.40 FEET TO A POINT OF CURVATURE OF
A CIRCULAR CURVE TO THE RIGHT; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE
TO THE RIGHT HAVING FOR ITS ELEMENTS A RADIUS OF 112.50 FEET AND A CENTRAL ANGLE OF 27° 44' 50"
FOR AN ARC DISTANCE OF 54.48 FEET TO THE POINT OF TANGENCY; THENCE RUN S 61° 54' 40" E FOR A
DISTANCE OF 231.21 FEET TO A POINT; THENCE RUN N 22° 05' 20" E FOR A DISTANCE OF 610 FEET TO
A POINT; THENCE RUN S 61° 54' 40" E FOR A DISTANCE OF 1853.16 FEET TO A POINT OF CURVATURE OF
A CIRCULAR CURVE TO THE LEFT; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CIRCULAR
CURVE TO THE LEFT HAVING FOR ITS ELEMENTS A RADIUS OF 262.50 FEET AND A CENTRAL ANGLE OF
OF 29° 10' 54" FOR AN ARC DISTANCE OF 158.70 FEET TO THE POINT OF TANGENCY; THENCE RUN N 86° 54' 26" E
FOR A DISTANCE OF 625.56 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE DESCRIBED LAND LYING AND BEING IN CHARLOTTE COUNTY, FLORIDA, AND
CONTAINING 513.75 ACRES MORE OR LESS.

SURVEYORS CERTIFICATE

WE HEREBY CERTIFY THAT THE ATTACHED PLAT ENTITLED 'PORT CHARLOTTE SUBDIVISION SECTION EIGHTY FIVE'
IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS RECENTLY SURVEYED AND PLATTED UNDER OUR
DIRECTION; ALSO THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN SET IN ACCORDANCE WITH
SECTION 7 CHAPTER 102.75 (1959) LAWS OF THE STATE OF FLORIDA.

MUELLER & FAITH INC.

BY: John W. Mueller, Jr. PRESIDENT
JOHN W. MUELLER, JR.
REG. ENGINEER 1135669
STATE OF FLORIDA
REG. SURVEYOR 1135669

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE GENERAL DEVELOPMENT CORPORATION, A
DELAWARE CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, THE OWNER OF THE HEREON
DESCRIBED LAND HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED 'PORT CHARLOTTE SUBDIVISION
SECTION EIGHTY-FIVE' AND DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL THE STREETS,
DRIVES, AVENUES, WATERWAYS, DRAINAGE RIGHTS OF WAY, ALLEYS, ROADS, COURTS, BOULEVARDS, TERRACE
AND STATE ROAD 771 AS SHOWN HEREON.

THE EASEMENTS HEREINAFTER DESCRIBED ARE EXPRESSLY RESERVED TO GENERAL DEVELOPMENT
CORPORATION, ITS AFFILIATES, SUCCESSORS OR ASSIGNS FOR THE PURPOSE EXPRESSED; A TEN FOOT
EASEMENT AT THE REAR OF EACH LOT AND A SIX FOOT EASEMENT AT EACH SIDE LOT LINE FOR THE INSTALLATION
AND MAINTENANCE OF UNDERGROUND AND OVERHEAD UTILITIES AND FOR SURFACE DRAINAGE BY SWALE OR
UNDERGROUND DRAINAGE AND FOR ANY PURPOSE CONSISTENT WITH GOOD PRACTICE FOR THE DEVELOPMENT OF
THIS PROPERTY, EXCEPT THAT USE OF EASEMENTS ALONG SIDE LOT LINES SHALL BE LIMITED TO ONE SIDE
OF ANY ONE LOT, SIDE LOT LINES COINCIDENT WITH STREET RIGHT OF WAY LINES SHALL CONTAIN NO EASEMENT,
AND WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE THE OUTSIDE BOUNDARIES OF SAID BUILDING
SITE SHALL CARRY SAID SIDE EASEMENTS. A TWENTY FOOT MAINTENANCE EASEMENT SHALL BE RESERVED
FOR GENERAL DEVELOPMENT CORPORATION, OR ITS ASSIGNS, AT THE LOT LINES ABUTTING TO AND
ADJACENT TO THE DRAINAGE RIGHT OF WAYS AND ALL WATERWAYS.

IN WITNESS WHEREOF, GENERAL DEVELOPMENT CORPORATION HAS CAUSED THIS DEDICATION TO BE
SIGNED BY ITS PRESIDENT AND SECRETARY AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED
THIS 20 DAY OF SEP AD 1960.

GENERAL DEVELOPMENT CORPORATION

ATTEST E. J. Mackle SECRETARY BY F. E. Mackle, Jr. PRESIDENT
E. J. MACKLE F. E. MACKLE, JR.

ACKNOWLEDGEMENT

STATE OF FLORIDA ss I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME F. E. MACKLE, JR.,
COUNTY CLERK, PRESIDENT AND E. J. MACKLE, SECRETARY OF GENERAL DEVELOPMENT CORPORATION,
A DELAWARE CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, TO ME WELL KNOWN TO BE
THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED THAT
THEY EXECUTED THE SAME FREELY AND VOLUNTARILY AS SUCH OFFICERS OF SAID CORPORATION, THAT THEY AFFIRMED THE
THE OFFICIAL SEAL OF SAID CORPORATION AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF SEP AD 1960.

MY COMMISSION EXPIRES
11/16/62

Constance P. Marshall
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

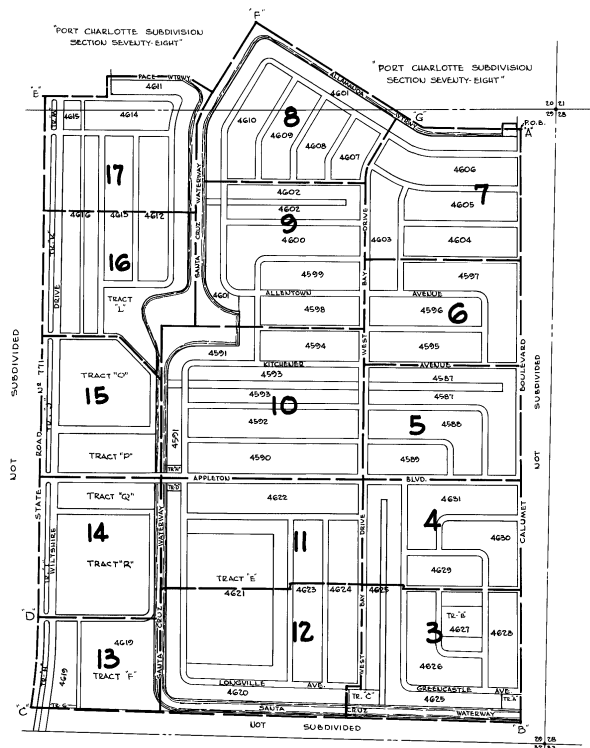
APPROVALS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF
COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, THIS 15th DAY OF FEBRUARY AD 1960.

ATTEST John W. Mueller, Jr. CLERK BY James D. Smith CHAIRMAN
BY John W. Mueller, Jr. COUNTY ATTORNEY BY _____ COUNTY ENGINEER

I, THE UNDERSIGNED CLERK OF CHARLOTTE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT OF
PORT CHARLOTTE SUBDIVISION SECTION EIGHTY FIVE' HAS BEEN EXAMINED BY ME AND THAT IT
COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS
AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 6 PAGES 60-1166-60 OF THE PUBLIC
RECORDS OF CHARLOTTE COUNTY, FLORIDA, THIS 20th DAY OF FEBRUARY AD 1960.

SIGNED John W. Mueller, Jr.
COUNTY CLERK



LOCATION MAP
SCALE: 1"=600'

SURVEYORS NOTE:
 P.M. INDICATES PERMANENT REFERENCE MONUMENT.
 ALL RADII ARE 75 FEET UNLESS OTHERWISE INDICATED.
 DISTANCES ON CORNER LOTS ARE TO THE INTERSECTION OF BLOCK LINES EXTENDED UNLESS OTHERWISE INDICATED.
 BEARINGS BASED ON AN ASSUMED MERIDIAN.
 ALL LOT LINES ARE RADIAL TO THE CURVES THEY INTERSECT UNLESS NOTED (UR)

PORT CHARLOTTE SUBDIVISION SECTION EIGHTY-FIVE

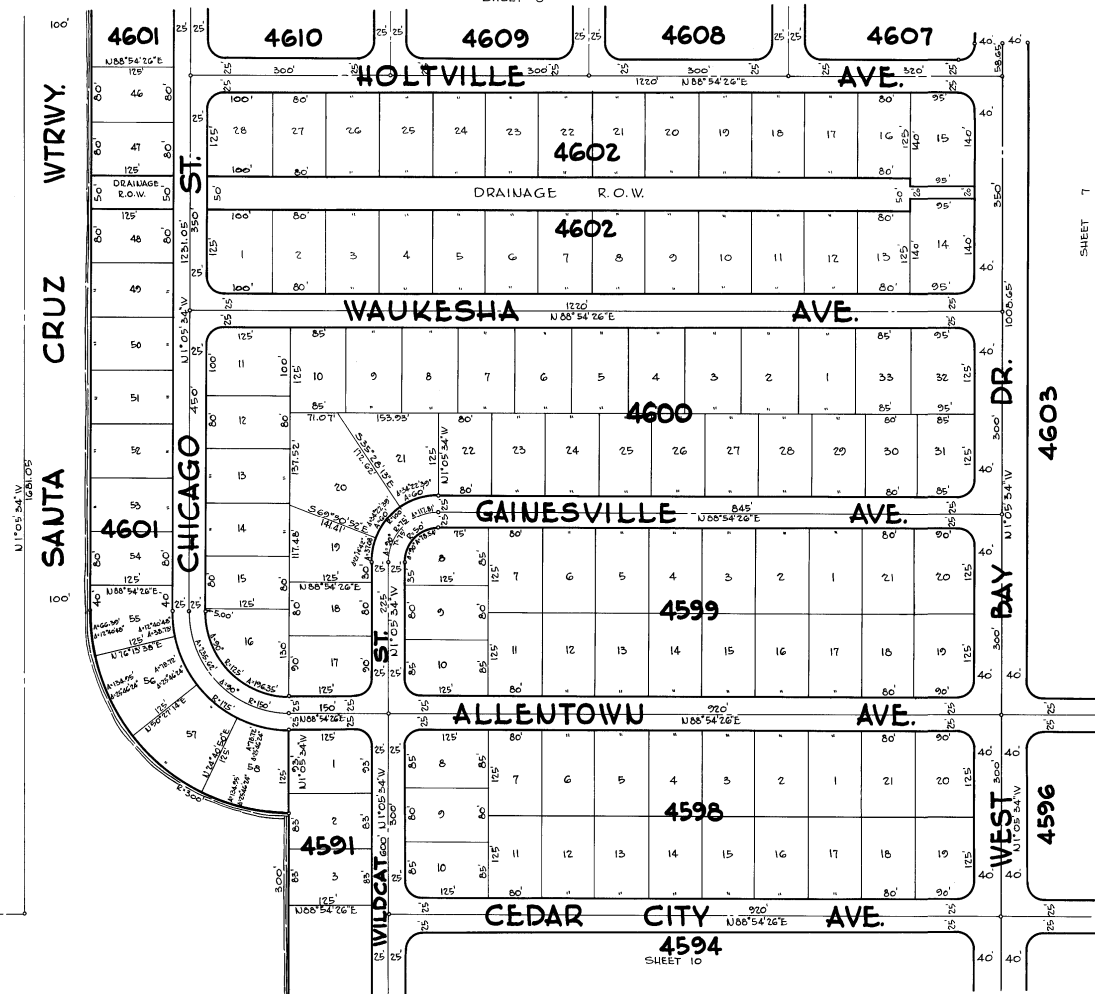
A RESUBDIVISION OF TRACT G, PORT CHARLOTTE SUBDIVISION SECTION SEVENTY-EIGHT, AND A SUBDIVISION OF A PORTION OF SECTIONS 20 & 29, TOWNSHIP 41, RANGE 21.

CHARLOTTE COUNTY, FLORIDA

MUELLER AND FAITH, INC.
CIVIL ENGINEERS AND SURVEYORS
SCALE: 1"=100' CORAL GABLES, FLORIDA

SEPT. 1960.

4611
NO. 20 30'E
SHEET 12
SHEET 17



**PORT CHARLOTTE SUBDIVISION
SECTION EIGHTY-FIVE**
A RESUBDIVISION OF TRACT G, PORT CHARLOTTE SUBDIVISION
SECTION SEVENTY-EIGHT, AND A SUBDIVISION OF A PORTION OF
SECTIONS 20 & 29, TOWNSHIP 41, RANGE 21,
CHARLOTTE COUNTY, FLORIDA
MUELLER AND FAITH, INC.
CIVIL ENGINEERS AND SURVEYORS
SCALE: 1"=100' CORAL GABLES, FLORIDA SEPT. 1960.