



**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: 110868218

Issuing Office File Number: NABBLE 5

Property Address: Nabble Ln, North Port, FL 34288

Revision Number:

**SCHEDULE A**

1. Commitment Date: August 06, 2025 at 8:00 a.m.
2. Policy to be issued:
  - a. ☒ ALTA® Owner's Policy  
Proposed Insured: A Natural Person or Legal Entity to be Designated  
Proposed Amount of Insurance: \$1,000.00  
The estate or interest to be insured: See Item 3 below
  - b. ☐ ALTA® Loan Policy  
Proposed Insured:  
Proposed Amount of Insurance: \$  
The estate or interest to be insured:
  - c. ☐ ALTA® Loan Policy  
Proposed Insured:  
Proposed Amount of Insurance: \$ The  
estate or interest to be insured:
3. The estate or interest in the Land at the Commitment Date is:  
  
Fee Simple
4. The Title is, at the Commitment Date, vested in:  
  
Crayton Road LP, a Delaware limited partnership
5. The Land is described as follows:  
  
See Exhibit A attached hereto and made a part hereof

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.

**Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.

Reprinted under license from the American Land Title Association.

Form 50139912 (8-4-22)



**Town & Country Title Guaranty of, Hollywood, INC.**

**By:** \_\_\_\_\_

**Authorized Signatory**

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.

**Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.

Reprinted under license from the American Land Title Association.

Form 50139912 (8-4-22)



Issuing Office File Number: NABBLE 5

**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.

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.

**Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.

Reprinted under license from the American Land Title Association.

Form 50139912 (8-4-22)



- a. Warranty Deed conveying the land from Crayton Road LP, a Delaware limited partnership to A Natural Person or Legal Entity to be Designated. In connection with said deed, we will further require:
- i) Production of a copy of the partnership agreement, with an affidavit affixed thereto that it is a true copy of the partnership agreement and all amendments thereto, and that the partnership has not been dissolved;
  - ii) That said deed be executed by all of the general partners unless said partnership agreement shows no limitation on the authority of one partner to execute a conveyance;
  - iii) Should any partner 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;
  - iv) The Partnership must have been formed prior to, the date the Limited Partnership acquired title to the land;
  - v) Current Certificate from the Secretary of State of the state of origin that said partnership is active and current;
  - vi) Satisfactory evidence of compliance with all requirements regarding conveying and/or mortgaging partnership property contained in the Partnership Agreement;
  - vii) If any partners are deceased, the Warranty Deed should be from the parties who inherited or succeeded to the interest of the deceased partner, and/or the personal representative, as their interest(s) are determined by the Company, and from the partnership, together with evidence of the written consent to the proposed transfer from the other partners;
  - viii) If the partnership is dissolved, record an affidavit from the general partner signing the deed stating that the partner has not been denied authority to wind up the affairs of the partnership, and that the executing partner is not a debtor in a bankruptcy proceeding, and that the purpose of the conveyance is to wind up the partnership affairs;
  - ix) 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 \$649.23 for Tax Identification No. 1137163105.

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.

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.

**Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.  
Reprinted under license from the American Land Title Association.



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 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.

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.

**Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.

Reprinted under license from the American Land Title Association.

Form 50139912 (8-4-22)



Issuing Office File Number: NABBLE 5

### **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

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.

**Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.  
Reprinted under license from the American Land Title Association.



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 THIRTY-THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 15, Page(s) 17, including, but not limited to, provisions for the following: Public Utilities and Drainage easements are as follows: Six (6') along the side lot lines and Ten (10') along the rear lot line; Twenty (20') to all lot lines adjacent to Drainage right of ways and waterways, 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 311, Page 728, including, but not limited to, provisions for building setback lines and/or easements as follows: Setbacks are out by MRTA; 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). Note: This document includes provisions for a private charge or assessments.
11. Dedication as set forth in instrument recorded in Book 1886, Page 1825, re-recorded in Book 1941, Page 6.
12. Grant of Easement as set forth in instrument recorded in Book 1886, Page 1823 and Book 1941, Page 16.
13. Assignment of Plat and Other Easements as set forth in instrument recorded in Book 2460, Page 1191, as affected by Book 2941, Page 831 and Book 2941, Page 835.
14. Reservation of water rights as shown on Warranty Deed recorded in Book 1653, Page 1364.

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

**Notices – Where Sent**

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

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.

**Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.

Reprinted under license from the American Land Title Association.

Form 50139912 (8-4-22)

Page 7 of 13



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 #110868218  
Property Address: Nabble Ln, North Port, FL 34288

**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.

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.

**Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.  
Reprinted under license from the American Land Title Association.





**EXHIBIT A**

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

Lot 5, Block 1631, THIRTY-THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof as recorded in Plat Book 15, Page(s) 17 and 17A thru 17N, of the Public Records of Sarasota County, Florida.

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.

**Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.

Reprinted under license from the American Land Title Association.

Form 50139912 (8-4-22)

Page 9 of 13



**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.

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.

**Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.  
Reprinted under license from the American Land Title Association.



## 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.

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.

**Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.

Reprinted under license from the American Land Title Association.



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.

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.

**Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.  
Reprinted under license from the American Land Title Association.



- 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.

**Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.  
Reprinted under license from the American Land Title Association.

# First American TaxSource™ Report

Report Issued Date: 08/13/2025

Nabble Ln, North Port, FL 34288

APN: 1137-16-3105

Owner Name: Crayton Road Lp

Mailing Address: 4309 Crayton Rd, Naples, FL 34103

Reference ID: 50c599d3775b4f0ce4be1a-637e-4e62-ab02-e1152a76dea9

Order Number: 752864305

Alt Tax ID: 1137163105

## Assessed Values

Assd Year: 2024  
Land Value: \$16,400  
Improvement Value: \$0  
Total Value: \$9,224  
Total Taxable Value: \$9,224

Legal: Lot 5 Blk 1631 33Rd Add To Port Charlotte  
Land Use: Vacant -Residential Land  
TRA Code: 0500  
District:  
Exemption Type:  
Exemption Amount:

## Tax Agency 1 Of 1

Agency Name: Sarasota County Tax Collector  
Agency Address: 101 S. Washington Blvd.  
Sarasota, FL 34236

Agency Type: County  
Agency Code: 1211500000  
Current Tax Year: 2024  
Tax Year Date: 1/1/2024 - 12/31/2024  
Tax Year Type: Calendar

Mailing Address: 101 S Washington Blvd  
Sarasota, FL 34236-6993

Pay To: Tax Collector Barbara Ford-Coates  
Agency Phone: (941) 861-8300

Tax Bill Release Date: 11/01  
Duplicate Bill Required: No  
Duplicate Bill Fee:

URL: <http://sarasotataxcollector.governmentmax.com/collectmax/collect30.asp>

Agency Comments: Discounts For Paying Taxes Early = 4% If Paid By November 30Th , 3% If Paid By December 31St , 2% If Paid By January 31St , 1% If Paid By February 28Th . Gross Amount Of Taxes Are Due By March 31St. Tax Certificate Sales Are Held On Or Before 6/1.

## Tax Bill Details

2024 Taxes - Annual

As Of Date : 08/13/2025

Bill # :

Certificate # :

Due Date	Inst	Tax Type	Amount	Status	Pd Amt	Date Paid	Delinquent After	Penalty	Balance Due	Est. Good Thru Date
11/01/2024	1st	Annual	\$649.23	Paid	\$623.26	11/25/2024	03/31/2025		\$0.00	
Total:			\$649.23							

## Assessment Details

Code	Description	Type	Amount
	Sarasota Co. General Revenue	Ad Valorem	\$29.78
	Bonds-Debt Service	Ad Valorem	\$0.66
	Sarasota Co. Legacy Trl	Ad Valorem	\$0.37
	Mosquito Control	Ad Valorem	\$0.42
	Sarasota Co. Hospital Dist.	Ad Valorem	\$9.61
	Sw Fl Water Management Dist.	Ad Valorem	\$1.76
	West Coast Inland Navigation	Ad Valorem	\$0.36
	School Board - State	Ad Valorem	\$47.28
	School Board - Local	Ad Valorem	\$53.27
	City Of North Port	Ad Valorem	\$34.74

Ad Valorem -Subtotal	Calculated Subtotal	\$178.25
North Port Fire & Rescue	Non-Ad Valorem	\$171.82
North Port Road & Drainage	Non-Ad Valorem	\$253.16
North Port R&D Capital Improve	Non-Ad Valorem	\$46.00
Non-Ad Valorem-Subtotal	Calculated Subtotal	\$470.98

**Tax Redemption**

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

**Order Comments**

**Current Year Taxes:**  
**Other Taxes:**

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

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

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





# Mike Moran TAX COLLECTOR

Sarasota County, Florida

\$0.00  
CHECK OUT

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

## Account Information

Account Number:  
**1137163105**  
Last Updated:  
**8/13/25**

Tax Type:  
**Real Estate**  
Property Address:  
**Nabble Ln 005**

Mailing Address:  
**Crayton Road Lp**  
**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 5 BLK 1631 33RD 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	<b>\$623.26</b> Gross Taxes: \$649.23 Fees: \$0.00 Interest: \$0.00 Discount: -\$25.97	<b>\$0.00</b> <b>3/31/25</b> <b>\$0.00</b>	\$623.26

## Payment History

Tax Year	Date Paid	Receipt	Amount Paid
<b>2024</b>	11/25/24	9037749.0004	\$623.26
<b>2023</b>	11/29/23	9045260.0004	\$570.48
<b>2022</b>	11/25/22	53079.0004	\$447.39
<b>2021</b>	11/22/21	9052622.0004	\$403.39
<b>2020</b>	11/23/20	9052256.0004	\$389.23
<b>2019</b>	11/12/19	9020733.0001	\$378.00

Tax Year		Date Paid		Receipt	Amount Paid
2018		11/26/18		9054490.0004	\$375.81
2017		11/13/17		9026613.0003	\$362.73
2016		11/21/16		9181401.0001	\$345.96
2015		11/16/15		9038286.0002	\$339.19
2014		11/25/14		5514906.0004	\$320.30

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

 Return

 Print Record

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

Account Number:  
**1137163105**  
Tax Year:  
**2024**

Tax Type:  
**Real Estate**  
Property Address:  
**Nabble Ln 005**

Mailing Address:  
**Crayton Road Lp**  
**4309 Crayton Rd**  
**Naples FI 34103-8526**

Exemption Detail:  
**N/A**

Millage Code:  
**0500**

Escrow Code:  
**N/A**

Legal Description:  
**LOT 5 BLK 1631 33RD 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	\$9,224.00	\$0.00	\$9,224.00	\$29.78
Bonds-Debt Service	0.0712	\$9,224.00	\$0.00	\$9,224.00	\$0.66
Sarasota Co. Legacy Trl	0.0396	\$9,224.00	\$0.00	\$9,224.00	\$0.37
Mosquito Control	0.0460	\$9,224.00	\$0.00	\$9,224.00	\$0.42
Sarasota Co. Hospital Dist.	1.0420	\$9,224.00	\$0.00	\$9,224.00	\$9.61
SW FL Water Management Dist.	0.1909	\$9,224.00	\$0.00	\$9,224.00	\$1.76
West Coast Inland Navigation	0.0394	\$9,224.00	\$0.00	\$9,224.00	\$0.36
School Board - State	2.8830	\$16,400.00	\$0.00	\$16,400.00	\$47.28
School Board - Local	3.2480	\$16,400.00	\$0.00	\$16,400.00	\$53.27
City of North Port	3.7667	\$9,224.00	\$0.00	\$9,224.00	\$34.74
	Total Millage				Total Taxes
	14.5556				\$178.25

### 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

<div>2024</div> <div>PAID</div>			
Status	Amount Due	Amount Due If Paid By Date	Paid
<div><div></div> Paid</div>	<div><div><div></div> \$623.26</div><div>Gross Taxes: \$649.23</div><div>Fees: \$0.00</div><div>Interest: \$0.00</div><div>Discount: -\$25.97</div></div>	<div><div><div></div> \$0.00</div><div><div>▶ 3/31/25</div> \$0.00</div></div>	\$623.26

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

Payment Details

Year	Date Paid	Receipt Number	Paid
2024	11/25/24	9037749.0004	\$623.26



**Bill Furst**  
**SARASOTA COUNTY**  
**PROPERTY APPRAISER**

**Property Record Information for 1137163105**

**Ownership:**

CRAYTON ROAD LP  
4309 CRAYTON RD, NAPLES, FL, 34103-8526

**Situs Address:**

NABBLE LN NORTH PORT, FL, 34288

**Land Area:** 10,375 Sq.Ft.

**Municipality:** City of North Port

**Subdivision:** 1587 - PORT CHARLOTTE SUB 33

**Property Use:** 0000 - Residential vacant site

**Status:** OPEN

**Sec/Twp/Rge:** 29-39S-22E

**Census:** 121150027423

**Zoning:** R1 - RESIDENTIAL LOW

**Total Living Units:** 0

**Parcel Description:** LOT 5 BLK 1631 33RD ADD TO PORT CHARLOTTE

**Buildings**

Vacant Land

**Extra Features**

There are no extra features associated with this parcel

**Values**

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap.</u> <sup>1</sup>
2025	\$17,000	\$0	\$0	\$17,000	\$10,146	\$0	\$10,146	\$6,854
2024	\$16,400	\$0	\$0	\$16,400	\$9,224	\$0	\$9,224	\$7,176
2023	\$16,300	\$0	\$0	\$16,300	\$8,385	\$0	\$8,385	\$7,915
2022	\$16,100	\$0	\$0	\$16,100	\$7,623	\$0	\$7,623	\$8,477
2021	\$7,100	\$0	\$0	\$7,100	\$6,930	\$0	\$6,930	\$170
2020	\$6,300	\$0	\$0	\$6,300	\$6,300	\$0	\$6,300	\$0
2019	\$5,800	\$0	\$0	\$5,800	\$5,800	\$0	\$5,800	\$0
2018	\$5,600	\$0	\$0	\$5,600	\$5,390	\$0	\$5,390	\$210
2017	\$4,900	\$0	\$0	\$4,900	\$4,900	\$0	\$4,900	\$0
2016	\$4,600	\$0	\$0	\$4,600	\$4,600	\$0	\$4,600	\$0

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

**Current Exemptions**

**Homestead Property:** No

There are no exemptions associated with this parcel.

**Sales & Transfers**


<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
8/20/2015	\$100	<a href="#">2015106483</a>	11	D & D PARTNERS	WD
8/6/2015	\$10,800	<a href="#">2015099710</a>	19	HELEN E KELLEY REVOCABLE TRUST	WD
3/17/2014	\$0	<a href="#">2014033206</a>	11	KELLEY HELEN E EST OF	PR
12/1/1983	\$0	<a href="#">1653/1364</a>	X2		NA

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

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

## FEMA Flood Zone Information provided by Sarasota County Government

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

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

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

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

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

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

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2015106483 1 PG(S)

8/26/2015 9:27 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 1897069

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
Crayton Road, LP  
4309 Crayton Road  
Naples, FL 34108  
Parcel Identification (Folio) Number: 1137163102, 3103, 3104, 3105

SPACE ABOVE THIS LINE FOR RECORDING DATA

Doc Stamp-Deed: \$0.70

THIS WARRANTY DEED, made the 20th day of August, 2015 by CRAYTON ROAD, LP, A Delaware Limited Partnership f/k/a D&D Partners LP, A Delaware Limited Partnership, whose post office address is 4309 Crayton Road, Naples, FL 34108 herein called the grantor, to CRAYTON ROAD, LP, A Delaware Limited Partnership, whose post office address is 4309 Crayton Road, Naples, FL 34108, hereinafter called the Grantee:

(Wherever used herein the terms "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 AND 00/100'S (\$10.00) Dollars 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~~ SARASOTA County, State of Florida, viz:

Lots 2, 3, 4 and 5, Block 1631, 33rd ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 17 and 17A thru 17N, of the Public Records of Sarasota County, Florida.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD

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, and 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, 2014.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of: two different witnesses

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

CRAYTON ROAD, LP, A Delaware Limited Partnership  
f/k/a D&D Partners LP, A Delaware Limited Partnership

Signature and Title

President  
Wise Capital, Inc.  
General Partner

STATE OF Florida  
COUNTY OF Collier

The foregoing instrument was acknowledged before me this 20th day of August, 2015 by Murray Wise, f/k/a Wise Capital, Inc. GP of CRAYTON ROAD, LP, A Delaware Limited Partnership f/k/a D&D Partners LP, A Delaware Limited Partnership, on behalf of company, who is personally known to me or has produced \_\_\_\_\_ as identification.

SEAL



JAMIE L. KNIGHT  
MY COMMISSION # EE 857624  
EXPIRES: February 11, 2017  
Bonded Thru Budget Notary Services

Notary Public

Printed Notary Name

My Commission Expires: 2-11-17

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2015099710 1 PG(S)

8/11/2015 10:15 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 1892026

Parcel I.D. No.: 1137163102, 1137163103, 1137163104, 1137163105  
This Instrument Prepared by and Return to:

FLORIDA ABSTRACT & SECURITY TITLE CORPORATION  
2575 Tamiami Trail  
Port Charlotte, Florida 33952  
File No. T15-0792

[Space Above This Line for Recording Data]

Doc Stamp-Deed: \$75.60

WARRANTY DEED

This Indenture made this 6th day of August, 2015, BETWEEN GERALD KELLEY, JR, Individually and as Trustee of The Helen E. Kelley Revocable Trust Agreement Dated October 3, 2000, as amended, whose post office address is 60003 Wood Valley Rd., Jacksonville, FL 32217, hereafter called the grantor\*, and D & D Partners LP, A Delaware Limited Partnership, whose post office address is 4309 Crayton Road, Naples, FL 34108, hereafter called the grantee\*.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs and assigns forever the following described land situate, lying and being in CHARLOTTE County, Florida, to-wit:

Lots 2, 3, 4 and 5, Block 1631, 33rd ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 17 and 17A thru 17N, of the Public Records of Sarasota County, Florida.

Grantor covenants that the above described property is vacant land and not adjacent to any homestead property owned by him.

The Grantor herein covenants that he is currently the trustee of the above named trust and that said trust has not been amended or revoked as of this date and that the transaction herein is an arms length sale to a bona fide purchaser for value.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.\*"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

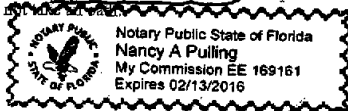
Signed, sealed and delivered in our presence: TWO DIFFERENT WITNESSES

Nancy A. Pulling  
1st Witness  
Nancy A. Pulling  
PRINTED NAME  
Jessie Cross  
2nd Witness  
Jessie Cross  
PRINTED NAME

Gerald Kelley, Jr.  
GERALD KELLEY, JR, Individually and as Trustee of The Helen E. Kelley Revocable Trust Agreement Dated October 3, 2000, as amended

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 6th day of August, 2015, by GERALD KELLEY, JR, Individually and as Trustee of The Helen E. Kelley Revocable Trust Agreement Dated October 3, 2000, as amended, who is personally known to me or has produced \_\_\_\_\_ as identification and who did \_\_\_\_\_



My Commission Expires: \_\_\_\_\_ (SEAL)

Nancy A. Pulling  
Notary Public  
Nancy A. Pulling  
Printed Name



This Instrument Prepared by and Return to:

Jeannie Stambaugh  
FLORIDA ABSTRACT & SECURITY TITLE CORPORATION  
2575 Tamiami Trail  
Port Charlotte, Florida 33952  
File No. T15-0792

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2015099708 1 PG(S)

8/11/2015 10:15 AM

KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

Receipt # 1892026

**TRUST CERTIFICATION AFFIDAVIT**

BEFORE ME, the undersigned authority, after having been duly sworn, personally appeared **GERALD KELLEY, JR.**, hereinafter referred to as the Affiant herein, who deposes and states as follows:

1. Affiant is the current trustee of The Helen E. Kelley Revocable Trust Agreement Dated October 3, 2000, as amended, hereinafter referred to as the "Trust". Further that the trust exists and the settler (Creator) of the trust was Helen E. Kelley.
2. That Affiant resides at 60003 Wood Valley Rd., Jacksonville, FL 32217, and that the subject property is not affiants, nor any member of affiants's immediate family's homestead, nor contiguous thereto. Further that if subject property is affiant's homestead, his/her spouse will join in the conveyance this affidavit accompanies.
3. Affiant certifies that this certification of trust pertains to the trust property located in the County of ~~Charlotte~~, State of Florida, to-wit: Sarasota  
  
Lots 2, 3, 4 and 5, Block 1631, 33rd ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 17 and 17A thru 17N, of the Public Records of Sarasota County, Florida.
4. That affiant is the current acting trustee and reside at the above address.
5. Affiant as Trustee has full powers under the aforesaid trust via a general power of sale to sell, convey and to mortgage or encumber real and personal property of the trust, without obtaining consent of any other party(ies).
6. The trust is revocable and the following individual(s) have the power to revoke the trust.
7. List all co-trustees below and authority to sign or otherwise authenticate and whether all or less than all are required in order to exercise powers of the trustee: NONE
8. Title to the property is currently shown in the last deed of record as: **GERALD KELLEY, JR.**, Individually and as Trustee, of The Helen E. Kelley Revocable Trust Agreement Dated October 3, 2000, as amended

That this Affidavit is made for the purpose of inducing Fidelity National Title Insurance Company and Florida Abstract & Security Title Corporation to issue title insurance on subject property.

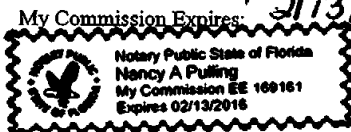
Affiant further states that Affiant is familiar with the nature of an oath, and with the penalties as provided by the laws of the State for falsely swearing to statements made in an instrument of this nature.

STATE OF Florida  
COUNTY OF Duval

[Signature]  
GERALD KELLEY, JR.

The foregoing instrument was sworn to and subscribed before me this 6<sup>th</sup> day of August, 2015, by GERALD KELLEY, JR. and , who is personally known to me or has produced ✓ as identification.

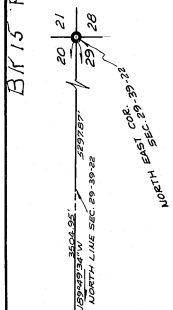
(SEAL)



[Signature]  
NOTARY PUBLIC  
Nancy A. Pulling  
Notary Printed Name



BRIS 1917K



THIRTY-THIRD ADDITION TO  
**PORT CHARLOTTE**  
SUBDIVISION

A SUBDIVISION OF PORTIONS OF  
SECTIONS 19, 20, 29 AND 30,  
TWP 39 SOUTH, RGE. 22 EAST,  
CITY OF NORTH PORT CHARLOTTE,  
SARASOTA COUNTY - FLORIDA

ARTHUR L. DAY  
CIVIL ENGINEER  
MIAMI - FLORIDA



APRIL - 1961  
Scale: 1" = 100'

SHEET 12 OF 15 SHEETS  
145 LOTS THIS SHEET

CALCULATED BY: RCL  
DRAWN BY: JRM  
CHECKED BY: JRM  
APPROVED BY: