



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: 110867025

Issuing Office File Number: ELIAS

Property Address: Elias Cir, 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:

Ceres Consulting LLC, a Florida limited liability company
5. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof

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Form 50139912 (8-4-22)



Town & Country Title Guaranty of, Hollywood, INC.

By: _____

Authorized Signatory

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SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

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

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- vi. Documentary evidence in recordable form, showing compliance with all requirements regarding conveying company property contained in the Enabling Documents; and
 - vii. The Company reserves the right to amend the commitment, including but not limited to, the addition of further requirements and/or exceptions as it deems necessary based upon a review of any of the documentation required above.
- 5. Satisfactory verification from appropriate governmental authorities that any and all unrecorded Special Taxing District Liens, City and County Special Assessment Liens, MSBU Assessment Liens, Impact Fees, and Water, Sewer and Trash Removal Charges, have been paid.
 - 6. Proof of payment of taxes and assessments for the year 2024, and prior years, plus any penalties and interest.

Note: The following is for informational purposes only and is given without assurance or guarantee: 2024 taxes show **PAID**. The gross amount is \$677.67 for Tax Identification No. 1140178028.

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

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

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

NOTE: The following conveyance(s) have been recorded within the last 24 months:

Warranty Deed recorded in Instrument No. 2023131053

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

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damage incurred as a result of a violation of this Statute is excluded from coverage under the terms of a title insurance policy. Further, the Company will not knowingly close or insure a transaction that violates this Statute.

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

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Issuing Office File Number: ELIAS

SCHEDULE B, PART II—Exceptions

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

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

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

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

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

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

9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THIRTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in [Plat Book 15, Page\(s\) 18](#), 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 736](#), 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. Assignment of Plant and Other Easements recorded in [Book 2460, Page 1191](#).
12. Grant of Easements and Dedication recorded in [Book 1941, Page 6](#) and [Book 1941, Page 16](#).
13. Grant of Easement to The North Port Water Control District recorded in [Book 1886, Page 1823](#).
14. Grant of Easement to Horizon Gas, Inc., a Florida corporation, recorded in [Book 2941, Page 831](#) and assigned to Heritage Operating, L.P., a Delaware limited partnership, as contained in that certain Assignment of Grant of Utility Easement recorded in [Book 2941, Page 835](#).
15. Dedication recorded in [Book 1886, Page 1825](#).

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

Notices – Where Sent

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

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

August 13, 2025

Re: File #110867025

Property Address: Elias Cir, 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.

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EXHIBIT A

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

Lot 28, Block 1780, THIRTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in [Plat Book 15, Page\(s\) 18](#), of the Public Records of Sarasota County, Florida.

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

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

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

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COMMITMENT CONDITIONS

1. DEFINITIONS

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

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

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

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

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

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

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

[← Return](#)[Print Record](#)

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account Number:
1140178028
Tax Year:
2024

Tax Type:
Real Estate
Property Address:
Elias Cir 005

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

Exemption Detail:
N/A

Millage Code:
0500

Escrow Code:
N/A

Legal Description:
LOT 28 BLK 1780 34TH 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	\$14,200.00	\$0.00	\$14,200.00	\$45.85
Bonds-Debt Service	0.0712	\$14,200.00	\$0.00	\$14,200.00	\$1.01
Sarasota Co. Legacy Trl	0.0396	\$14,200.00	\$0.00	\$14,200.00	\$0.56
Mosquito Control	0.0460	\$14,200.00	\$0.00	\$14,200.00	\$0.65
Sarasota Co. Hospital Dist.	1.0420	\$14,200.00	\$0.00	\$14,200.00	\$14.80
SW FL Water Management Dist.	0.1909	\$14,200.00	\$0.00	\$14,200.00	\$2.71
West Coast Inland Navigation	0.0394	\$14,200.00	\$0.00	\$14,200.00	\$0.56
School Board - Local	3.2480	\$14,200.00	\$0.00	\$14,200.00	\$46.12
City of North Port	3.7667	\$14,200.00	\$0.00	\$14,200.00	\$53.49

\$0.00
CHECK OUT

	Total Millage				Total Taxes
	14.5556				\$206.69

Non-Ad Valorem Assessments

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

Total Payable: \$0.00

2024
Paid

Status	Amount Due	Amount Due If Paid By Date	Paid
<div><div></div><div>Paid</div></div>	<div><div></div><div>\$650.56</div></div> <div>Gross Taxes: \$677.67</div> <div>Fees: \$0.00</div> <div>Interest: \$0.00</div> <div>Discount: -\$27.11</div>	<div><div></div><div>\$0.00</div></div>	\$650.56

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

Payment Details

Year	Date Paid	Receipt Number	Paid
2024	11/20/24	9026174.0011	\$650.56



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

Account Information

Account Number:
1140178028
 Last Updated:
 8/13/25

Tax Type:
Real Estate
 Property Address:
Elias Cir 005

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

Latest Tax Year Summary

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

Tax Year: Exemptions: Millage Code: Escrow Code:

\$0.00
 CHECK OUT

Legal Description:
LOT 28 BLK 1780 34TH ADD TO PORT CHARLOTTE

Tax Bills

Total Payable: **\$0.00**

2024			
Paid			
Taxes & Assessments			
Status	Amount Due	Amount Due If Paid By Date	Paid
● Paid	<div> <div>\$650.56</div> <div> Gross Taxes: \$677.67 Fees: \$0.00 Interest: \$0.00 Discount: -\$27.11 </div> </div>	<div> <div>\$0.00</div> <div> ▶ 3/31/25 \$0.00 </div> </div>	\$650.56

Payment History

Tax Year	Date Paid	Receipt	Amount Paid
2024	11/20/24	9026174.0011	\$650.56
2023	11/21/23	9035750.0006	\$553.59
2022	1/31/23	5562936.0003	\$446.01
2021	2/28/22	9093646.0019	\$405.36
2020	12/31/20	9092258.0002	\$389.65
2019	11/30/19	9080268.0019	\$375.97

Tax Year		Date Paid		Receipt	Amount Paid
2018		11/30/18		9083527.0019	\$372.59
2017		12/29/17		9095506.0019	\$362.15
2016		11/28/16		9193726.0014	\$344.96
2015		12/29/15		9094787.0009	\$344.07
2014		11/30/14		9080372.0004	\$326.52



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1140178028

Ownership:

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

Situs Address:

ELIAS CIR NORTH PORT, FL, 34288

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1588 - PORT CHARLOTTE SUB 34

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 30-39S-22E

Census: 121150027423

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 0

Parcel Description: LOT 28 BLK 1780 34TH 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> ¹
2025	\$16,100	\$0	\$0	\$16,100	\$15,620	\$0	\$15,620	\$480
2024	\$14,200	\$0	\$0	\$14,200	\$14,200	\$0	\$14,200	\$0
2023	\$14,500	\$0	\$0	\$14,500	\$7,623	\$0	\$7,623	\$6,877
2022	\$15,300	\$0	\$0	\$15,300	\$6,930	\$0	\$6,930	\$8,370
2021	\$6,300	\$0	\$0	\$6,300	\$6,300	\$0	\$6,300	\$0
2020	\$6,100	\$0	\$0	\$6,100	\$6,024	\$0	\$6,024	\$76
2019	\$5,900	\$0	\$0	\$5,900	\$5,476	\$0	\$5,476	\$424
2018	\$5,600	\$0	\$0	\$5,600	\$4,978	\$0	\$4,978	\$622
2017	\$4,700	\$0	\$0	\$4,700	\$4,525	\$0	\$4,525	\$175
2016	\$5,000	\$0	\$0	\$5,000	\$4,114	\$0	\$4,114	\$886

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

Current Exemptions

Homestead Property: No

There are no exemptions associated with this parcel.

Sales & Transfers


<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
8/22/2023	\$15,500	2023131053	01	LEE QING	WD
9/19/2011	\$7,000	2011114139	05	GREYHOUND INVESTMENT,POSSIBILITIES LLC	WD
7/3/2007	\$100	2007108637	X2	MOORE,THOMAS D	QC
6/29/2006	\$100	2006122130	X2	MOORE,THOMAS D	QC
10/6/2005	\$38,000	2005229908	01	FISCHER WALTER P & HELEN C,	WD
8/1/1981	\$2,800	1470/528	01		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

 This property is in a SFHA or CFHA. Click to view the [Certificate Map](#) to see if an Elevation Certificate or a Letter of Map Revision/Change (LOMR/LOMC) exists.

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

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

* If your property is in a SFHA or CFHA, use the [Certificate Map](#) to determine if the building footprint is within the flood zone area.

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

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

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

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

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2023131053 2 PG(S)**

8/22/2023 11:28 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3075200

Prepared by and return to:

Katie Gustin

Suncoast One Title & Closings, Inc.

4351 Aidan Lane

North Port, FL 34287

(941) 413-0077

File No NP-2023-1179

Doc Stamp-Deed: \$108.50

Parcel Identification No 1140178028

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM -- SECTION 689.02, F.S.)

This indenture made the 22nd day of August, 2023 between Qing Lee, a married woman, whose post office address is 12 Brighton Court, Albany, NY 12211, of the County of Albany, State of New York, Grantor , to Ceres Consulting LLC, a Florida Limited Liability Company, whose post office address is 4309 Crayton Road, Naples, FL 34103, of the County of Collier, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) 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 said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 28, Block 1780, 34th Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 15, Page(s) 18, of the Public Records of Sarasota County, Florida

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Mattison Tomczak

WITNESS

PRINT NAME: Mattison Tomczak

Angela Rosello

WITNESS

PRINT NAME: Angela Rosello

Qing Lee

Qing Lee

STATE OF New York
COUNTY OF Albany

The foregoing instrument was acknowledged before me by means of (☒ physical presence or () online notarization this 16th day of August, 2023, by Qing Lee.

Angela Rosello

Signature of Notary Public

Print, Type/Stamp Name of Notary Angela Rosello

Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: New York State Driver License

(NOTARY SEAL)

ANGELA K ROSSELLO
Notary Public, State of New York
Qualified in Rensselaer County
Reg. No. 01RO644404
Commission Expires November 28, 2024

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2023131052 2 PG(S)

8/22/2023 11:28 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3075200

Prepared by and Return to:
Katie Gustin
Suncoast One Title & Closings, Inc.
4351 Aidan Lane
North Port, FL 34287

File No.: NP-2023-1179
Parcel ID Number: 1140178028

AFFIDAVIT ACCOMPANYING THE USE OF A POWER OF ATTORNEY

Jamie L. Knight, being first duly sworn, deposes and says: That he/she is the true and lawful Attorney-in-fact of Murray R. Wise, Managing Member of Ceres Consulting, LLC, a Florida Limited Liability Company, under a Durable Power of Attorney dated: 02/12/2019. That on the date of execution of Instruments required for the sale and conveyance of property legally described as:

Lot 28, Block 1780, 34th Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 15, Page(s) 18, of the Public Records of Sarasota County, Florida

On behalf of Murray R. Wise, Managing Member of Ceres Consulting, LLC, a Florida Limited Liability Company, his/her true and lawful Attorney in Fact, as aforesaid, Affiant has not received notice and has no knowledge of the revocation of the Power of Attorney as described above, nor the death or adjudicated incompetency of Murray R. Wise, Managing Member of Ceres Consulting, LLC, a Florida Limited Liability Company,, nor of the filing of a petition to determine competence of or a petition to appoint a guardian for Murray R. Wise, Managing Member of Ceres Consulting, LLC, a Florida Limited Liability Company,.

Jamie L. Knight
Jamie/L. Knight

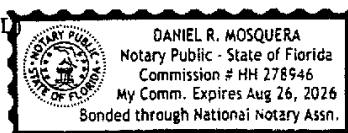
STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 16th day of August, 2023, by Jamie L Knight.

Daniel R. Mosquera
Signature of Notary Public
Print, Type/Stamp Name of Notary DANIEL R. MOSQUERA

Personally Known: X OR Produced Identification: _____
Type of Identification
Produced: _____

(NOTARY SEAL)



POA Accompanying Affidavit (Buyer)

Return to:

Murray R Wise
Ceres Consulting LLC
4309 Crayton Rd.
Naples, FL 34103

POWER OF ATTORNEY

OF

CERES CONSULTING, LLC

CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
OR BOOK 4407 PAGE 892 PAGE 1 OF 1
INSTR # 2694911 Doc Type: POA
Recorded 2/19/2019 at 10:18 AM
Rec Fee: RECORDING \$10.00
Cashier By DENISEF

The undersigned, being the sole member and sole manager of Ceres Consulting, LLC, a Florida limited liability company (the "Company") hereby designates authority to Jamie L. Knight ("Agent") to act on behalf of the Company to take any and all action, and execute any and all legal documents on behalf of the Company with full authority on its behalf and on behalf of the undersigned as its manager hereby designating and appointing the Agent as an agent for the Company as attorney-in-fact to act in all respects for the sale and conveyance of real property currently owned by the Company or hereinafter purchased or otherwise obtained by the Company.

The undersigned on behalf of the Company hereby authorizes Agent to act on behalf of the Company and grants the authority and power to bargain, sell, convey any real property currently owned by the Company or hereinafter purchased or otherwise obtained by the Company and authorizes Agent to execute deeds, conveyances, closing documents, and all other documents necessary to sell and convey real property of the Company; and any other instruments necessary to effect such sale and conveyance of any real property of the Company.

This appointment shall be effective and may be relied upon by third parties unless and until revoked and they have notice of such revocation.

Executed this 12th day of February, 2019.

SIGNED IN THE PRESENCE OF THE FOLLOWING TWO WITNESSES:

Witness #1:

Signature: Bruce Bjelland

Print Name: Bruce Bjelland

Murray R. Wise, Sole Member and Sole
Manager of Ceres Consulting, LLC

Witness #2:

Signature: Daniel R. Mosquera

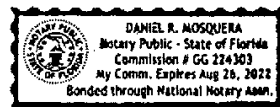
Print Name: Daniel R. Mosquera

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2019019593 1 PG(S)
February 19, 2019 11:12:33 AM
KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



State of Florida
County of Collier

THE FOREGOING INSTRUMENT was sworn to, subscribed, and acknowledged before me on this 12th day of February, 2019, by Murray R. Wise, individually and on behalf of Ceres Consulting, LLC, a Florida LLC, who is personally known to me or who has produced _____ as identification and who DID take an oath.



Daniel R. Mosquera
Notary Public

I am a Notary for the State of Florida

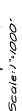
My commission expires on August 26, 2022

116551

11655i

DESCRIPTION

All land lying and being in Sarasota County, Florida and containing 454.23 Acres more or less.



LOCATION & KEY MAP
SECTIONS 29, 30, 31, 32, T39S, R22E
SARASOTA COUNTY, FLORIDA

DRAWN BY SP
CHECKED BY JB
APPROVED BY- CGH

CERTIFICATE OF DEDICATION

THE STATE OF FLORIDA, ss. **GENERAL DEVELOPMENT CORPORATION**, a Delaware Corporation, authorized to do business in the State of Florida, by its duly elected Vice-President **James E. Wensel** and its duly elected Secretary **William P. O'Dowd**, and **FLORIDA WEST COAST LAND COMPANY**, a Florida corporation, by its duly elected President **William P. O'Dowd** and its duly elected Secretary **William H. O'Dowd**, acting by and with the authority of their boards of directors, do hereby dedicate and set apart all the Avenues, Boulevards, Circles, Drives, Lanes, Roads, Streets, Waterways and Drainage Rights-of-Way, as shown or described on this plat to the use for the general public forever.

The Easements hereinafter described are expressly reserved to GENERAL DEVELOPMENT CORPORATION and FLORIDA WEST COAST LAND COMPANY, their affiliates, successors or assigns, and shall run with the land so reserved, as part of the fee interest owned by them, in and adjacent to all Waterways and Drainage Rights-of-Way, a Foot easement at the rear boundary of each lot and a Foot easement at each side lot line for the installation and maintenance of water supply pipes, sewer lines, storm drains, electric conduits, gas lines, telephone lines, cable television lines, and for any purpose consistent with good practice for the development of this project. The said easements shall include lot lines coincident with street, right-of-way lines shall contain no easements, and where a new building is constructed on a site intended as a building site the outside boundaries of said building shall affect all easements herein provided.

IN WITNESS WHEREOF GENERAL DEVELOPMENT CORPORATION has caused these presents to be executed by its Vice-President and authorized by its Secretary, Treasurer and Florida West Coast Land Company by and with the authority of their Boards of Directors this 6th day of September, 1984.

Attest: Wm H. O'Dowd Secretary-Treasurer
Wm H. O'Dowd, Jr.

Attest Wm H. Throckmold Secretary
Wm. H. O. David, Jr.
By Ray Kelly Vice-President
A. L. Fay

STATE OF FLORIDA ss. Before me, the undersigned Notary Public, personally appeared James El Vensio, Vice President and Wim H.O'Dowd Jr., Secretary-Treasurer of GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation, authorized to do business in the State of Florida and A. J. Fay, Vice-President and Wim H.O'Dowd Jr., Secretary of FLORIDA WEST COAST LAND COMPANY, a Florida

Corporation, to me well known to be the individuals described in and who executed the foregoing Certificate of Dedication, and that they each duly acknowledged before me that they executed the same, as such officers for and on behalf of said Corporation.

WITNESS my hand and official Seal at Dade County, Florida, this 6 day of June, A.D. 1961.

My Commission expires 7/15/23

CERTIFICATE OF SURVEY

Section 7, Chapter 10275 (No. 253) Laws of the State of Florida.

Dated this 2 day of June AD. 1961.

Arthur L. Day
Arthur L. Day

CERTIFICATE OF APPROVAL OF CITY COMMISSION
State of Florida
Registered Land Surveyor No. 1235
Registered Engineer No. 6245

STATE OF FLORIDA ss It is hereby certified that this plat has been officially approved for record
COUNTY OF SARASOTA by the City Commission of the City of North Port, Charlotte, Sarasota County,
Florida this 12th day of June A.D. 1964

CITY OF FLORIDA ss It is hereby certified that this plat has been officially approved for record

COUNTY OF SARASOTA, BY the Board of County Commissioners of the County of Sarasota, Florida.
 THIS IS day of JULY 1967.
Robert S. McNeil
 County Attorney
Warren J. Anderson
 Chairman, Board of County Commissioners

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA ss I, W. A. Wynne, County Clerk of Sarasota County, Florida, hereby
COUNTY OF SARASOTA certify that this plat has been examined and that it complies, in form with

all the requirements of the laws of Florida pertaining to maps and plats and this plat has been filed for record in Plat Book 15 at Pages 18 through 18 Mull Public Records of Sarasota County, Florida this 6 day of July AD. 1961 W.A. WYATT

W. A. Wynne, Clerk
Sarasota County, Florida
BY H. M. Stone Deputy Clerk

ENGINEER'S NOTE

Dimensions on corner lots are to intersection of block lines extended unless otherwise indicated. All radii are 25 feet unless otherwise indicated.

ARTHUR L. DAY
CIVIL ENGINEER

MIAMI ~ FLORIDA

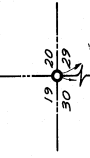
SHEET 1 OF 14 SHEETS
TOTAL LOTS-1320

BK 15 Pg 18F

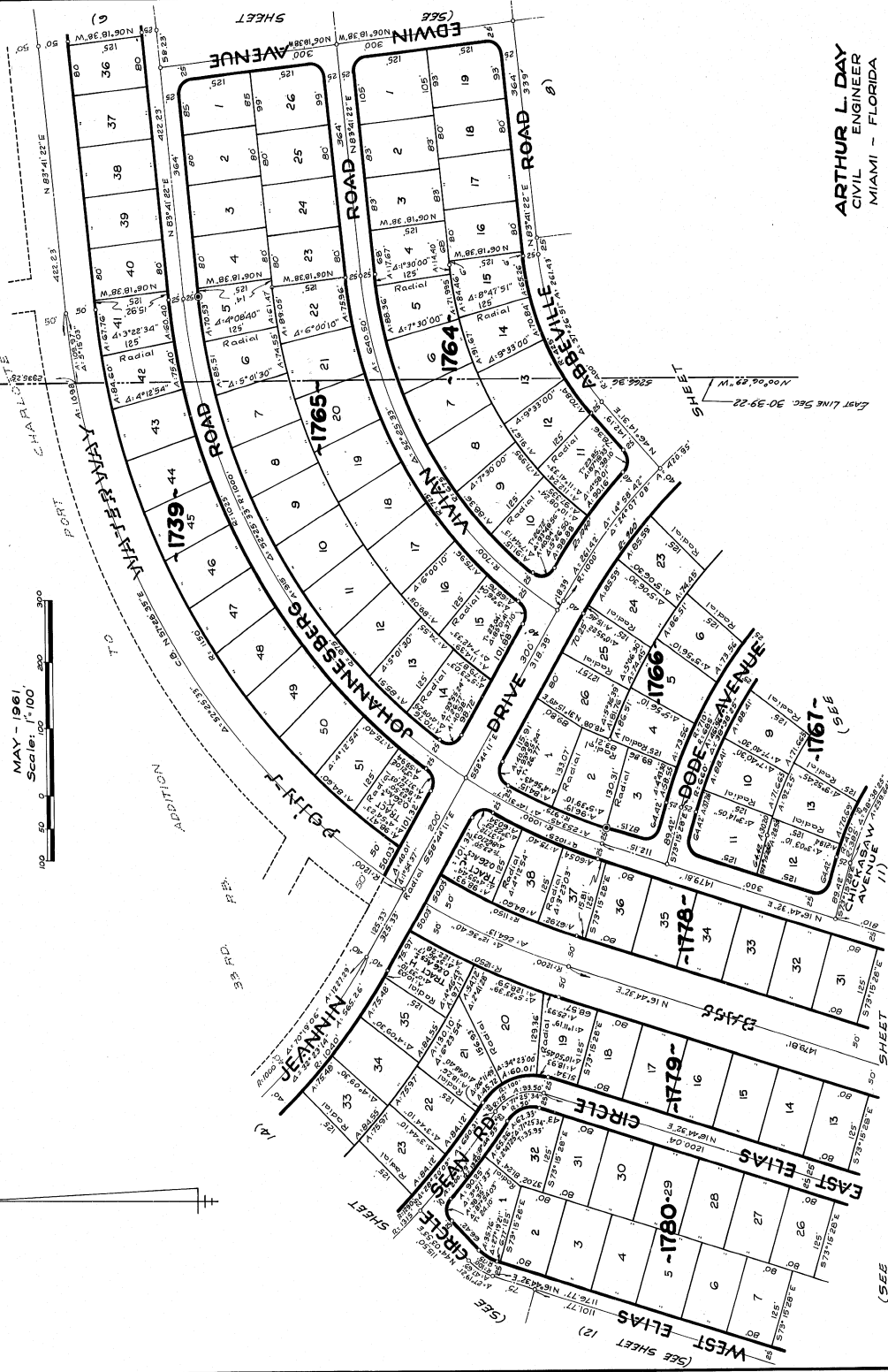
THIRTY-FOURTH ADDITION TO
PORT CHARLOTTE SUBDIVISION
A SUBDIVISION OF PORTIONS OF SECTIONS
29, 30, 31 AND 32, TWP 39 SOUTH, RGE. 22 EAST,
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY-FLORIDA

MAY - 1961

Scale: 1" = 100'



SUBDIVISION
PORT CHARLOTTE

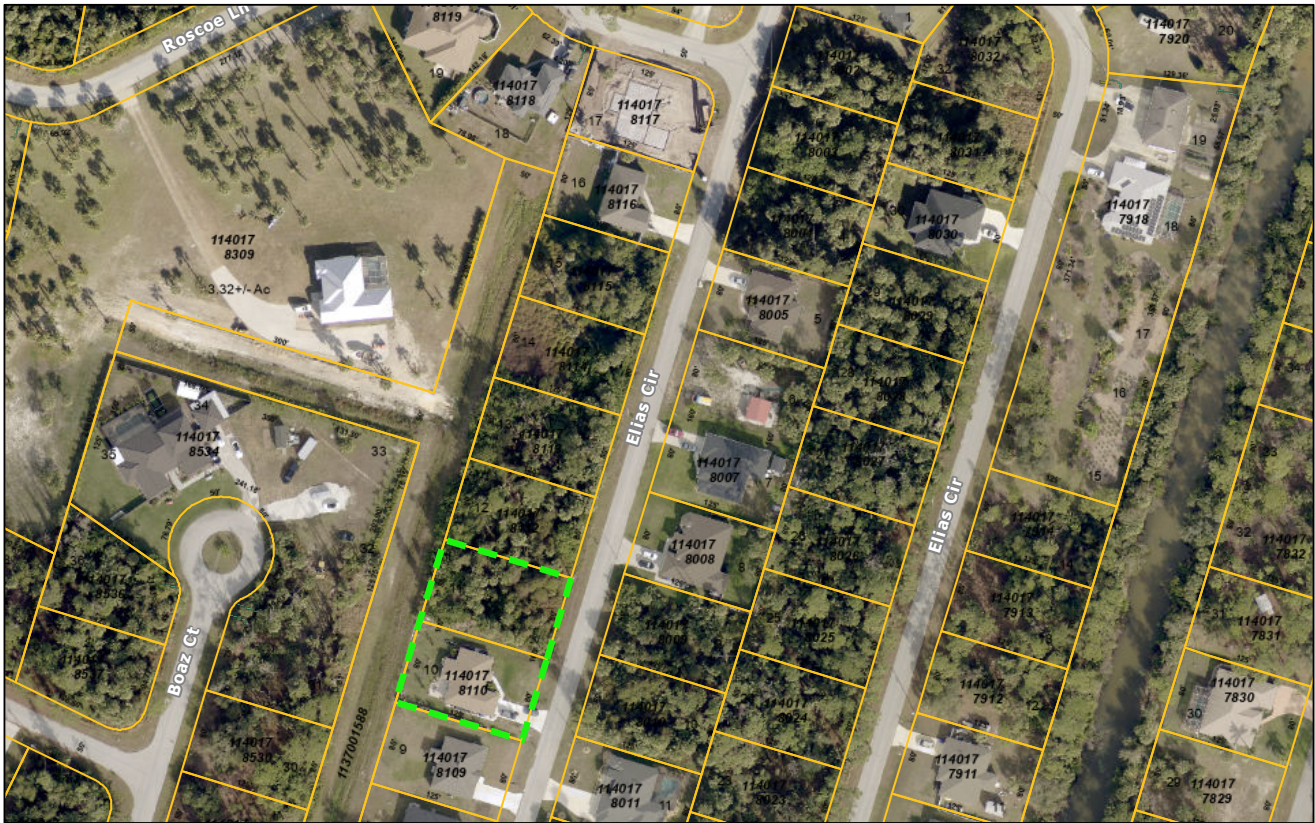


ARTHUR L. DAY
CIVIL ENGINEER
MIAMI - FLORIDA

SHEET 7 OF 14 SHEETS
112 LOTS THIS SHEET

CALCULATED BY: UZC
DRAWN BY: WMF
CHECKED BY: JB
APPROVED BY: CGH

Sarasota County Property Appraiser



8/13/2025, 4:23:48 PM

