



**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: 110867046

Issuing Office File Number: DRAGON

Property Address: Dragon St, 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 \$666.02 for Tax Identification No. 1146096420.

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

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

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

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

None

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

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

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

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Issuing Office File Number: DRAGON

### **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 TWENTYSECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in [Plat Book 14, Page\(s\) 10](#), 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 287, Page 66](#), 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 plat and other easements to the City of North Port recorded in [Book 2460, Page 1191](#).
12. Easement recorded in [Book 1886, Page 1823](#); [Book 1886, Page 1825](#); [Book 1941, Page 6](#); [Book 1941, Page 16](#).
13. Easements for L.P. Gas Services recorded in [Book 2941, Page 831](#) as assigned in [Book 2941, Page 835](#).

**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)).

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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 #110867046

Property Address: Dragon St, 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 20, Block 964, TWENTYSECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in [Plat Book 14, Pages 10](#) and 10A thru 10J, of the Public Records of Sarasota County, Florida.

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

**NOTICE**

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

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

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

**COMMITMENT TO ISSUE POLICY**

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

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

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## COMMITMENT CONDITIONS

### 1. DEFINITIONS

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

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

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

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

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

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

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# First American TaxSource™ Report

Report Issued Date: 08/12/2025

## Dragon St, North Port, FL 34288

APN: 1146-09-6420

Owner Name: Ceres Consulting Llc

Mailing Address: 4309 Crayton Rd, Naples, FL 34103

Reference ID: fa3f9c5a41824jd74992c1-5609-44a5-b147-5ea2c5097dc0

Order Number: 752429893

Alt Tax ID: 1146096420

### Assessed Values

Assd Year: 2024  
Land Value: \$13,400  
Improvement Value: \$0  
Total Value: \$13,400  
Total Taxable Value: \$13,400

Legal: Lot 20 Blk 964 22Nd 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 : 08/12/2025

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	\$666.02	Paid	\$639.38	11/20/2024	03/31/2025		\$0.00	
Total:			\$666.02							

### Assessment Details

Code	Description	Type	Amount
	Sarasota Co. General Revenue	Ad Valorem	\$43.27
	Bonds-Debt Service	Ad Valorem	\$0.95
	Sarasota Co. Legacy Trl	Ad Valorem	\$0.53
	Mosquito Control	Ad Valorem	\$0.62
	Sarasota Co. Hospital Dist.	Ad Valorem	\$13.96
	Sw Fl Water Management Dist.	Ad Valorem	\$2.56
	West Coast Inland Navigation	Ad Valorem	\$0.53
	School Board - State	Ad Valorem	\$38.63
	School Board - Local	Ad Valorem	\$43.52
	City Of North Port	Ad Valorem	\$50.47

Ad Valorem -Subtotal	Calculated Subtotal	\$195.04
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.





**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:  
**1146096420**  
Tax Year:  
**2024**

Tax Type:  
**Real Estate**  
Property Address:  
**Dragon St 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 20 BLK 964 22ND 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	\$13,400.00	\$0.00	\$13,400.00	\$43.27
Bonds-Debt Service	0.0712	\$13,400.00	\$0.00	\$13,400.00	\$0.95
Sarasota Co. Legacy Trl	0.0396	\$13,400.00	\$0.00	\$13,400.00	\$0.53
Mosquito Control	0.0460	\$13,400.00	\$0.00	\$13,400.00	\$0.62
Sarasota Co. Hospital Dist.	1.0420	\$13,400.00	\$0.00	\$13,400.00	\$13.96
SW FL Water Management Dist.	0.1909	\$13,400.00	\$0.00	\$13,400.00	\$2.56
West Coast Inland Navigation	0.0394	\$13,400.00	\$0.00	\$13,400.00	\$0.53
<div> <div> <div></div> <div>\$0.00</div> </div> <div>CHECK OUT</div> <div></div> </div>					
School Board - Local	3.2480	\$13,400.00	\$0.00	\$13,400.00	\$43.52
City of North Port	3.7667	\$13,400.00	\$0.00	\$13,400.00	\$50.47

	Total Millage				Total Taxes
	14.5556				\$195.04

Non-Ad Valorem Assessments

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

Total Payable: \$0.00

2024  
Paid

Status	Amount Due	Amount Due If Paid By Date	Paid
● Paid	<div>[-] \$639.38</div> <div>Gross Taxes: \$666.02</div> <div>Fees: \$0.00</div> <div>Interest: \$0.00</div> <div>Discount: -\$26.64</div>	<div>[+] \$0.00</div>	\$639.38

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	9026174.0003	\$639.38



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

### Account Information

Account Number:  
**1146096420**  
 Last Updated:  
**8/13/25**

Tax Type:  
**Real Estate**  
 Property Address:  
**Dragon St 005**

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

### Latest Tax Year Summary

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

Tax Year:  
**2024**

Exemptions:  
**N/A**

Millage Code:  
**0500**

Escrow Code:  
**N/A**

Legal Description:  
**LOT 20 BLK 964 22ND ADD TO PORT CHARLOTTE**

**\$0.00**  
 CHECK OUT

### Tax Bills

Total Payable: **\$0.00**

**2024**  
**Paid**

[Taxes & Assessments](#)

Status	Amount Due	Amount Due If Paid By Date	Paid
<div>● Paid</div>	<div> <div>\$639.38</div> <div> <div>Gross Taxes:</div> <div>\$666.02</div> <div>Fees:</div> <div>\$0.00</div> <div>Interest:</div> <div>\$0.00</div> <div>Discount:</div> <div>-\$26.64</div> </div> </div>	<div> <div>\$0.00</div> <div> <div>▶ 3/31/25</div> <div>\$0.00</div> </div> </div>	<div>\$639.38</div>

### Payment History

Tax Year	Date Paid	Receipt	Amount Paid
<b>2024</b>	11/20/24	9026174.0003	\$639.38
<b>2023</b>	11/21/23	9035750.0011	\$592.75
<b>2022</b>	11/25/22	53082.0002	\$476.99
<b>2021</b>	11/22/21	9052624.0005	\$367.28
<b>2020</b>	12/28/20	9088918.0002	\$355.58
<b>2019</b>	11/22/19	9051680.0003	\$348.04

Tax Year		Date Paid		Receipt	Amount Paid
2018		11/15/18		9031857.0003	\$351.45
2017		11/9/17		9016400.0005	\$340.53
2016		11/28/16		9188148.0004	\$323.33
2015		2/24/16		1036044.0001	\$350.05
2014		1/20/15		9099700.0002	\$339.57



**Bill Furst**  
SARASOTA COUNTY  
PROPERTY APPRAISER

**Property Record Information for 1146096420**

**Ownership:**

CERES CONSULTING LLC  
4309 CRAYTON RD, NAPLES, FL, 34103-8526  
**Situs Address:**  
DRAGON ST NORTH PORT, FL, 34288

**Land Area:** 10,491 Sq.Ft.

**Municipality:** City of North Port

**Subdivision:** 1566 - PORT CHARLOTTE SUB 22

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

**Status:** OPEN

**Sec/Twp/Rge:** 33-39S-22E

**Census:** 121150027461

**Zoning:** R1 - RESIDENTIAL LOW

**Total Living Units:** 0

**Parcel Description:** LOT 20 BLK 964 22ND 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	\$11,800	\$0	\$0	\$11,800	\$11,800	\$0	\$11,800	\$0
2024	\$13,400	\$0	\$0	\$13,400	\$13,400	\$0	\$13,400	\$0
2023	\$13,300	\$0	\$0	\$13,300	\$13,300	\$0	\$13,300	\$0
2022	\$13,300	\$0	\$0	\$13,300	\$13,300	\$0	\$13,300	\$0
2021	\$5,000	\$0	\$0	\$5,000	\$4,180	\$0	\$4,180	\$820
2020	\$3,800	\$0	\$0	\$3,800	\$3,800	\$0	\$3,800	\$0
2019	\$3,800	\$0	\$0	\$3,800	\$3,800	\$0	\$3,800	\$0
2018	\$3,900	\$0	\$0	\$3,900	\$3,740	\$0	\$3,740	\$160
2017	\$3,400	\$0	\$0	\$3,400	\$3,400	\$0	\$3,400	\$0
2016	\$3,100	\$0	\$0	\$3,100	\$3,100	\$0	\$3,100	\$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>
2/16/2021	\$10,500	2021034567	01	ANVARY BAHMAN B	WD
2/2/2010	\$100	2010017348	11	PAZOUHANDEH, HOOTAN	QC
1/9/2010	\$100	2010005168	11	PAZOUHANDEH, HOOTAN	QC
12/30/2009	\$73,500	2010007947	37	HUSSEIN, KHALED	WD
12/30/2009	\$63,000	2010004703	05	MARONDA HOMES INC OF FLORIDA,	WD
1/3/2005	\$1,180,000	2005002848	X2	RESIDENTIAL LAND, ACQUISITIONS LLC	WD
12/17/2003	\$194,200	2003252465	X2	POPE, RODNEY	WD
1/27/2003	\$1,600	2003016769	11	WHITEFORD DORA M,	TD
8/1/1978	\$2,400	1274/603	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**



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>
0411F	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 # 2021034567 1 PG(S)

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
Alexia E. Raspatello  
FLORIDA ABSTRACT & SECURITY TITLE CORPORATION  
2575 Tamiami Trail, Port Charlotte, FL 33952

3/1/2021 1:12 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

Our File No.: R21-0067  
Property Appraisers Parcel Identification (Folio) Number: 1146096420

SIMPLIFILE

Receipt # 2635290

Florida Documentary Stamps in the amount of \$73.50 have been paid hereon.

Doc Stamp-Deed: \$73.50

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 10<sup>th</sup> day of February, 2021 by BAHMAN B. ANVARY, a married man, whose post office address is 1897 Auburn Lakes Drive, Viera, FL 32955-6786 herein called the Grantor, to CERES CONSULTING, LLC, a Florida Limited Liability Co, whose post office address is 4309 Crayton Road, Naples, FL 34103, 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)

W I T N E S S E T H: 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 SARASOTA County, State of Florida, viz.:

Lot 20, Block 964, 22nd ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 14, Pages 10 and 10A thru 10J, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2021 and thereafter.

Grantor covenants that the above described property is vacant, unimproved land and is not adjacent to nor contiguous to any homestead property owned by him.

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, 2020.

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:

Witness #1 Signature [Signature]  
Witness #1 Printed Name Brittany Santora  
Witness #2 Signature [Signature]  
Witness #2 Printed Name Ricardo P. Siverio

[Signature]  
BAHMAN B. ANVARY

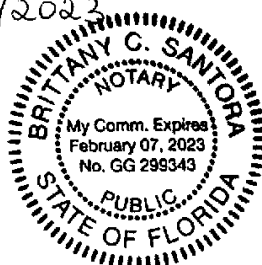
State of Florida

County of Brevard

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of February, 2021, by BAHMAN B. ANVARY who is appeared by ☒ physical presence or ☐ online notarization and has produced FL driver license as identification and ☒ did ☐ did not take an oath.

SEAL

My commission expires: 2/7/2023



[Signature]  
Notary Public  
Brittany Santora  
Printed Notary Name

PORT CHARLOTTE SUBDIVISION  
TWENTYSECOND ADDITION TO

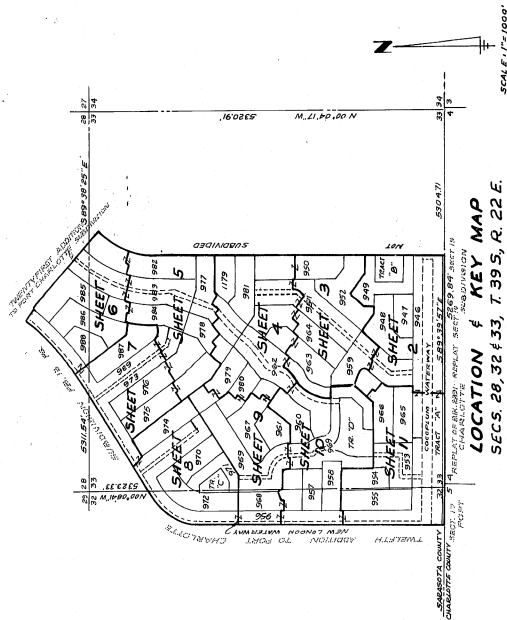
A SUBDIVISION OF PORTIONS OF SECTIONS 28, 32 AND 33 TOWNSHIP  
39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT CHARLOTTE  
SARASOTA COUNTY, FLORIDA

## DESCRIPTION

**BEGINNING** at the Southeast corner of Section 32, Township 39 South, Range 22 East; thence N89°37'37" W, along the South Line of said Section 32, 534.73 feet, thence W40°20'24" S 3731.05 feet to a point of curve; thence Northwesterly along the arc of a circular curve to the right having a radius of 880 feet and a central angle of 58°06'00", thence Northwesterly along the arc of a circular curve to the left having a radius of 3550 feet and a central angle of 19°52'03", for a distance of 1230.97 feet; thence S54°59'04"E along a line radial to the last mentioned curve, 175 feet to a point on a curve; thence along a line radial to the last mentioned curve, 175 feet to a point on a curve; thence along the arc of a circular curve to the right having a radius of 75 feet and a central angle of 76°56'10"E 175 feet to a point of curve; thence Southwesterly along the arc of a circular curve to the right having a radius of 805 feet and a central angle of 58°24'23"E 805 feet to a point on a curve; thence Southwesterly along the North Line of said Section 33, Township 39 South, Range 22 East, S89°24'23"E along the North Line of said Section 33, 80.58 feet to a point on a curve; thence Southwesterly along the arc of a circular curve to the left having a radius of 1200 feet, a central angle of 46°10'03" and a chord bearing of S55°35'20"E for a distance of 1200 feet to a point on a curve; thence Southwesterly along the North Line of said Section 33, 3203.28 feet to the Point of BEGINNING.

All land lying and being in Sarasota County, Florida and containing 463.55 acres, more or less.

All land lying more or less.



DRAWN BY: ECG  
CHECKED BY: JB  
APPROVED BY: CGX

**CERTIFICATE OF DEDICATION**

The STATE OF FLORIDA as GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation authorized to do business in the State of Florida, by its duly elected President F.E. Mackie, Jr., Secretary E.U. Mackie, and FLORIDA WEST COAST LAND COMPANY, a Florida Corporation, by its duly elected Vice President F.E. Mackie, Jr. and its duly elected Secretary, have entered into certain agreements with the County of Dade, Florida, and its duly elected Board of Commissioners, and set apart all the Avenues, Streets, Roads, Landscaped Drives, Boulevard Walkways, and Drainage Rights-of-Way as shown or described on this plat to the use of the General Public Forever.

All lots hereinafter described are expressly reserved to GENERAL DEVELOPMENT CORPORATION, FLORIDA WEST COAST LAND COMPANY, their affiliates, successors or assigns, for the purposes expressed; a 20 foot maintenance easement at the lot line abutting to and adjacent to all Waterways and Drainage Rights-of-Way, a 10 foot easement of the rear portion of each lot and a 6 foot easement at each side lot line for the installation and the repair, provision and maintenance of water supply pipes and sewer lines, and for the purpose of providing for the use and purposes consistent with good practice for the development of this project.

Moreover, let lines coincident with street right-of-way lines shall contain no easements, and where more than one lot is intended as a building site the outside boundaries of said building site shall run along the centerline of such streets.

It is covenanted and agreed that the lots hereby conveyed and their appurtenances shall remain subject to the title of the DEPARTMENT OF TRANSPORTATION, FLORIDA WEST COAST LAND COMPANY has caused these presents to be executed by its Vice President and Secretary and with the authority of the Directors of the Company, who signed these presents.

Attest D. L. Lenth Secretary

Attest E. J. Mackie Secretary

STATE OF FLORIDA ss F.E. Mackle, Jr. Pr  
COUNTY OF DADE Before me, the  
DEVELOPMENT CORPORATION, a Delaware

of Florida and F.E. Mackle, Jr. Vice President of COAST LAND COMPANY, a Florida Corporation, in and who executed the foregoing Certificate before me that they executed the same,

corporations.  
WITNESS my hand and official Seal at Dallas, Texas, this 7th day of July, 1936.

**CERTIFICATE OF SURVEYOR**

I HEREBY CERTIFY: That the attached plat entitled TWENTYSECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, is a correct representation of the lands as referred to in the foregoing plat, and that the same have been surveyed and platted under my direction (also that they conform to the laws of the state of Florida) in accordance with Section 9, Chapter 14273 (No. 253) Laws of the state of Florida.

*Charles H. Day*  
 \_\_\_\_\_  
 Dated this 3 day of March AD 1961.

Arthur L. Goy  
Registered Engineer No. 6245  
Registered Land Surveyor No. 1235  
State of Florida

**CERTIFICATE OF APPROVAL OF CITY COMMISSION**

STATE OF FLORIDA ss. It is hereby certified that this plat has been officially approved for record by the  
COUNTY OF SARASOTA City Commission of the City of North Port Charlotte, Sarasota County, Florida  
this 8 day of March A.D. 1962. Mayor James W. Freeman  
City Clerk E. J. Givens

STATE OF FLORIDA ss It is hereby certified that this plat has been officially approved for record by the Board of County Commissioners of the County of Sarasota, Florida.

**CERTIFICATE OF APPROVAL OF COUNTY COMMISSION**

this 8<sup>th</sup> day of March AD. 1961.  
Richard E. Nelson  
 County Attorney

W. W. 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 14 at Pages 10 through 10 Public Records at Sarasota

County, Florida this 15<sup>th</sup> day of March A.D. 1961.

W. A. WYRE  
 W. A. WYRE, Clerk  
 Sarasota County, Florida

by Wm. J. Stone Deputy Clerk

## ENGINEER'S NOTE

⑥-----Indicates Permanent Reference Monuments  
Dimensions on corner lots are to intersection of block  
lines extended unless otherwise indicated.  
All radii are 25 feet unless otherwise indicated.  
Basis of bearing system is assumed for  
computation purposes.

ARTHUR L. DAY  
CIVIL ENGINEER  
MIAMI ~ FLORIDA

SHEET 1 OF 11 SHEETS  
1282 TOTAL LOTS

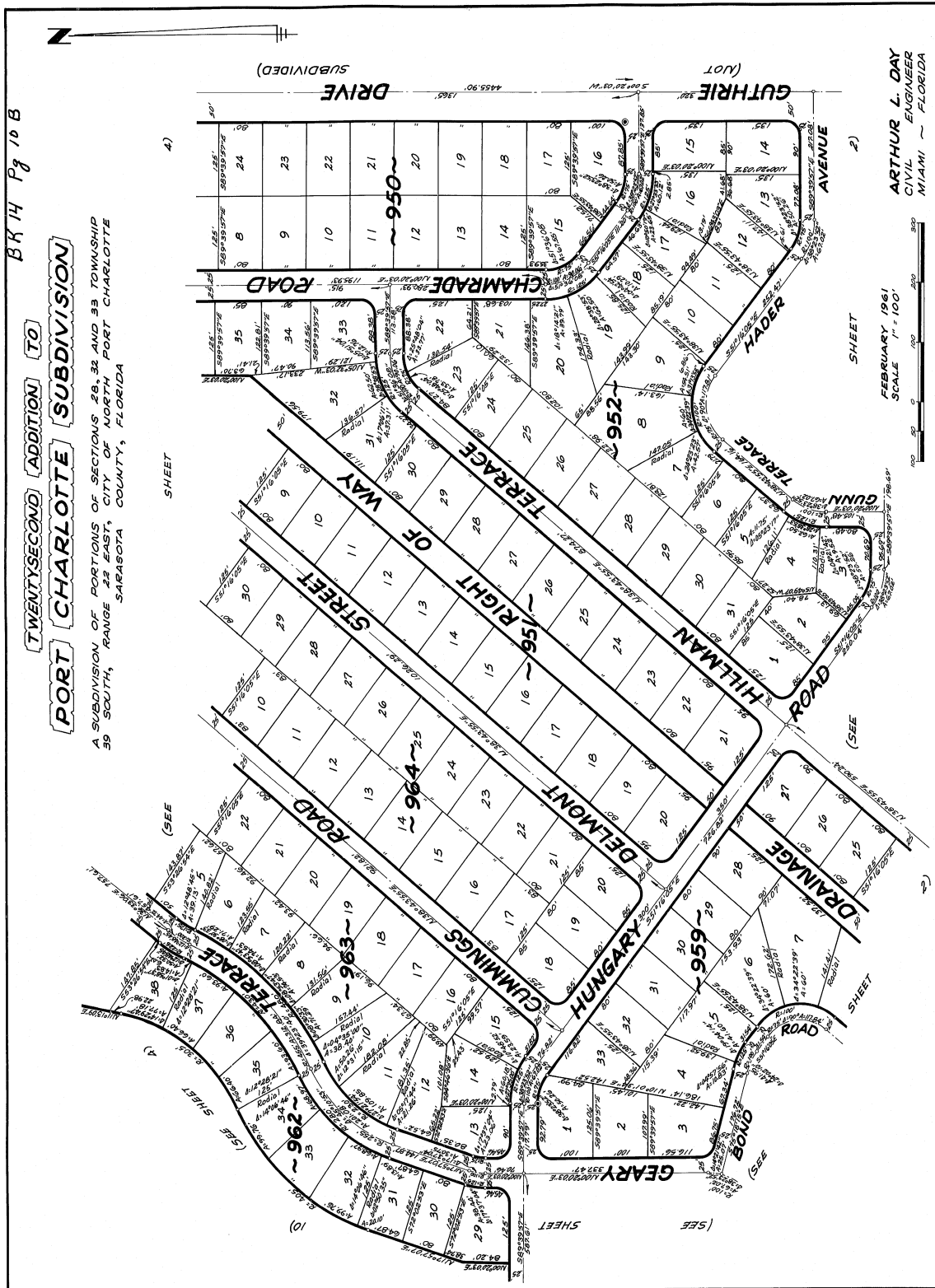
SHEET 1 OF 11 SHEETS  
1282 TOTAL LOTS



BR 14 Pg 10 B

TWENTYSECOND ADDITION TO  
PORT CHARLOTTE SUBDIVISION

A SUBDIVISION OF PORTIONS OF SECTIONS 29, 32 AND 33 TOWNSHIP  
30 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT CHARLOTTE  
SARASOTA COUNTY, FLORIDA



Calc. By: J. L. Day  
Drawn By: J. L. Day  
Checked By: J. L. Day  
Approved By: C. A. K.

ARTHUR L. DAY  
CIVIL ENGINEER  
MIAMI, FLORIDA

FEBRUARY 1961  
SCALE 1" = 100'

SHEET 3 OF 11 SHEETS  
1/20 LOTS THIS SHEET

## Sarasota County Property Appraiser



8/13/2025, 5:13:29 PM

