



**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: 110867130

Issuing Office File Number: TUCSON

Property Address: Tucson Rd, North Port, FL 34286

Revision Number:

**SCHEDULE A**

1. Commitment Date: August 13, 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:  
  
Wise Family Foundation Inc., a Florida non-profit corporation
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 conveying the land from Wise Family Foundation Inc., a Florida non-profit corporation, to A Natural Person or Legal Entity to Be Designated. In connection with said deed, we will further require:
    - a) Production of a copy of the documents creating and governing ; e.g. articles of association, articles of incorporation and by-laws (the "Enabling Documents"), with an affidavit affixed thereto that they are true copies of the Enabling Documents and all amendments thereto, and that the Corporation has not been dissolved;
    - b) Certified copy of the resolution of the governing body of the corporation setting forth the terms, conditions and consideration for which the corporation is authorized to convey its property. The resolution must further identify the officers authorized to execute the deed and other closing document on behalf of the corporation;
    - c) Certified incumbency certificate showing the identity of the officers authorized to execute the conveyance on behalf of the corporation;
    - d) The Corporation must have been formed prior to the date of acquisition;
    - e) Current Certificate from the Secretary of State of the state of origin that said Corporation is active and current;
    - f) Satisfactory evidence of compliance with all requirements regarding conveying Corporation property contained in the Enabling Documents; and
    - g) 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. Furnish an affidavit satisfactory to Company and in recordable form from a duly authorized officer or other signatory of Wise Family Foundation (the Owner Entity) establishing the following (i) the name of the state, country or other governmental body under which Owner Entity was formed and maintains its legal existence (Governing Authority); (ii) Owner Entity is one and the same legal entity named as grantee in that certain deed recorded in/under Instrument No. 2006079059; (iii) Owner

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Entity was a validly created legal entity under the laws of its Governing Authority as of the date of acquisition of title to the property described in Schedule A of this Commitment. The Company reserves the right to amend and/or make additional requirements hereunder pending review of the documentation provided.

6. Satisfactory verification from appropriate governmental authorities that any and all unrecorded Special Taxing District Liens, City and County Special Assessment Liens, MSBU Assessment Liens, Impact Fees, and Water, Sewer and Trash Removal Charges, have been paid.
7. Proof of payment of taxes and assessments for the year 2024, and prior years, plus any penalties and interest.

Note: The following is for informational purposes only and is given without assurance or guarantee: 2024 taxes show **PAID**. The gross amount is \$621.21 for Tax Identification No. 0964082716.

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

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

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

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

None

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

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

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Issuing Office File Number: TUCSON

### **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 NINETEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 14, Page(s) 7, 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 291, Page 383, including, but not limited to, provisions for building setback lines and/or easements as follows: Setbacks are out by MRTA; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Note: This document includes provisions for a private charge or assessments.
11. Grant of Easements recorded in Book 2941, Page 831 and Book 2941, Page 835.
12. Grant of Easements from General Development Corporation, a Delaware Corporation to the North Port Water Control District recorded in Book 1886, Page 1823 and re-recorded in Book 1941, Page 16.
13. Dedication from General Development Corporation, a Delaware Corporation to the North Port Water Control District recorded in Book 1886, Page 1825 and re-recorded in Book 1941, Page 6.
14. Resolution recorded in Book 300, Page 654.
15. Assignment of Plat and Other Easements recorded in Book 2460, Page 1191.

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

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**Notices – Where Sent**

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

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

August 15, 2025

Re: File #110867130

Property Address: Tucson Rd, North Port, FL 34286

**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 16, Block 827, NINETEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision, according to the map or plat thereof as recorded in Plat Book 14, Page(s) 7, 7-A through 7-P, Public Records of Sarasota County, Florida.

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

**NOTICE**

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

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

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

**COMMITMENT TO ISSUE POLICY**

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

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

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## COMMITMENT CONDITIONS

### 1. DEFINITIONS

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

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

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

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

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

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

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

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# First American TaxSource™ Report

Report Issued Date: 08/12/2025

Tucson Rd, North Port, FL 34286

APN: 0964-08-2716  
Owner Name: Wise Family Foundation  
Mailing Address: 4309 Crayton Rd, Naples, FL 34103

Reference ID: 16d79466e09f4|a1199e70-9846-43a0-bc44-5fdcb19330b7  
Order Number: 752465235  
Alt Tax ID: 964082716

## Assessed Values

Assd Year:	2024	Legal:	Lot 16 Blk 827 19Th Add To Port Charlotte
Land Value:	\$15,100	Land Use:	Vacant -Residential Land
Improvement Value:	\$0	TRA Code:	0500
Total Value:	\$6,845	District:	
Total Taxable Value:	\$6,845	Exemption Type:	
		Exemption Amount:	

## Tax Agency 1 Of 1

Agency Name:	Sarasota County Tax Collector	Agency Type:	County
Agency Address:	101 S. Washington Blvd. Sarasota, FL 34236	Agency Code:	1211500000
		Current Tax Year:	2024
Mailing Address:	101 S Washington Blvd Sarasota, FL 34236-6993	Tax Year Date:	1/1/2024 - 12/31/2024
		Tax Year Type:	Calendar
Pay To:	Tax Collector Barbara Ford-Coates	Tax Bill Release Date:	11/01
Agency Phone:	(941) 861-8300	Duplicate Bill Required:	No
		Duplicate Bill Fee:	
URL:	<a href="http://sarasotataxcollector.governmentmax.com/collectmax/collect30.asp">http://sarasotataxcollector.governmentmax.com/collectmax/collect30.asp</a>		
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	\$621.21	Paid	\$596.36	11/20/2024	03/31/2025		\$0.00	
Total:			\$621.21							

## Assessment Details

Code	Description	Type	Amount
	Sarasota Co. General Revenue	Ad Valorem	\$22.10
	Bonds-Debt Service	Ad Valorem	\$0.49
	Sarasota Co. Legacy Trl	Ad Valorem	\$0.27
	Mosquito Control	Ad Valorem	\$0.31
	Sarasota Co. Hospital Dist.	Ad Valorem	\$7.13
	Sw Fl Water Management Dist.	Ad Valorem	\$1.31
	West Coast Inland Navigation	Ad Valorem	\$0.27
	School Board - State	Ad Valorem	\$43.53
	School Board - Local	Ad Valorem	\$49.04
	City Of North Port	Ad Valorem	\$25.78

Ad Valorem -Subtotal	Calculated Subtotal	\$150.23
North Port Fire & Rescue	Non-Ad Valorem	\$171.82
North Port Road & Drainage	Non-Ad Valorem	\$253.16
North Port R&D Capital Improve	Non-Ad Valorem	\$46.00
Non-Ad Valorem-Subtotal	Calculated Subtotal	\$470.98

Tax Redemption

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

Order Comments

Current Year Taxes:

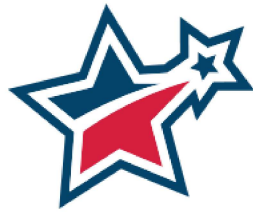
Other Taxes:



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

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

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



# Mike Moran TAX COLLECTOR

Sarasota County, Florida

\$0.00  
CHECK OUT

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

## Account Information

Account Number:  
**0964082716**  
Last Updated:  
8/13/25

Tax Type:  
**Real Estate**  
Property Address:  
**Tucson Rd 005**

Mailing Address:  
**Wise Family Foundation**  
**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 16 BLK 827 19TH ADD TO PORT CHARLOTTE**

## Tax Bills

Total Payable: **\$0.00**

**2024**

**Paid**

Taxes & Assessments

Status	Amount Due	Amount Due If Paid By Date	Paid
Paid	<b>\$596.36</b> Gross Taxes: \$621.21 Fees: \$0.00 Interest: \$0.00 Discount: -\$24.85	<b>\$0.00</b> ▶ 3/31/25 <b>\$0.00</b>	\$596.36

## Payment History

Tax Year	Date Paid	Receipt	Amount Paid
<b>2024</b>	11/20/24	9026175.0002	\$596.36
<b>2023</b>	11/29/23	9045261.0002	\$528.55
<b>2022</b>	11/29/22	56883.0002	\$431.91
<b>2021</b>	11/22/21	9051884.0003	\$388.70
<b>2020</b>	11/23/20	9052257.0001	\$379.22
<b>2019</b>	11/12/19	9020735.0004	\$366.45

Tax Year		Date Paid	Receipt	Amount Paid
2018		11/26/18	9054494.0001	\$364.49
2017		11/13/17	9026615.0002	\$349.74
2016		11/21/16	9181402.0004	\$332.66
2015		11/16/15	9037978.0001	\$333.01
2014		11/24/14	9060641.0003	\$322.60

[Return](#)

[Print Record](#)

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

Account Number:  
**0964082716**  
Tax Year:  
**2024**

Tax Type:  
**Real Estate**  
Property Address:  
**Tucson Rd 005**

Mailing Address:  
**Wise Family Foundation**  
**4309 Crayton Rd**  
**Naples FL 34103-8526**

Exemption Detail:  
**N/A**

Millage Code:  
**0500**

Escrow Code:  
**N/A**

Legal Description:  
**LOT 16 BLK 827 19TH 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	\$6,845.00	\$0.00	\$6,845.00	\$22.10
Bonds-Debt Service	0.0712	\$6,845.00	\$0.00	\$6,845.00	\$0.49
Sarasota Co. Legacy Trl	0.0396	\$6,845.00	\$0.00	\$6,845.00	\$0.27
Mosquito Control	0.0460	\$6,845.00	\$0.00	\$6,845.00	\$0.31
Sarasota Co. Hospital Dist.	1.0420	\$6,845.00	\$0.00	\$6,845.00	\$7.13
SW FL Water Management Dist.	0.1909	\$6,845.00	\$0.00	\$6,845.00	\$1.31
West Coast Inland Navigation	0.0394	\$6,845.00	\$0.00	\$6,845.00	\$0.27
School Board - State	2.8830	\$15,100.00	\$0.00	\$15,100.00	\$43.53
School Board - Local	3.2480	\$15,100.00	\$0.00	\$15,100.00	\$49.04
City of North Port	3.7667	\$6,845.00	\$0.00	\$6,845.00	\$25.78
	Total Millage				Total Taxes
	14.5556				\$150.23

### Non-Ad Valorem Assessments

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

Levying Authority	Amount
North Port R&D Capital Improve	\$46.00
	Total Assessments
	\$470.98

Total Payable: \$0.00

2024 PAID			
Status	Amount Due	Amount Due If Paid By Date	Paid
● Paid	<div>☐ \$596.36</div> <div>Gross Taxes: \$621.21</div> <div>Fees: \$0.00</div> <div>Interest: \$0.00</div> <div>Discount: -\$24.85</div>	<div>☑ \$0.00</div>	\$596.36

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	9026175.0002	\$596.36



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

**Property Record Information for 0964082716**

**Ownership:**

WISE FAMILY FOUNDATION  
4309 CRAYTON RD, NAPLES, FL, 34103-8526

**Situs Address:**

TUCSON RD NORTH PORT, FL, 34286

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

**Municipality:** City of North Port

**Subdivision:** 1563 - PORT CHARLOTTE SUB 19

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

**Status:** OPEN

**Sec/Twp/Rge:** 14-39S-21E

**Census:** 121150027411

**Zoning:** R1 - RESIDENTIAL LOW

**Total Living Units:** 0

**Parcel Description:** LOT 16 BLK 827 19TH 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>i</sup>
2025	\$17,800	\$0	\$0	\$17,800	\$7,530	\$0	\$7,530	\$10,270
2024	\$15,100	\$0	\$0	\$15,100	\$6,845	\$0	\$6,845	\$8,255
2023	\$12,200	\$0	\$0	\$12,200	\$6,223	\$0	\$6,223	\$5,977
2022	\$16,200	\$0	\$0	\$16,200	\$5,657	\$0	\$5,657	\$10,543
2021	\$7,100	\$0	\$0	\$7,100	\$5,143	\$0	\$5,143	\$1,957
2020	\$6,800	\$0	\$0	\$6,800	\$4,675	\$0	\$4,675	\$2,125
2019	\$6,000	\$0	\$0	\$6,000	\$4,250	\$0	\$4,250	\$1,750
2018	\$5,700	\$0	\$0	\$5,700	\$3,864	\$0	\$3,864	\$1,836
2017	\$4,600	\$0	\$0	\$4,600	\$3,513	\$0	\$3,513	\$1,087
2016	\$4,300	\$0	\$0	\$4,300	\$3,194	\$0	\$3,194	\$1,106

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>
4/20/2006	\$34,800	2006079059	11	SARASOTA COUNTY,	OT
8/3/2000	\$100	2000099387	11	ALOISIO PASQUALE J,	TD
4/1/1987	\$0	1995/1265	11		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>
0383F	OUT	IN	AE	120279		OUT
0383F	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.

WATSON TITLE INSURANCE, INC.  
1800 N.W. 49th ST.  
SUITE 120  
FT. LAUDERDALE, FL 33309

RECORD AND  
RETURN TO

Prepared by and Return To:  
Marshall C. Watson, Esq.  
Watson Title Insurance, Inc.  
1800 NW 49<sup>th</sup> Street, Suite 120  
Fort Lauderdale, FL 33309  
File No.: 25-01598F-FL  
Folio No.: 0964-08-2716  
Bidder# 827 / Auction# 1481

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2006079059 1 PG  
2006 APR 28 03:12 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
HJAMES Receipt#779080

Doc Stamp-Deed: 243.60



### COUNTY DEED

**THIS DEED**, made this 20<sup>th</sup> day of April, 2006, by SARASOTA COUNTY, a political subdivision of the State of Florida, by its Board of County Commissioners whose mailing address is P. O. Box 8, Sarasota, FL 34230, hereinafter called GRANTOR, and **WISE FAMILY FOUNDATION**, whose mailing address is 4309 Crayton Road, Naples, Florida 34103, hereinafter called GRANTEE.

WITNESSETH, that the GRANTOR, for and in consideration of Ten Dollars (\$10.00), in hand paid by the GRANTEE, receipt whereof is hereby acknowledged, does hereby remise, release and convey unto the GRANTEE forever any and all rights, title, interest claim or demand which GRANTOR has in and to the following described parcel of land lying and being in the County of Sarasota, State of Florida, more particularly described below hereto and made a part hereof.

*LOT 16, BLOCK 827, NINETEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE(S) 7, 7-A THROUGH 7-P, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.*

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman or Vice Chairman of said Board, the day and year aforesaid pursuant to Resolution No. 2006-002.

BOARD OF COUNTY COMMISSIONERS OF  
SARASOTA COUNTY, FLORIDA

By David R. Mills  
David R. Mills, Chairman

ATTEST:  
KAREN E. RUSHING, Clerk of the Circuit  
Court and Ex-Officio Clerk of the Board of  
County Commissioners of Sarasota County,  
Florida

Paula J. Clinton  
Deputy Clerk

( SEAL )

25-01598F / WISE FAMILY  
#827



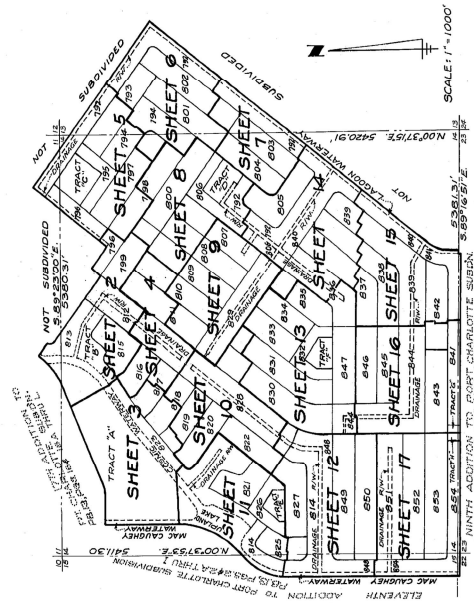
CERTIFICATE OF DEDICATION BK 14 Pg 7

**A SUBDIVISION OF PORTIONS OF SECTIONS  
11, 13, 14 & 15, TWP 39 S. AND R. 21 E.  
AND ALL OF TRACTS "D", "E" AND "F" NINTH ADDITION TO  
PORT CHARLOTTE SUBDIVISION, PB. 12-PGS. 21D, 21E & 21F,  
CITY OF NORTH PORT CHARLOTTE  
SARASOTA COUNTY-FLORIDA**

**DESCRIPTION**

All of Tracts "D", "E" and "F", NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, PIG  
 Book 12 at Pages 210, 211, 212 and 213, of the public Records of Sarasota County,  
 FLORIDA,  
 BEGINNING at the Southwest corner of Section 14, Township 39 South, Range 21 East;  
 thence N 89° 46' 51" W, along the South line of said Section 14, Township 39 South, Range  
 21 East, a distance of 200 feet to a point on a circular curve to the right having a radius of 900  
 feet and a central angle of 40° 28' 53" for a distance of 635.88 feet to a point  
 easterly along the arc of said circular curve to the left 702.35 feet to a point of  
 tangency; thence N 41° 12' 02" E, 368.40 feet to a point of curve; thence North-  
 easterly along the arc of said circular curve to the left 702.35 feet to a point of  
 tangency; thence N 00° 37' 00" E, 101.5 feet; thence S 85° 23' 00" E, along a line parallel  
 to the North line of said Section 14, 375 feet to a point of curve; thence North-  
 easterly along the arc of a circular curve to the left having a radius of 275  
 feet and a central angle of 100° 00' 00" for a distance of 437.75 feet to a point of  
 tangency; thence N 66° 50' 30" E, 362.25 feet to a point of curve; thence Northwesterly  
 along the arc of a circular curve to the left having a radius of 1000 feet and a central  
 angle of 32° 01' 50" for a distance of 560.78 feet; thence S 55° 17' 00" E, along a line radial  
 to the last mentioned curve, 200 feet to a point on a curve; thence Southwesterly along  
 the arc of a circular curve to the left having a radius of 1000 feet and a central angle  
 of 173° 58' and a chord bearing of S 33° 19' 59" W, a distance of 23.82 feet to a point of  
 reverse curve; thence Southerly along the arc of a circular curve to the left, having a rad-  
 ius of 75 feet, a central angle of 88° 17' 41" for a distance of 115.58 feet to a point of  
 tangency; thence S 137° 39' 17" W, 1250 feet; thence S 52° 20' 43" E, 522.50 feet; thence S 37° 19' 17" W, 419.06  
 feet to a point of curve; thence Southwesterly along the arc of a circular curve to the  
 left having a radius of 400 feet and a central angle of 36° 56' 08" for a distance of 257.98  
 feet to a point of tangency; thence S 00° 42' 59" W, 166.41 feet to a point on the South line  
 of Section 14, a distance of 14.33 feet to the POINT OF BEGINNING.

All of the foregoing, lying and being in the City of North Port Charlotte, Sarasota County, Florida and containing 647.94 Acres, more or less.



LOCATION      §      KEY MAP  
SECS. 11, 13, 14, 15, 22 & 23, TWP. 39S., RGE. 21E.  
SARASOTA COUNTY ~ FLORIDA

DRAWN BY- E.L.  
CHECKED BY-  
APPROVED BY-

ENGINEER'S NOTE

⑨-- 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 17 SHEETS  
TOTAL LOTS ~ 1804

STATE OF FLORIDA ss GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation,  
COUNTY OF DADE ss authorized to do business in the State of Florida, by its duly elected  
President F.E. MacKie, Jr. and its duly elected Secretary, E.J. MacKie, by its duly elected Vice President, R.E. MacKie, Jr., and  
its duly elected Treasurer, J.W. MacKie, do hereby certify that the undersigned are duly elected Directors of said General Development Corporation,  
and do hereby dedicate and set apart all of the Avenues, Boulevards, Streets, Road Cicles,  
Terraces, Waterways, Lane and Drainage Rights-of-Way as shown or described on this Plat  
to the use of the general public forever:  
That the General Development Corporation has expressly reserved to GENERAL DEVELOPMENT  
CORPORATION the right of first refusal to acquire the lots assigned to GENERAL DEVELOPMENT  
CORPORATION and the lots adjacent thereto for the purposes expressed; a 20 foot maintenance easement at the lot rear boundary  
and adjacent to all Water-ways and Drainage Rights-of-Way, a 10 foot easement at the lot rear boundary  
of each lot and a 6 foot easement of each side lot line for the installation and maintenance  
of underground and overhead utilities and for surface drainage by swale or underdrain  
at the lot boundaries; and shall carry said easements;  
Side lot lines coincident with street Right-of-Way lines shall conform to the outside boundaries of said building site  
more than one lot it is intended as a building site the outside boundaries of said building site  
shall carry said side easements.  
IN WITNESS WHEREOF: GENERAL DEVELOPMENT CORPORATION has caused these presents to  
be signed by its President and attested by its Secretary and the Board of Directors, this \_\_\_\_\_ day of \_\_\_\_\_, 196\_\_\_\_  
GENERAL DEVELOPMENT CORPORATION, by its President and attested by its Secretary and the Board of Directors, this \_\_\_\_\_ day of \_\_\_\_\_, 196\_\_\_\_

Attest C. L. Heath Secretary By F. E. Macklin President  
F. E. Macklin Jr. F. E. Macklin Jr.

FLORIDA WEST COAST LAND COMPANY  
T. E. MCKEE, JR.  
320-266-0

Attest E. J. Mackle Secretary By E. J. Mackle, Jr. Vice President  
STATE OF MISSISSIPPI  
Before me the undersigned Notary Public, personally appeared

STATE OF FLORIDA  
County of Dade  
Before me, the undersigned Notary Public, personally appeared E. J. Mackie, Jr., ss  
President and E. J. Mackie, Secretary of GENERAL DEVELOPMENT CORPORATION,  
a Delaware Corporation authorized to do business in the State of Florida and E. J. Mackie, Jr.

*Vice President and E.J. Mackle, Secretary of FLORIDA WEST COAST LAND COMPANY, a Florida Corporation, to be well known to be the individuals described in and who executed the foregoing*

the same, as such officers for and on behalf of said corporations.  
 WITNESS my hand and official Seal at Dade County, Florida this 2 day of FEB AD 1961.

My Commission expires 7/13/63

NOTARIAL PUBLIC, STATE OF FLORIDA, at large

**CERTIFICATE OF SURVEYOR**

HEREBY CERTIFY: That the attached plat entitled, NINETEENTH ADDITION TO PORT CHARLOTTE

SUBDIVISION is a true and correct representation of the lands as recently surveyed and

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

Dated this 2 day of February AD 1961.

Registered Land Surveyor No. 12345  
State of Florida

**CERTIFICATE OF APPROVAL OF CITY COMMISSION**

COUNTY OF SARASOTA, by the City Commission of the City of North Port Charlotte, Sarasota County, Florida this 23 day of February, A.D. 1961.

**CERTIFICATE OF APPROVAL OF COUNTY COMMISSION**

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.

this is day of March AD. 1961  
Richard E. Nelson  
WORMS LONDON W8

County Attorney

STATE OF FLORIDA ss \_\_\_\_\_, County Clerk of Sarasota County, Florida, hereby  
COUNTY OF SARASOTA ss \_\_\_\_\_, County Clerk of Sarasota County, Florida, hereby

County of Sarasota, Florida, 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 7 through 16. Public

Records of Sarasota County, Florida this 13<sup>th</sup> day of March A.D. 1961

W. A. Wynne, Clerk  
Sarasota County, Florida

By H. M. Steiner Deputy Clerk

ENGINEER'S NOTE

●-- Indicates Permanent Reference Monuments.  
Dimensions on corner-logs are to intersection of

black lines extended unless otherwise indicated.  
All radii are 25 feet unless otherwise indicated.

basis of bearing system is assumed for computation purposes.

MIAMI ~ FLORIDA

SHEET 1 OF 17 SHEETS  
TOTAL LOTS ~ 1804

Scale: 1" = 100'

ARTHUR L. DAY  
CIVIL ENGINEER  
MIAMI ~ FLORIDA

335)

335)

NINETEENTH ADDITION TO  
 PORT CHARLOTTE SUBDIVISION

A SUBDIVISION OF PORTIONS OF SECTIONS  
11, 13, 14 & 15, TWP. 39S. -RGE. 21 EAST  
AND ALL OF TRACTS "D", "E" AND "F", NINTH ADDITION TO  
PORT CHARLOTTE SUBDIVISION, PB 12-PGS. 21D, 21E & 21F,  
CITY OF NORTH PORT-FLORIDA  
SARASOTA COUNTY-FLORIDA

(SEE SHEET 10)

BK 14 Pg 7 K

(SEE SHEET 16) (SEE

SHEET

SHEET 12 OF 17 SHEETS  
165 LOTS THIS SHEET

