



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: 110868241

Issuing Office File Number: KOLTENBORN

Property Address: Koltenborn Road, 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:

Valerie G. Wise
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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Issuing Office File Number: KOLTENBORN

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 Valerie G. Wise, as a single person or persons, and joined by spouse (or their respective spouses), if married, to A Natural Person or Legal Entity to Be Designated, conveying the property described in Schedule "A". In the event that the property being conveyed is not the homestead of the grantor(s), the following statement should be set forth on said deed in lieu of a spouse's signature:

The land described herein is not the homestead of the grantor(s), and neither the grantor(s) nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land.

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 \$637.44 for Tax Identification No. 1120160203.

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

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NONE

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: 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.

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

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SCHEDULE B, PART II—Exceptions

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

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

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

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

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

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

9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THIRTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in [Plat Book 15, Page\(s\) 16](#), 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, Restrictions and Easements, recorded in [Book 311, Page 720](#), 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. Grant of Easement and Dedication recorded in [Book 1941, Page 6](#) and [Book 1941, Page 16](#).
12. Grant of Easement and Dedication recorded in [Book 1886, Page 1823](#) and [Book 1886, Page 1825](#).
13. Assignment of Plat and Easements recorded in [Book 2460, Page 1191](#), Assigned in [Book 2941, Page 831](#) and [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).

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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 #110868241

Property Address: Koltenborn Road, 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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Form 50139912 (8-4-22)

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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 3, Block 1602, THIRTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof as recorded in [Plat Book 15, Page 16](#), of the Public Records of Sarasota County, Florida.

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

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

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

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COMMITMENT CONDITIONS

1. DEFINITIONS

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

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

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

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

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

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

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First American TaxSource™ Report

Report Issued Date: 08/13/2025

Koltenborn Rd, North Port, FL 34288

APN: 1120-16-0203
Owner Name: Wise Valerie G
Mailing Address: 4309 Crayton Rd, Naples, FL 34103

Reference ID: 822ccaf6a2e24|674cf5e0-ff39-41ae-a9c7-001b1e4e766b
Order Number: 752874669
Alt Tax ID: 1120160203

Assessed Values

Assd Year:	2024	Legal:	Lot 3 Blk 1602 32Nd Add To Port Charlotte
Land Value:	\$16,100	Land Use:	Vacant -Residential Land
Improvement Value:	\$0	TRA Code:	0500
Total Value:	\$8,041	District:	
Total Taxable Value:	\$8,041	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:	http://sarasotataxcollector.governmentmax.com/collectmax/collect30.asp		
Agency Comments:	Discounts For Paying Taxes Early = 4% If Paid By November 30Th , 3% If Paid By December 31St , 2% If Paid By January 31St , 1% If Paid By February 28Th . Gross Amount Of Taxes Are Due By March 31St. Tax Certificate Sales Are Held On Or Before 6/1.		

Tax Bill Details

2024 Taxes - Annual

As Of Date : 08/13/2025

Bill # :

Certificate # :

Due Date	Inst	Tax Type	Amount	Status	Pd Amt	Date Paid	Delinquent After	Penalty	Balance Due	Est. Good Thru Date
11/01/2024	1st	Annual	\$637.44	Paid	\$611.94	11/19/2024	03/31/2025		\$0.00	
Total:			\$637.44							

Assessment Details

Code	Description	Type	Amount
	Sarasota Co. General Revenue	Ad Valorem	\$25.96
	Bonds-Debt Service	Ad Valorem	\$0.57
	Sarasota Co. Legacy Trl	Ad Valorem	\$0.32
	Mosquito Control	Ad Valorem	\$0.37
	Sarasota Co. Hospital Dist.	Ad Valorem	\$8.38
	Sw Fl Water Management Dist.	Ad Valorem	\$1.54
	West Coast Inland Navigation	Ad Valorem	\$0.32
	School Board - State	Ad Valorem	\$46.42
	School Board - Local	Ad Valorem	\$52.29
	City Of North Port	Ad Valorem	\$30.29

Ad Valorem -Subtotal	Calculated Subtotal	\$166.46
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:
1120160203
Last Updated:
8/13/25

Tax Type:
Real Estate
Property Address:
Koltenborn Rd 005

Mailing Address:
Wise Valerie G
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 3 BLK 1602 32ND 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	\$611.94 Gross Taxes: \$637.44 Fees: \$0.00 Interest: \$0.00 Discount: -\$25.50	\$0.00 ▶ 3/31/25 \$0.00	\$611.94

Payment History

Tax Year	Date Paid	Receipt	Amount Paid
2024	11/19/24	9017686.0001	\$611.94
2023	11/21/23	9035747.0002	\$560.53
2022	11/25/22	53077.0002	\$437.59
2021	11/22/21	9052630.0002	\$394.16
2020	11/20/20	9047550.0001	\$378.59
2019	11/12/19	9020491.0001	\$367.97

Tax Year	Date Paid		Receipt	Amount Paid
2018	11/26/18		9054492.0001	\$366.44
2017	11/13/17		9021607.0002	\$353.87
2016	11/18/16		9174048.0001	\$337.08
2015	11/16/15		9038345.0001	\$337.85
2014	11/24/14		9054706.0001	\$321.85

 Return

 Print Record

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account Number:
1120160203
Tax Year:
2024

Tax Type:
Real Estate
Property Address:
Koltenborn Rd 005

Mailing Address:
Wise Valerie G
4309 Crayton Rd
Naples FL 34103-8526

Exemption Detail:
N/A

Millage Code:
0500

Escrow Code:
N/A

Legal Description:
LOT 3 BLK 1602 32ND 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	\$8,041.00	\$0.00	\$8,041.00	\$25.96
Bonds-Debt Service	0.0712	\$8,041.00	\$0.00	\$8,041.00	\$0.57
Sarasota Co. Legacy Trl	0.0396	\$8,041.00	\$0.00	\$8,041.00	\$0.32
Mosquito Control	0.0460	\$8,041.00	\$0.00	\$8,041.00	\$0.37
Sarasota Co. Hospital Dist.	1.0420	\$8,041.00	\$0.00	\$8,041.00	\$8.38
SW FL Water Management Dist.	0.1909	\$8,041.00	\$0.00	\$8,041.00	\$1.54
West Coast Inland Navigation	0.0394	\$8,041.00	\$0.00	\$8,041.00	\$0.32
School Board - State	2.8830	\$16,100.00	\$0.00	\$16,100.00	\$46.42
School Board - Local	3.2480	\$16,100.00	\$0.00	\$16,100.00	\$52.29
City of North Port	3.7667	\$8,041.00	\$0.00	\$8,041.00	\$30.29
	Total Millage				Total Taxes
	14.5556				\$166.46

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	 \$611.94	 \$0.00	\$611.94

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

Payment Details

Year	Date Paid		Receipt Number	Paid
2024	11/19/24		9017686.0001	\$611.94



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1120160203

Ownership:

WISE VALERIE G

4309 CRAYTON RD, NAPLES, FL, 34103-8526

Situs Address:

KOLTENBORN RD NORTH PORT, FL, 34288

Land Area: 10,491 Sq.Ft.

Municipality: City of North Port

Subdivision: 1586 - PORT CHARLOTTE SUB 32

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 20-39S-22E

Census: 121150027472

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 0

Parcel Description: LOT 3 BLK 1602 32ND 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> i
2025	\$16,600	\$0	\$0	\$16,600	\$8,845	\$0	\$8,845	\$7,755
2024	\$16,100	\$0	\$0	\$16,100	\$8,041	\$0	\$8,041	\$8,059
2023	\$16,100	\$0	\$0	\$16,100	\$7,310	\$0	\$7,310	\$8,790
2022	\$15,800	\$0	\$0	\$15,800	\$6,645	\$0	\$6,645	\$9,155
2021	\$6,800	\$0	\$0	\$6,800	\$6,041	\$0	\$6,041	\$759
2020	\$5,700	\$0	\$0	\$5,700	\$5,492	\$0	\$5,492	\$208
2019	\$5,300	\$0	\$0	\$5,300	\$4,993	\$0	\$4,993	\$307
2018	\$5,200	\$0	\$0	\$5,200	\$4,539	\$0	\$4,539	\$661
2017	\$4,500	\$0	\$0	\$4,500	\$4,126	\$0	\$4,126	\$374
2016	\$4,300	\$0	\$0	\$4,300	\$3,751	\$0	\$3,751	\$549

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>
4/8/2008	\$9,500	2008049928	01	CONTRARIAN EQUITIES LLC,	WD
3/28/2008	\$42,000	2008049918	X2	BARR,DAVID	WD
9/28/2005	\$110,900	2005223431	X2	ROPALO,ELENA	WD
8/9/2004	\$47,900	2004157158	X2	GAZEEBOS UNLIMITED CORP,	WD
10/10/2003	\$4,000	2003235930	01	GAZDAG EDWARD Z,	WD
7/1/1983	\$3,800	1615/1529	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

 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>
0403F	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.

Prepared by and Return to:
Exceptional Title & Escrow Services, LLC
18401 Murdock Circle, Suite B
Port Charlotte, Florida 33948
Phone 941-255-1710
File # DB104A

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2008049928 1 PG
2008 APR 14 01:40 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MTAYLOR Receipt#1035839

Doc Stamp-Deed: 66 50

Corporate Warranty Deed



2008049928

This Indenture, made this 8 day of April, 2008 A.D. Between Contrarian Equities, LLC, a Florida Limited Liability Company, whose post office address is: 1380 Royal Palm Square Blvd, Fort Myers, FL 33919, Grantor and Valerie G. Wise whose post office address is: 4309 Crayton Road, Naples, FL 34103, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Sarasota, State of Florida, to wit:

Lot 3, Block 1602, THIRTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof as recorded in Plat Book 15, Page 16, of the Public Records of Sarasota County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 1120-16-0203

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed and Sealed in Our Presence:

T. L. Meulenberg
Witness Signature
T. L. Meulenberg
Witness Printed Name
Don McShirley
Witness Signature
Don McShirley
Witness Printed Name

Contrarian Equities, LLC, a Florida Limited Liability Company

By: Daniel Barres as Managing Member

(Corporate Seal)

State of FL
County of Charlotte

The foregoing instrument was acknowledged before me this 8 day of April, 2008, by Daniel Barres, the Managing Member of Contrarian Equities, LLC, a Florida Limited Liability Company, on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.



T. L. Meulenberg
Notary Public Signature

Notary Public Printed Name
My Commission Expires: _____
(Notary Seal)

Closer's Choice Florida Corporate Deed/Letter

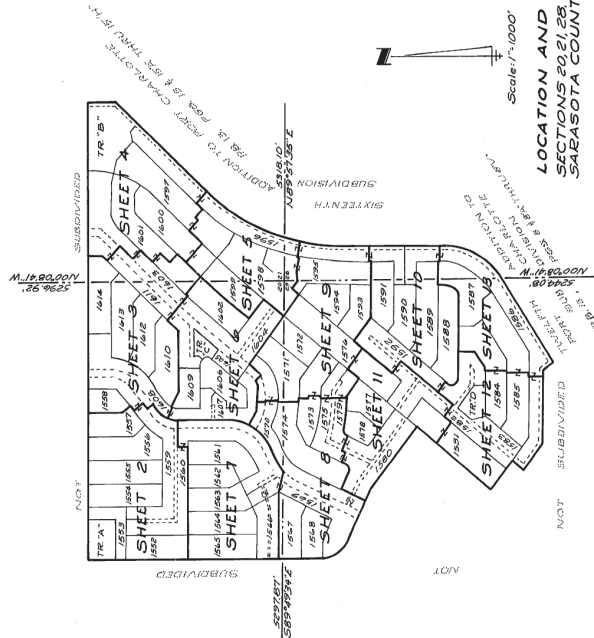
PORT CHARLOTTE SUBDIVISION

SARASOTA COUNTY~FLORIDA

DESCRIPTION

COMMENCING at the Southeast Corner of Section 29, Township 37 North, Range 22 East, of the 160th Meridian, along the East Line of said Section 29, 2281.37 feet to the POINT OF BEGINNING; thence S55°22'57"W 1360 feet; thence N34°37'03"W 191.98 feet; thence S89°51'19"W 956.62 feet; thence S52°22'57"W 1260 feet; thence N34°37'03"W 191.98 feet; thence S51°44'45"W 475 feet; thence N38°51'15"E 1316 feet; thence U51°44'45"W 94282 feet to the left having a radius of 440 feet; thence Northwesterly along the arc of a circular curve to the left having a radius of 440 feet, a central angle of 134°21'19", for a distance of 989.3 feet to a point of tangency; thence Northwesterly along the arc of a circular curve to the right having a radius of 440 feet, a central angle of 65°12'04", for a distance of 455.19 feet to a point of tangency; thence North 3210.09 feet; thence East 5805 feet; thence South 325 feet to a point of curve; thence Southwesterly along the arc of a circular curve to the right having a radius of 160 feet, a central angle of 42°47'41" for a distance of 11951 feet to a point of tangency; thence S52°47'41"W 1626 feet to a point of curve; thence Southwesterly and Southerly along the arc of a circular curve to the left having a radius of 160 feet, a central angle of 130°29'58", for a distance of 1869.4 feet to a point of tangency; thence Northwesterly along the arc of a circular curve to the left having a radius of 160 feet, a central angle of 50°02'58", for a distance of 1385 feet to a point of tangency; thence Southwesterly along the arc of a circular curve to the right having a radius of 160 feet, a central angle of 55°13'38", for a distance of 969.13 feet to a point of tangency; thence S85°22'57"W 18.90 feet to the POINT OF BEGINNING.

All land lying and being in Sarasota County, Florida and containing 542.80 Acres more or less.



DRAWN BY- R.C.A. J.S.P.
CHECKED BY- JB
APPROVED BY- C.A.H

LOCATION AND KEY MAP
SECTIONS 20, 21, 28, & 29 T.39S, R.22E.
SARASOTA COUNTY, FLORIDA

ENGINEER'S NOTE

●—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.

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CERTIFICATE OF DEDICATION

STATE OF FLORIDA, GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation authorized to do business in the State of Florida, by its duly elected President F.E. Mackle, Jr. and its duly elected Secretary, E.U. Mackle, and FLORIDA WEST COAST LAND COMPANY, a Florida Corporation, by its duly elected Vice President, F.E. Mackle, Jr. and by its duly elected Secretary, E.U. Mackle, acting by and with the authority of their Boards of Directors do hereby certify that the following easements, Boulevard, Circle, Lane, Road, Street, Waterway and Damages, Rights-of-Way, as shown or described on this plat to the use of the general public forever.

The Easements hereinafter described are expressly reserved to GENERAL DEVELOPMENT

The Easements hereinafter described are expressly reserved to GENERAL DEVELOPMENT CORPORATION and FLORIDA WEST COAST LAND COMPANY, their affiliates, successors or assigns, for the purposes expressed: a 20 foot maintenance easement at lot line abutting to and adjacent to all Water-ways and Drainage Rights-of-Way, a 10 foot easement at the rear of each lot and a 6 foot easement at each side lot line for the installation and maintenance of underground and overhead utilities and for surface drainage by swale or under-ground provision of drainage; and the best and most consistent good practice for the development of this project. Side lot lines adjacent with straight frontage shall contain no easements, and therefore more than one lot 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 executed by its President, and attested by its Secretary and Florida WEST COAST LAND COMPANY has caused these presents to be executed by its Vice President and attested by its Secretary, by and with the authority of their Boards of Directors, this 17 day of May, A.D. 1961.

GENERAL DEVELOPMENT CORPORATION

Attest L. J. Mackle Secretary
By F. E. Mackle, Jr. President

FLORIDA WEST COAST LAND COMPANY

STATE OF FLORIDA - Before me, the undersigned Notary Public personally appeared E. J. Mackle, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 10th day of November, 1961.

E. J. Mackle, Jr.
Notary Public
My Commission Expires 10-10-66

Witness my hand and seal of office this 10th day of November, 1961.

Secretary

By _____ Vice President

35
COUNTY OF DADE President and E. J. Mackle, Secretary of GENERAL DEVELOPMENT CORPORATION
a Delaware Corporation authorized to do business in the State of Florida and E. E. Mackle, (in

Corporation, to me well known to be the individuals described in and who executed the foregoing Certificate of Dedication, and that they each duly acknowledged before me that they executed the same as Vice President and E. J. NIACKIE Secretary of FLORIDA WEST COAST LAND COMPANY, a Florida

same, as such officers for and on behalf of said corporations.
WITNESS my hand and official Seal at Dade County, Florida this 1 day of May AD 1958

My Commission expires 7/13/63
Clarence Daniel
Military Public Schools at Florida at Tampa

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY: That the attached plat entitled THIRTY-SECOND ADDITION TO ADRIAN CHARLOTTE SUBDIVISION is a true and correct representation of the lands as recently surveyed and platted under my direction; also that permanent reference monuments have been set in accordance with Section 2, Chapter 206, I.C.S. 1953.

Dated this 25 day of April AD 1961

Joseph L. Day
 At-Tur L. Day
 Registered Engineer No. 245

CERTIFICATE OF APPROVAL OF CITY COMMISSION

STATE OF FLORIDA
COUNTY OF SARASOTA
Florida this 28 day of May, AD 1964
City Clerk Dee R. Bryant
Witness my hand and the seal of said County at Sarasota, Florida, this 28 day of May, AD 1964

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

NOTA by the Board of County Commissioners of 4/18/1961. Copy of said order is hereby certified that this plot has been officially approved.

Richard C. Nelson
County Attorney

W. Arthur Lindsey
Chairman, Board of County Commissioners

CERTIFICATE OF APPROVAL OF COUNTY CLERK

I, W. A. Wynne, County Clerk of Sarasota County, Florida, certify that this plot has been examined and that it complies

the requirements of the laws of Florida pertaining to papers and charts, and this plat has been filed for record in Plat Book 45 at Pages 16 through 22 of the Public Records of Sarasota County Florida this 6th day of July A.D. 1961.

W. A. Perkins
Village, Clerk
Sarasota County, Florida

By Joyce E. O'Leary Deputy Clerk

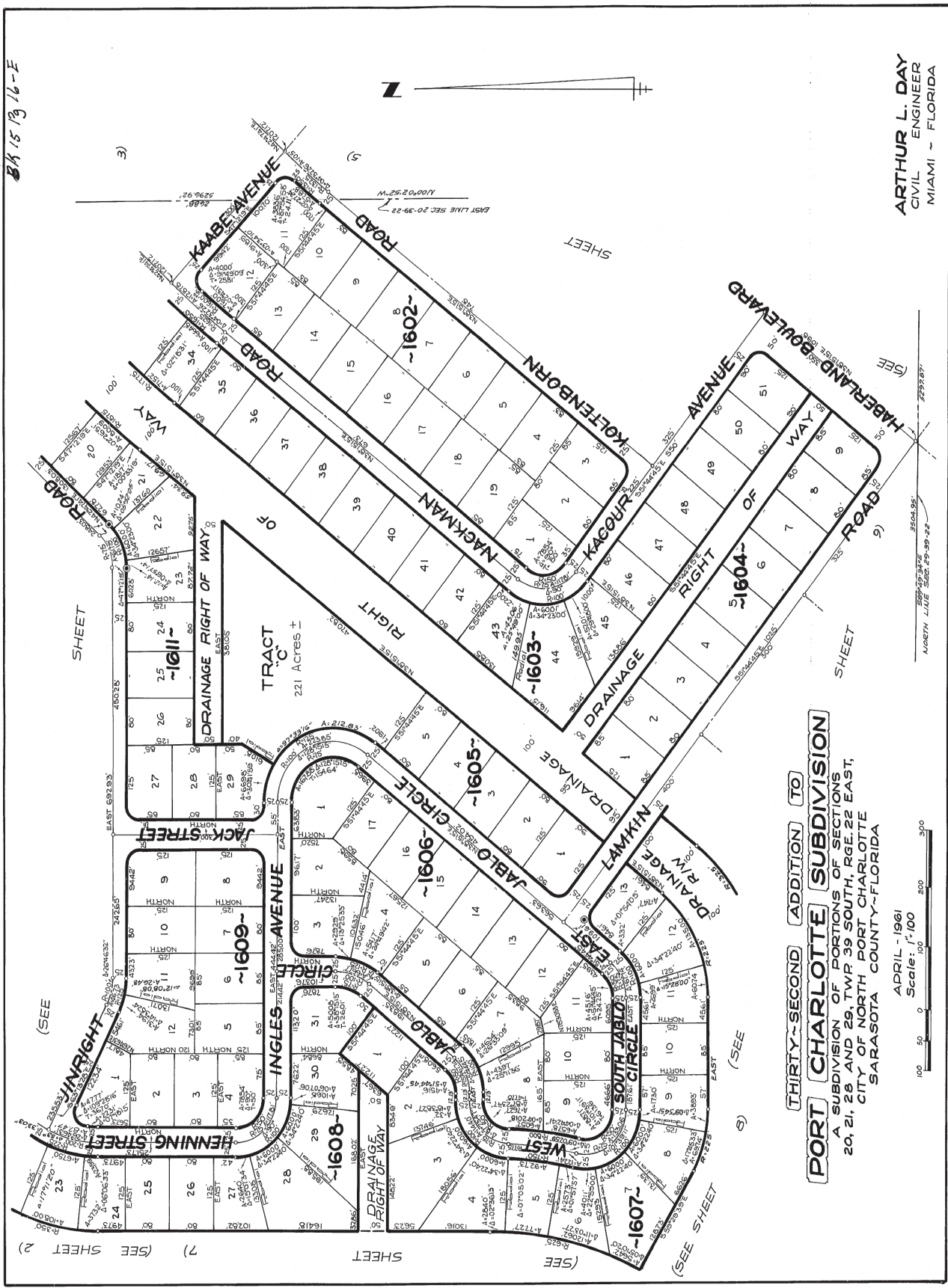
ENGINEER'S NOTE

APRIL - 1961

APRIL - 1961
ARTHUR L. DAY
CIVIL ENGINEER
MIAMI - FLORIDA

SHEET 1 OF 13 SHEETS
154/ TOTAL LOTS

BK 15 13 16-E



ARTHUR L. DAY
CIVIL ENGINEER
MIAMI - FLORIDA

SHEET 6 OF 13 SHEET
112 LOTS THIS SHEET

THIRTY-SECOND ADDITION TO
PORT CHARLOTTE SUBDIVISION
A SUBDIVISION OF PORTIONS OF SECTIONS
20, 21, 28 AND 29, TWP 39 SOUTH, RGE. 22 EAST,
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY-FLORIDA

APRIL - 1961
Scale: 1"=100'

CALCULATED BY: BKH
DRAWN BY: G.A.
CHECKED BY: BKH
APPROVED BY: GKH

Sarasota County Property Appraiser



8/13/2025, 12:39:09 PM

