



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: 110868680

Issuing Office File Number: 14403

Property Address: 14403 Aurella Cir, Port Charlotte, FL 33981-7603

Revision Number:

SCHEDULE A

1. Commitment Date: August 12, 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: \$0.00
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:

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

See Exhibit A attached hereto and made a part hereof

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Form 50139912 (8-4-22)



Town & Country Title Guaranty of, Hollywood, INC.

By: _____

Authorized Signatory

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SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

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

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- vi. Documentary evidence in recordable form, showing compliance with all requirements regarding conveying company property contained in the Enabling Documents; and
 - vii. The Company reserves the right to amend the commitment, including but not limited to, the addition of further requirements and/or exceptions as it deems necessary based upon a review of any of the documentation required above.
5. 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.
 6. The Company is to be advised as to the identity and nature of the proposed insured under the owner's policy/mortgagor under the mortgage policy, and reserves the right to make such additional requirements as it may deem necessary.
 7. 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.
 8. 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 \$945.11 for Tax Identification No. 412128129006.

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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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 PORT CHARLOTTE SUBDIVISION, SECTION 87, as recorded in Plat Book 7, Page(s) 20A-20N, 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 112, Page 672](#), amended in [Book 155, Page 421](#); [Book 155, Page 437](#); [Book 551, Page 965](#); [Book 1823, Page 823](#); [Book 3248, Page 2088](#), Partial Assignment of Right to Enforce Deed Restrictions recorded in [Book 1340, Page 1036](#), amended in [Book 3545, Page 1467](#), Notice of Covenant Revitalization recorded in [Book 3545, Page 1731](#), amended in [Book 4410, Page 541](#), and in Instrument No. [3304241](#) but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
11. Assignment of Easements recorded in [Book 539, Page 685](#); [Book 1348, Page 2008](#); [Book 1371, Page 1265](#); [Book 1602, 1169](#), together with Resolution No. 94-218, Accepting Assignment of Easements recorded in [Book 1371, Page 1265](#).
12. Utility Escrow Transfer Agreement recorded in [Book 1665, Page 1539](#), re-recorded in [Book 1669, Page 2092](#).
13. Notice of Covenant Revitalization for South Gulf Cove recorded in [Book 3545, Page 1731](#).
14. Resolution for Re-establishing the South Gulf Cove (Non-Urban) street and Drainage Municipal service benefit unit imposed pursuant to Resolution No. 2019-083 of Charlotte recorded in [Book 4458, Page 1382](#).
15. Notice of Architectural Guidelines, Restrictions and Conditions for All Residential Homes in South Gulf Cove recorded in [Book 2795, Page 1376](#) and [Book 3046, Page 1846](#); [Book 4028, Page 644](#), Notice of Architectural Review Authority, Requirement and Fee For South Gulf Cove Homeowners Association, Inc. recorded in [Book 2677, Page 178](#) and [Book 2954, Page 368](#).
16. Assignment of Easements to Amerigas Propane, L.P. recorded in [Book 1602, Page 1169](#).

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17. Resolution No. 2012-055 Recorded in [Book 3699, Page 232](#).
18. Riparian and/or littoral rights are not insured.
19. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the river (or creek).
20. The policy does not insure title to any part of the Land lying below the Mean High Water Line of the abutting body of water.
21. Riparian and/or littoral rights are not insured.

Note: All of the recording information contained herein refers to the Public Records of CHARLOTTE 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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Form 50139912 (8-4-22)



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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Form 50139912 (8-4-22)



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

August 21, 2025

Re: File #110868680

Property Address: 14403 Aurella Cir, Port Charlotte, FL 33981-7603

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 CHARLOTTE, State of Florida, and is described as follows:

Lot 3, Block 4569, PORT CHARLOTTE SUBDIVISION, SECTION 87, according to the map or plat thereof, as recorded in Plat Book 7, Pages 20A through 20N, of the Public Records of Charlotte 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.

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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Prepared By and Return To:

WIDEIKIS, BENEDICT & BERNTSSON, LLC

THE BIG W LAW FIRM

Attn: John L. Wideikis, Esq.

3195 S. Access Road

Englewood, FL 34224

Order No.: 2017-5861JLW

Property Appraiser's Parcel I D (folio) No.: 412129329005, 412121257002,

412127102004 and

412128129006

WARRANTY DEED

THIS WARRANTY DEED dated August 24, 2017, is made by and between **COVE ONE LLC**, a Delaware Limited Liability Company and **COVE FIVE LLC**, a Delaware Limited Liability Company and **LARRY N. STOPOL**, as Co-Trustee of the **JJS 2007 Trust** dated February 7, 2007 an amendment and restatement of the **1998 JJS Trust** and **HAB SW FLORIDA LLC**, a Florida limited liability company and **SOUTH GULF COVE VENTURES, LLC**, a Michigan limited liability company, whose address is 1425 RXR Plaza, Uniondale, NV 11556 (the "Grantor"), and **GRINDSTONE PARTNERS, LLC**, a Florida limited liability company, whose address is 4309 Crayton Road, Naples, FL 34103 (the "Grantee")

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And 00/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in the County of **Charlotte**, State of Florida, described as follows:

Lot 5, Block 4359, PORT CHARLOTTE SUBDIVISION, SECTION 71, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 27A through 27L, of the Public Records of Charlotte County, Florida.

And

Lot 3, Block 4492, PORT CHARLOTTE SUBDIVISION, SECTION 81, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 51A through 51P, of the Public Records of Charlotte County, Florida.

And

Tract N, Block 4591, PORT CHARLOTTE SUBDIVISION, SECTION 85, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 60A through 60Q, of the Public Records of Charlotte County, Florida.

And

Lot 3, Block 4569, PORT CHARLOTTE SUBDIVISION, SECTION 87, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 20A through 20N, of the Public Records of

Charlotte County, Florida

Subject to easements, restrictions, reservations and limitations of record, if any.

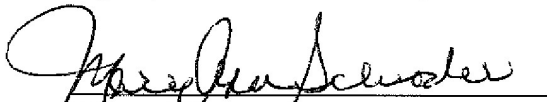
Grantor herein covenants that the above-described property is vacant, unimproved land and is not contiguous to Grantor's homestead or residence, nor to that of Grantor's spouse.

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

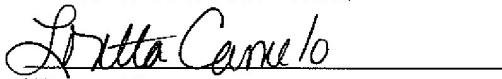
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2016.

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

Signed, sealed and delivered in presence of:

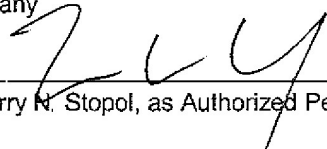

Witness Signature

MARY ANN SCHRODER
Printed Name of First Witness

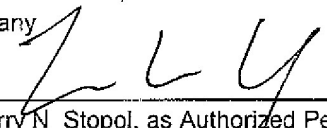

Witness Signature

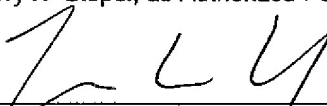
Loretta Camelo
Printed Name of Second Witness

COVE ONE LLC, a Delaware limited liability company

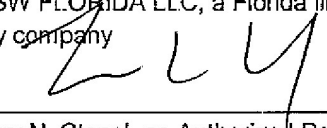
BY: 
Larry N. Stopol, as Authorized Person

COVE FIVE LLC, a Delaware limited liability company

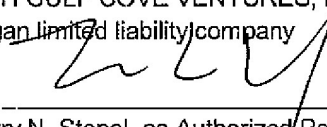
BY: 
Larry N. Stopol, as Authorized Person


LARRY N. STOPOL, as Co-Trustee of the JJS 2007 Trust dated February 7, 2007 an amendment and restatement of the 1998 JJS Trust

HAB SW FLORIDA LLC, a Florida limited liability company

BY: 
Larry N. Stopol, as Authorized Person

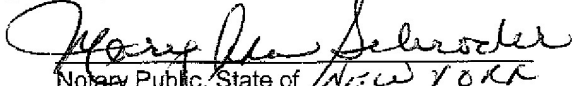
SOUTH GULF COVE VENTURES, LLC, a Michigan limited liability company

BY: 
Larry N. Stopol, as Authorized Person

STATE OF NEW YORK

COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 10th day of AUGUST, 2017 by LARRY N STOPOL, as Authorized Person of COVE ONE LLC, a Delaware limited liability company; as Authorized Person of COVE FIVE LLC, a Delaware limited liability company; as Co-Trustee of the JJS 2007 Trust dated February 7, 2007 an amendment and restatement of the 1998 JJS Trust; as Authorized Person of HAB SW FLORIDA LLC, a Florida limited liability company, and as Authorized Person of SOUTH GULF COVE VENTURES, LLC, a Michigan limited liability company, who is personally known to me or who has produced N.Y. Driver's License identification and who did take an oath


Notary Public, State of NEW YORK
My Commission Expires: 6/30/2018
(Seal)

MARY ANN SCHRODER
Notary Public, State of New York
No. 01SC4724334
Qualified in Suffolk County
Certificate filed in Nassau County
Commission Expires June 30, 2018



Vickie L. Potts
CHARLOTTE COUNTY TAX COLLECTOR

County Administration Building
18500 Murdock Circle
Port Charlotte, FL 33948-1075

REAL ESTATE
Property Address
Legal Description

10008924610
14403 AURELLA CIR
PCH 087 4569 0003 PORT CHARLOTTE SEC87 BLK4569 LT 3
1143/432 1314/23 1506/1472 2
See Additional Legal on Tax Roll

CHARLOTTE COUNTY
2024 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

WALK-IN CUSTOMERS
PLEASE BRING THIS ENTIRE NOTICE

GRINDSTONE PARTNERS LLC
4309 CRAYTON RD
NAPLES, FL 34103

Parcel ID: 412128129006

Tax District: 006

If Postmarked By	Dec 05, 2024				
Please Pay	\$0.00				

Ad Valorem Taxes

TAXING AUTHORITY	TELEPHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT
CHARLOTTE COUNTY	941-743-1551	6.05190	35,072	0	35,072	212.25
GREATER CHARLOTTE LIGHTING	941-743-1551	0.25430	35,072	0	35,072	8.92
LAW ENFORCEMENT	941-743-1551	2.14490	35,072	0	35,072	75.23
STUMP PASS	941-743-1551	0.19780	35,072	0	35,072	6.94
WEST COAST INLAND NAVIGATION	941-485-9402	0.03940	35,072	0	35,072	1.38
ENVIRONMENTALLY SENSITIVE LANDS	941-743-1551	0.20000	35,072	0	35,072	7.01
CHARLOTTE COUNTY SCHOOL BOARD	941-255-0808	6.31400	46,750	0	46,750	295.18
SOUTHWEST FL WATER MANAGEMENT	352-796-7211	0.19090	35,072	0	35,072	6.70

TOTAL MILLAGE RATE 15.39320

TOTAL TAXES: \$613.61

Non-Ad Valorem Assessments

LEVYING AUTHORITY	TELEPHONE	RATE (\$ per unit)	AMOUNT
CHARLOTTE CO FIRE RESCUE DEPT	941-743-1914	VARIES	111.79
SOUTH GULF COVE S&D-CAP-SIDEWALKS	941-743-1914	VARIES	41.00
SOUTH GULF COVE ST & DR-MAINT	941-743-1914	VARIES	105.00
SO GULF COVE WATERWAY BEN UNIT	941-743-1914	VARIES	50.00
WEST CHARLOTTE STORMWATER UTIL	941-743-1914	103.10	23.71

TOTAL ASSESSMENTS: \$331.50

TOTAL COMBINED TAXES AND ASSESSMENTS: \$945.11

For additional information please see reverse side * Save Time - Pay Online at <http://taxcollector.charlottecountyfl.gov> * Email: taxcollector@charlottecountyfl.gov

CHARLOTTE COUNTY

10008924610

2024 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Make checks payable to: Charlotte County Tax Collector

CANADIAN & FOREIGN CHECKS MUST BE PAYABLE IN U.S. FUNDS
& DRAWN ON A U.S. BANK *DO NOT SEND CASH*

Mail Payments to: 18500 Murdock Circle
Port Charlotte FL 33948
Telephone: 941-743-1350

Parcel ID: 412128129006
Owner Information: GRINDSTONE PARTNERS LLC
4309 CRAYTON RD
NAPLES, FL 34103

Property Address: 14403 AURELLA CIR, PORT CHARLOTTE

I am paying the following amount indicated.*

☐ Dec 05, 2024 \$0.00

☐
☐
☐
☐

UPON DELINQUENCY - ADD 3%.

Notice: Failure to pay the amounts due will result in Advertising
and a Tax Certificate being issued against the property.

*****PLEASE DO NOT WRITE BELOW THIS AREA*****

11/19/2024

Receipt # 999-00009275

\$907.31 Paid

*1769
★ Henderson Franklin Atty's At Law
sl

This instrument prepared by:
Jennifer K. Scott, B.S.
Legal Process Supervisor
Charlotte County Sheriff's Office
7474 Utilities Road
Punta Gorda, FL 33982

SHERIFF'S DEED

THIS INDENTURE made this 4th day of October, 2013, between the Sheriff of Charlotte County, State of Florida, party of the first part, and Cove One LLC; Cove Five LLC; John Shalam, as Trustee of the JJS 2007 Trust, and HAB SW FLORIDA, LLC, party of the second part, whose address is 126 Wheatley Road, Old Westbury, NY 11568, County of Suffolk, State of New York.

WHEREAS, by virtue of a certain Execution, issued out of and under the seal of the Circuit Court of the Twentieth Judicial Circuit, in and for Charlotte County, Florida, on May 14th, 2013*, wherein Cove One LLC; Cove Five LLC; John Shalam, as Trustee of the 1998 JJS Trust, an Alaskan Trust; and HAB SW FLORIDA, LLC is Plaintiff (s), against Greg Eagle, as Trustee for the South Gulf Cove Land Trust Dated August 30, 2002, Defendant (s), Case No. 10-4912-CA, directed and delivered to the said Sheriff, commanding him, that of the goods and chattels, lands and tenements of said Defendant (s), Greg Eagle, as Trustee for the South Gulf Cove Land Trust Dated August 30, 2002, he caused to be made certain moneys in said Execution specified, the said Sheriff did levy on and seize all of the estate, right, title, interest, claim and demand which the said Defendant had of, in and to the property herein after described; and on the 25th day of September, 2013, a legal sale day, sold the said property subject to all prior taxes, liens, judgments, or encumbrances, if any, at public auction in front of the Justice Center, in the City of Punta Gorda, Charlotte County, Florida, having

first given public notice of the time and place of such sale, by advertising said property for sale, in manner and form as required by the Statute in such cases made and provided, in the Charlotte Sun Herald, an official newspaper published in said City, in said County, once each week for four consecutive weeks prior to said sale, subject to liens and encumbrances, if any, and that at such sale said property was struck off to the said party of the second part, for the sum of 100 (Credit Bid) Dollars and Zero Cents (\$100.00 Credit Bid), he/she/it being the highest bidder therefore, and that being the highest sum bid for the same.

NOW THIS INDENTURE WITNESSETH, that the said party of the first part, as Sheriff, as aforesaid, by virtue of the said Execution, and in pursuance of the Statute in such cases made and provided, and in consideration of the sum of money so bid as aforesaid, and in hand paid to the said party of the first part by the said party of the second part, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, hath granted, bargained, sold and conveyed, and by these presents doth grant, bargain, sell and convey unto the said Cove One LLC; Cove Five LLC; John Shalam, as Trustee of the JJS 2007 Trust, and HAB SW Florida, LLC, the said party of the second part, all of the estate, right, title, and interest, which the said Defendant (s) had on August 12th, 2013 **, or at any time afterwards, of, in and to all that certain property in the County of Charlotte, State of Florida, standing on the records of Charlotte County, Florida, in the name of Greg Eagle, as Trustee for the South Gulf Cove Land Trust Dated August 30, 2002, known and described as follows:

An undivided 2.2% interest in the following described property of GREG EAGLE, as Trustee for the South Gulf Cove Land Trust Dated August 30, 2002:

Lot 9, Block 4272, Lots 1, 3, and 18, Block 4286, PORT CHARLOTTE SUBDIVISION, SECTION 58, a subdivision according to the plat thereof recorded in Plat Book 5, Pages 72A through 72J, of the Public Records of Charlotte County, Florida.

AND

Lot 5, Block 4359 and Lot 19, Block 4366, PORT CHARLOTTE SUBDIVISION, SECTION 71, a subdivision according to the plat thereof recorded in Plat Book 6, Pages 27A through 27L, of the Public Records of Charlotte County, Florida.

AND

Lot 6, Block 4489; Lot 3, Block 4492; Lot 3, Block 4493; Lot 2, Block 4494; Lot 22, Block 4501; Lot 18, Block 4505; and Lot 22, Block 4507, PORT CHARLOTTE SUBDIVISION, SECTION 81, a subdivision according to the plat thereof recorded in Plat Book 6, Pages 51A through 51P, of the Public Records of Charlotte County, Florida.

AND

Lot 2, Block 4421; Lot 2, Block 4428; Lots 12, 34 43 and 50, Block 4432; Lot 35, Block 4435; Lots 5, 27 and 28, Block 4438; Lot 6, Block 4442; Lot 2, Block 4443; Lot 3, Block 4463; Lot 30, Block 4464; Lot 2, Block 4469, PORT CHARLOTTE SUBDIVISION, SECTION 82, a subdivision according to the plat thereof recorded in Plat Book 6, Pages 52A through 52M, of the Public Records of Charlotte County, Florida.

AND

Lots 15, 29, 35 and 38, Block 4620; Lots 3 and 6, Block 4625, PORT CHARLOTTE SUBDIVISION, SECTION 85, a subdivision according to the plat thereof recorded in Plat Book 6, Pages 60A through 60Q, of the Public Records of Charlotte County, Florida.

AND

Lot 12, Block 4541; Lots 12 and 33, Block 4542; Lots 5 and 53, Block 4550; Lot 2, Block 4561; Lots 5 and 6, Block 4564; Lots 3, 16 and 22, Block 4569; Lot 24, Block 4572; Lots 2 and 16, Block 4575; Lots 23, 25, 30 and 36, Block 4580; Lots 10, 15 and 26, Block 4634; Lots 22 and 31, Block 4636; Lot 6, Block 4644; Lots 13, 15 and 25, Block 4645; Lots 5, 23 and 26, Block 4646, PORT CHARLOTTE SUBDIVISION, SECTION 87, a subdivision according to the plat thereof recorded in Plat Book 7, Pages 20A through 20N, of the Public Records of Charlotte County, Florida.

AND

Lots 41 and 43, Block 4917; Lot 15, Block 4927; Lot 7, Block 4948; Lots 2, 4 and 13, Block 4949, PORT CHARLOTTE SUBDIVISION, SECTION 93, a subdivision according to the plat thereof recorded in Plat Book 9, Pages 1A through 1Z4, of the Public Records of Charlotte County, Florida.

AND

A parcel of land lying in Sections 10 and 15, Township 41 South, Range 21 East, Charlotte County, Florida, and being more particularly described as follows:

All of Blocks 5225, 5226, 5227, and 5228, Port Charlotte Subdivision, Section 97, according to the plat thereof as recorded in Plat Book 10, Pages 13A through 13G, of the Public Records of Charlotte County, Florida, which Plat has been vacated by Resolution No. 96-370A0 and recorded in Official Records Book 1462, page 837, together with vacated Arwood Road, Hixson Terrace, Lundy Terrace Coosa Place and St. Paul Drive according to said plat.

AND

Lands designated as "Park" lying adjacent to said Block 5225 and 5228, Port Charlotte Subdivision, Section 97, according to the Plat thereof recorded in Plat Book 10, pages 13A through 13G, Public Records of Charlotte County, Florida.

AND

Tracts F and G, PORT CHARLOTTE SUBDIVISION, SECTION 58, a subdivision according to the plat thereof recorded in Plat Book 5, Pages 72A through 72J, of the Public Records of Charlotte County, Florida.

AND

Tract C, Block 4402, PORT CHARLOTTE SUBDIVISION, SECTION 78, a subdivision according to the plat thereof recorded in Plat Book 6, Pages 42A through 42J, of the Public Records of Charlotte County, Florida.

AND

Tract A, Block 4419, PORT CHARLOTTE SUBDIVISION, SECTION 82, a subdivision according to the plat thereof recorded in Plat Book 6, Pages 52A through 52M, of the Public Records of Charlotte County, Florida.

AND

Tract N, Block 4591; Tract D, Block 4620; Tracts O and P, Block 4617 and Tract B, Block 4627, PORT CHARLOTTE SUBDIVISION, SECTION 85, a subdivision according to the plat thereof recorded in Plat Book 6, Pages 60A through 60Q, of the Public Records of Charlotte County, Florida.

AND

Tract J, Block 4644 and Tract E, Block 4656, PORT CHARLOTTE SUBDIVISION, SECTION 87, a subdivision according to the plat thereof recorded in Plat Book 7, Pages 20A through 20N, of the Public Records of Charlotte County, Florida.

AND

Tracts C, D, E, F, H and R, PORT CHARLOTTE SUBDIVISION, SECTION 93, a subdivision according to the plat thereof recorded in Plat Book 9, Pages 1A through 1Z4, of the Public Records of Charlotte County, Florida.

AND

Lots 11, 15, 35, 61, 62 and 63, Block 4250 and Tract B, PORT CHARLOTTE SUBDIVISION, SECTION 58, a subdivision according to the plat thereof recorded in Plat Book 5, Pages 72A through 72J, of the Public Records of Charlotte County, Florida.

AND

Tract F and Lot 12, Block 4415 and Tract E and Lot 12, Block 4416, PORT CHARLOTTE SUBDIVISION, SECTION 78, a subdivision according to the plat thereof recorded in Plat Book 6, Pages 42A through 42J, of the Public Records of Charlotte County, Florida.

AND

Lots 34, 35, 38 and 45, Block 4616, PORT CHARLOTTE SUBDIVISION, SECTION 85, a subdivision according to the plat thereof recorded in Plat Book 6, Pages 60A through 60Q, of the Public Records of Charlotte County, Florida.

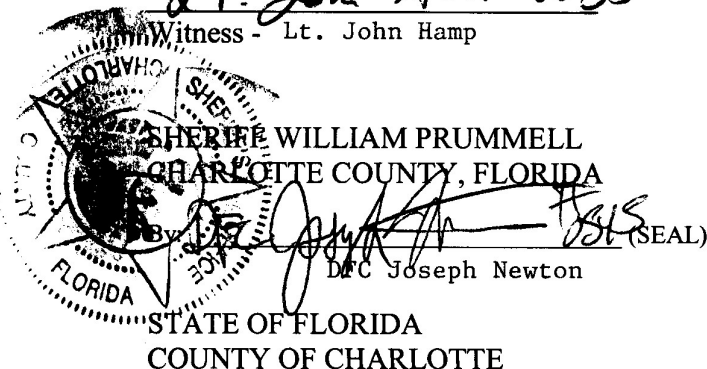
TO HAVE AND TO HOLD said described property unto the said party of the second part, his/her/its heirs and assigns forever, as fully and absolutely as the said party of the first part, as Sheriff as aforesaid, can or should convey by virtue of said Execution and the laws relating thereto.

IN WITNESS WHEREOF, the said party of the first part, as Sheriff as aforesaid, has hereunto set his hand and affixed his seal this 4th day of Oct, 2013

SIGNED, SEALED, AND DELIVERED IN OUR PRESENCE:

Andrea M. DesFosses
Witness - Andrea M. DesFosses

Lt. John Hamp 0335
Witness - Lt. John Hamp



Grantor's address:
7474 Utilities Road
Punta Gorda, FL 33982

This foregoing instrument was acknowledged before me this 4th day of October 2013, by DFC Joseph Newton, who is personally known to me and did take an oath.



Jennifer Kay Scott
Notary Public, State of Florida

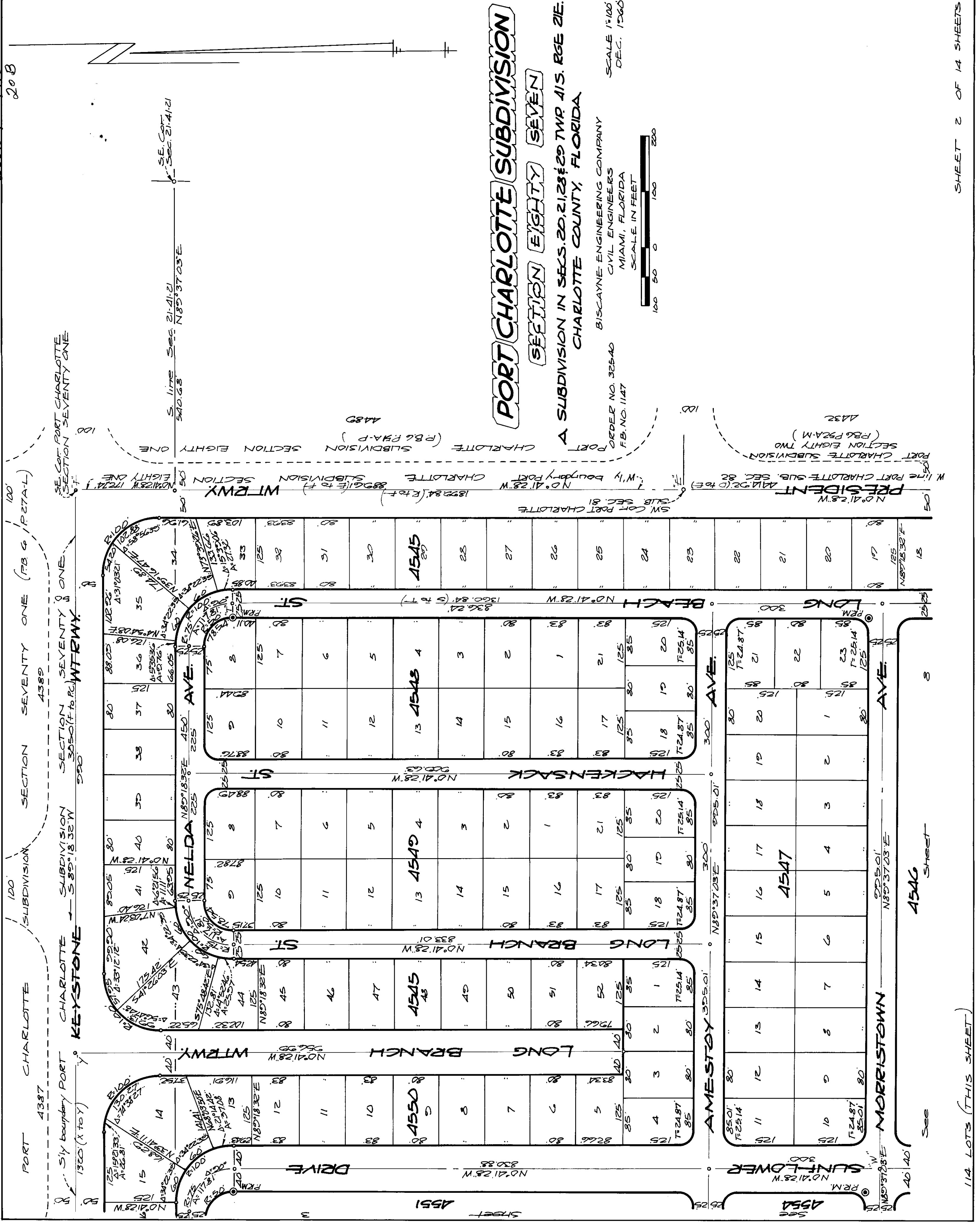
(* Date of Execution)
(** Date of Levy)

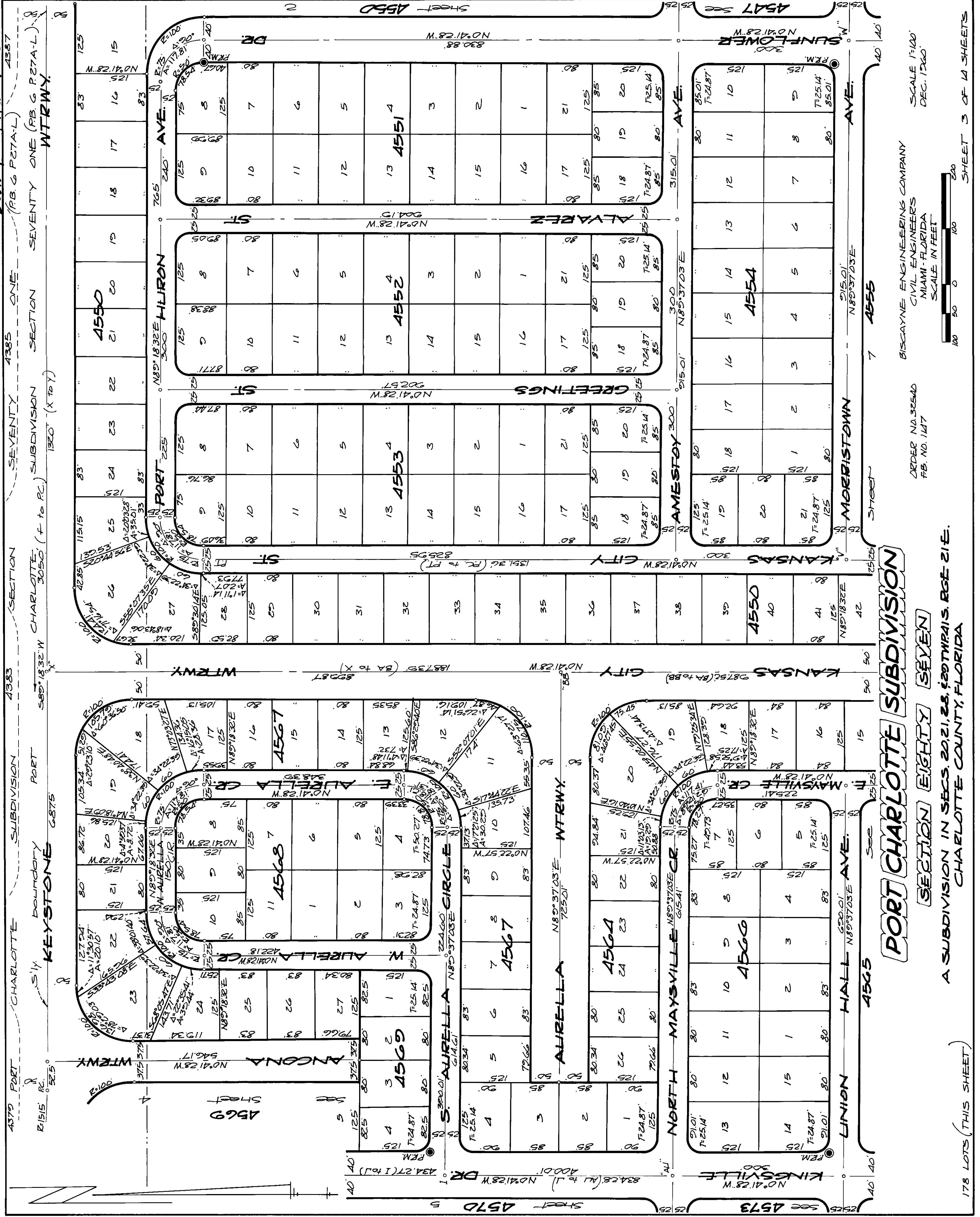
Form Created by Jennifer Scott

[illegible]

Override 1
Road Centerlines
Collector

Charlotte County GIS





SECTION EIGHTY SEVEN

A SUBDIVISION IN SECS. 20, 21, 28, & 29 TWP. 41 S. RGE. 21 E.
CHARLOTTE COUNTY, FLORIDA

178 LOTS (THIS SHEET)

PORT CHARLOTTE SUBDIVISION

BISCAYNE ENGINEERING COMPANY
CIVIL ENGINEERS
MIAMI - FLORIDA
SCALE 1"=100'
DEC. 1960

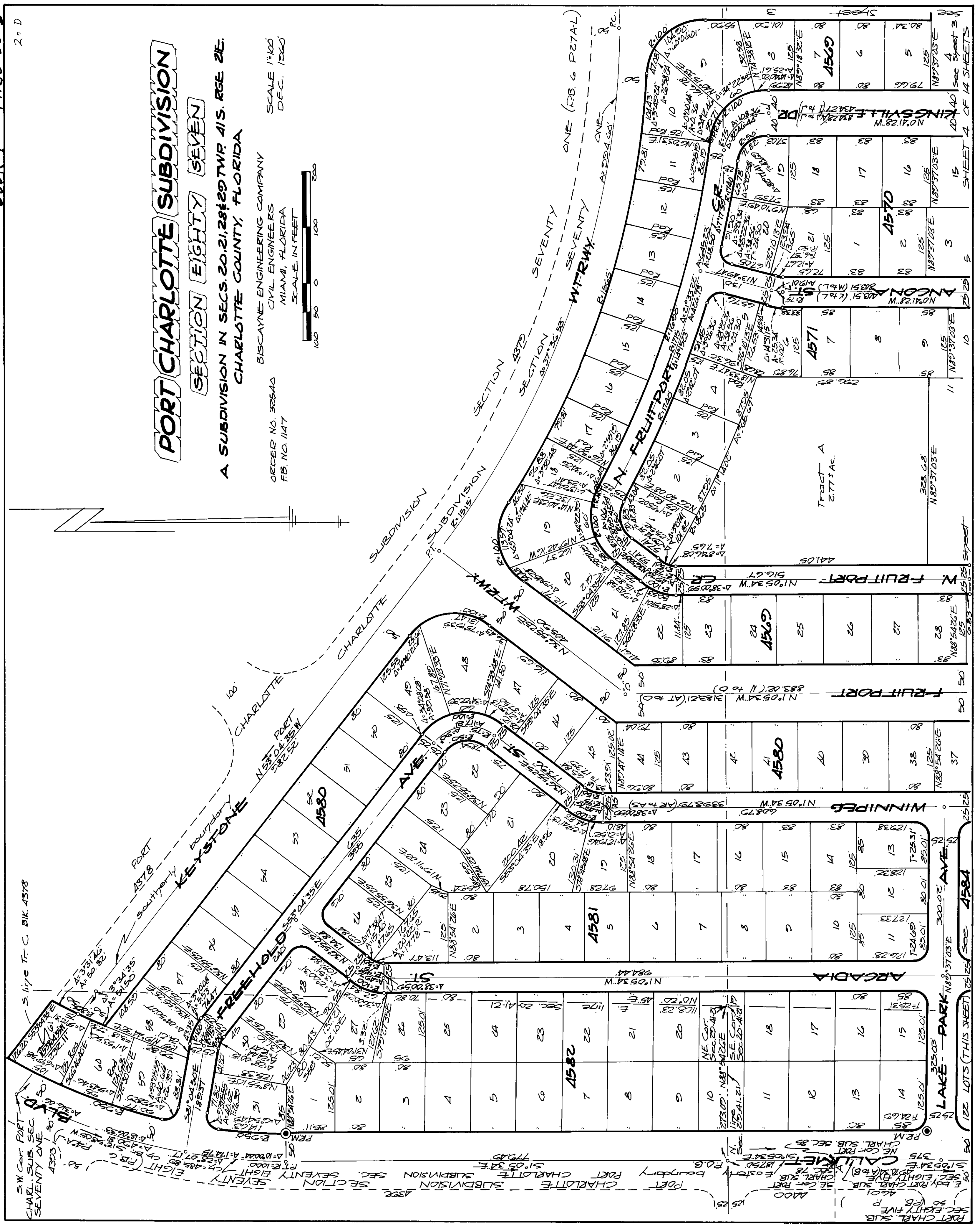
ORDER NO. 3540
F.B. NO. 1417



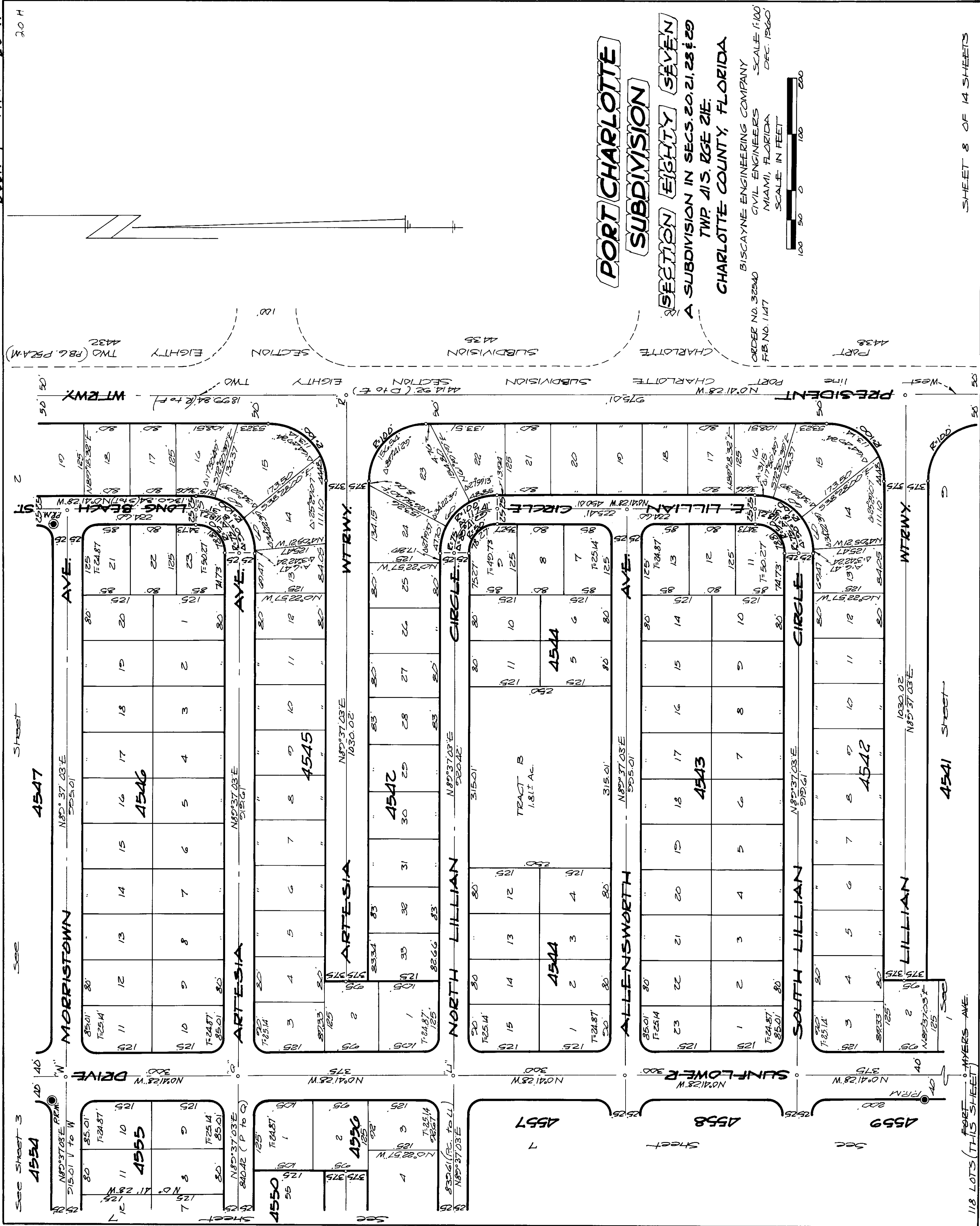
SHEET 3 OF 14 SHEETS

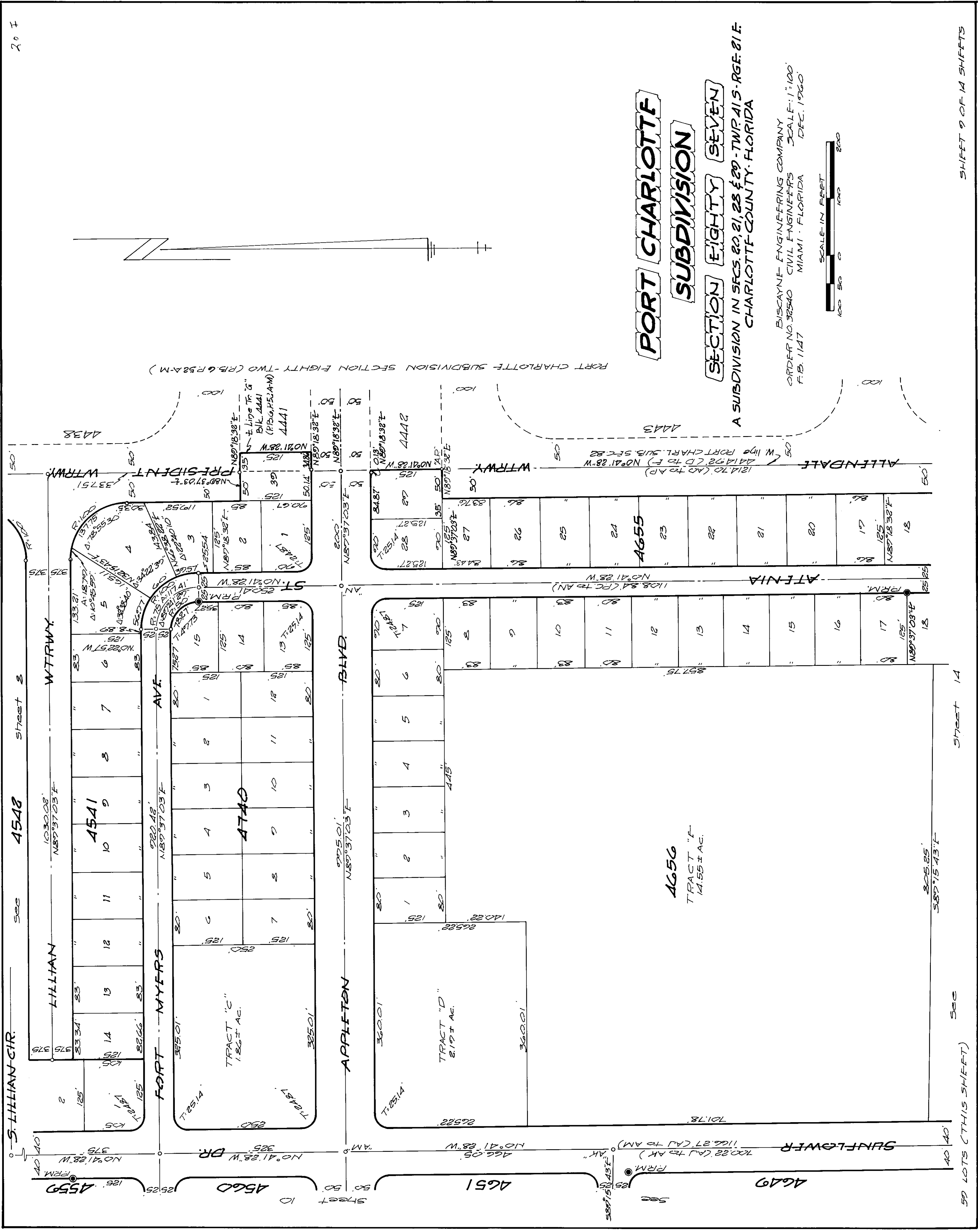
SECTION EIGHTY SEVEN

ORDER NO. 32840
F.B. NO. 1147
BISCAYNE-ENGINEERING COMPANY
CIVIL ENGINEERS
MIAMI, FLORIDA
SCALE IN FEET
SCALE 1"=100'
DEC. 1960





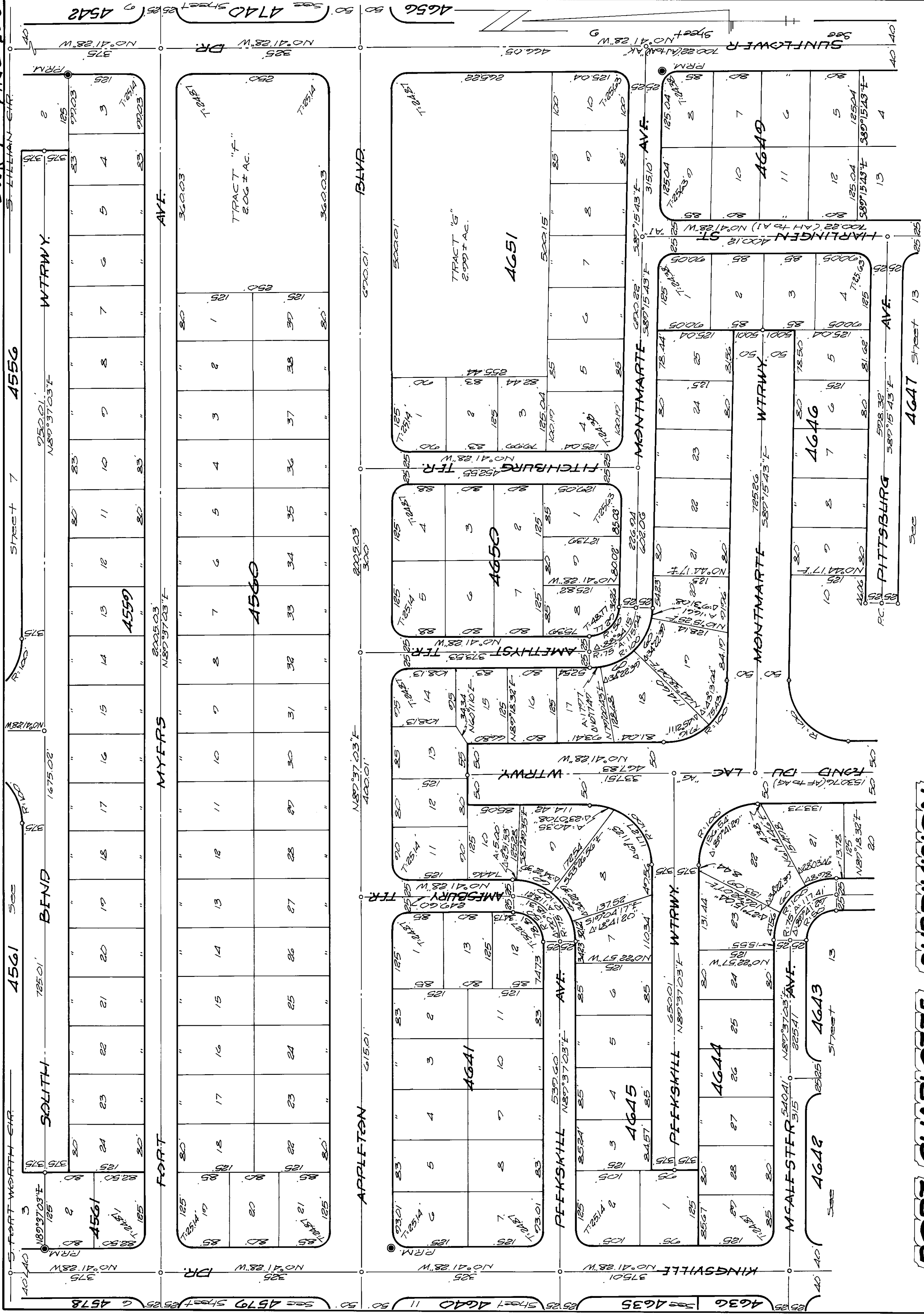




PORT CHARLOTTE
SUBDIVISION
SECTION EIGHTY SEVEN
A SUBDIVISION IN SECS 80, 81, 82 & 80 - TWP 41 S - RGE 81 E -
CHARLOTTE COUNTY, FLORIDA

BISCAYNE ENGINEERING COMPANY
ORDER NO. 38540 CIVIL ENGINEERS
F.B. 1147 MIAMI - FLORIDA DEC. 1960
SCALE: 1"=100'





PORT CHARLOTTE SUBDIVISION

SECTION EIGHTY SEVEN

A SUBDIVISION IN SECS. 20, 21, 28 & 29-TWP. 1 S.-RGE. 2 E.

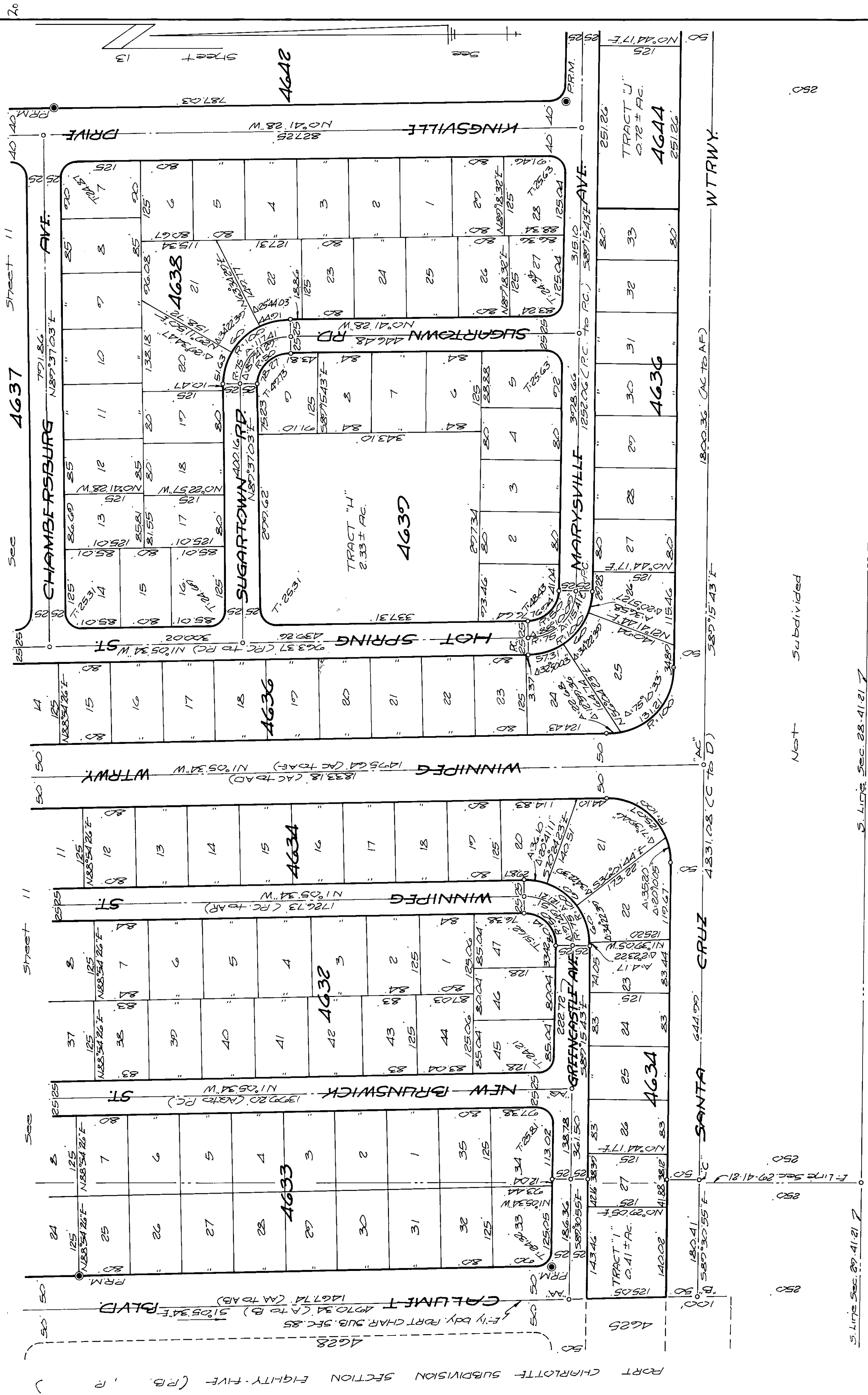
CHARLOTTE COUNTY, FLORIDA

ORDER NO. 32540
F.B. 1147
BISCAYNE ENGINEERING COMPANY
CIVIL ENGINEERS
MIAMI, FLORIDA



146 LOTS (THIS SHEET)

SHEET 10 OF 14 SHEETS

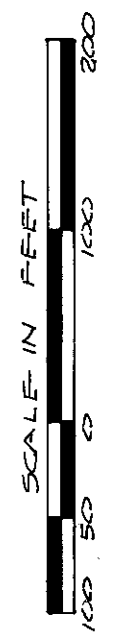


PORT CHARLOTTE SUBDIVISION

SECTION EIGHTY FIVE

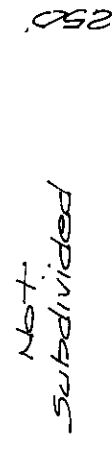
A SUBDIVISION IN SECS. 20, 21, 28 & 29 TWP. 41 S. RGE. 21 E. CHARLOTTE COUNTY, FLORIDA

ORDER NO. 38540 F.B. NO. 1147 BISCAYNE ENGINEERING COMPANY CIVIL ENGINEERS MIAMI, FLORIDA SCALE: 1"=100' DEC. 1960





002	001	0	05	001
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PORT CHARLOTTE SUBDIVISION

SECTION EIGHTY SEVEN

A SUBDIVISION IN SFCS. 20, 21, 22 & 23. TWP. 41 S. RGE. 21 E.
CHARLOTTE COUNTY, FLORIDA

S. Lingo Sec. 28-41-217

BISCAYNE-ENGINEERING COMPANY
CIVIL ENGINEERS
MIAMI-FLORIDA
ORDER NO. 32540
F.B. 1147

SCALE: 1"=100'
DEC: 1960'

