



**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: 110868526

Issuing Office File Number: 15535

Property Address: 15535 Brainbridge Cir, Port Charlotte, FL 33981-5164

Revision Number:

**SCHEDULE A**

1. Commitment Date: August 05, 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:  
  
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. Proof of payment of any and all Port Charlotte Homeowners Association, Inc. liens and/or assessments against the land described in Schedule A (including, but not limited to, any special assessments or payments due to others such as master associations).
6. Proof of payment of any and all Gardens of Gulf Cove Property Owners Association, Inc. liens and/or assessments against the land described in Schedule A (including, but not limited to, any special assessments or payments due to others such as master associations).
7. Proof of payment of any and all South Gulf Cove Homeowners Association, Inc. liens and/or assessments against the land described in Schedule A (including, but not limited to, any special assessments or payments due to others such as master associations).
8. 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.
9. 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 \$527.76 for Tax Identification No. 412127331002.
10. If the amount of insurance to be issued exceeds the authority of the agent under the existing Agency Agreement with the Company, the Company requires that the agent obtain specific underwriting approval from First American.

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

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

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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.

11. 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.

9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PORT CHARLOTTE SUBDIVISION SECTION EIGHTY TWO, as recorded in Plat Book 6, Page(s) 52A, 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 92, Page 83](#) and amended in [Book 97, Page 223](#); [Book 155, Page 437](#); [Book 551, Page 962](#); [Book 1771, Page 595](#); [Book 3248, Page 2091](#); [Book 3545, Page 1467](#); and Notice of Covenant Revitalization recorded in [Book 3545, Page 1731](#); [Book 1340, Page 1036](#) and [Book 4410, Page 541](#); [Book 4893, Page 534](#) and [Book 5031, Page 1962](#); Instrument No. [20233304241](#); Instrument No. [20253531147](#); Instrument No. [20253532449](#); Instrument No. [20253547453](#), including, but not limited to, provisions for building setback lines and/or easements as follows: Setbacks are as follows: a.) On waterfront lots, no principal building shall be erected on any part thereof nearer than twenty-five (25) feet to the rear lot line abutting the canal, nor nearer than twenty-five (25) feet to the front line which is the line abutting the street, nor nearer than seven and one-half (7-1/2) feet to any side lot line. b.) On all lots in all blocks, no structure shall be (25) feet to the front lot line, which is the line abutting the street; nor nearer that twenty-five (25) feet to the rear lot line; nor nearer than seven and one half (71/2) feet to the side lot lines. c.) On corner lots, no structure shall be permitted nearer than twenty- ive (25) feet to the front line of said corner lot, nor twelve and one half (12 1/2) feet nor nearer than fifteen (15) feet to the side street line; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Note: This document includes provisions for a private charge or assessments.
11. Notice of Architectural Review Authority and Fee for South Gulf Cove Homeowners Association, Inc. recorded in [Book 2677, Page 178](#); [Book 2795, Page 1376](#); [Book 2954, Page 368](#); [Book 3046, Page 1846](#) and [Book 4028, Page 644](#).
12. Assignment(s) of Easements recorded in [Book 670, Page 1659](#); [Book 1348, Page 2008](#) and [Book 1371, Page 1265](#).
13. Assignment of Easement recorded in [Book 1602, Page 1169](#).
14. Agreement recorded in [Book 1665, Page 1539](#), and re-recorded in [Book 1669, Page 2092](#).
15. Agreement to Transfer Central Utility Facilities recorded in [Book 1461, Page 1529](#) and amended in [Book 1840, Page 561](#).

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16. Lien for payment of assessments for Re-Establishing the South Gulf Cove (Non-Urban) Street and Drainage Municipal Service imposed pursuant to Resolution No. 2019-083 of Board of County Commissioners of Charlotte County, Florida recorded in [Book 4458, Page 1382](#).

**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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**Notices – Where Sent**

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

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

August 13, 2025

Re: File #110868526

Property Address: 15535 Brainbridge Cir, Port Charlotte, FL 33981-5164

**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 9, Block 4454, PORT CHARLOTTE SUBDIVISION SECTION EIGHTY TWO, according to the plat thereof, recorded in Plat Book 6, Page 52A thru 52M, 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.

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

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

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# First American TaxSource™ Report

## 15535 Brainbridge Cir, Port Charlotte, FL 33981-5164

APN: 412127331002

Owner Name: Grindstone Partners Llc

Mailing Address: 4309 Crayton Rd, Naples, FL 34103

Report Issued Date: 08/13/2025

Reference ID: b349ed53ea7c4lb4838556-3590-43e9-8a21-6144089cad03

Order Number: 752941900  
Alt Tax ID: 00654010009009

### Assessed Values

Assd Year:	2024	Legal:	Pch 082 4454 0009 Port Charlotte Sec82 Blk4454 Lt 9 569/98 2280/1626 3290/46 4035/1981
Land Value:	\$20,400	Land Use:	Vacant -Residential Land
Improvement Value:		TRA Code:	006
Total Value:	\$20,400	District:	
Total Taxable Value:	\$20,400	Exemption Type:	
		Exemption Amount:	

### Tax Agency 1 Of 1

Agency Name:	Charlotte County Tax Collector	Agency Type:	County
Agency Address:	18500 Murdock Circle Port Charlotte, FL 33948	Agency Code:	1201500000
		Current Tax Year:	2024
		Tax Year Date:	1/1/2024 - 12/31/2024
Mailing Address:	18500 Murdock Circle Port Charlotte, FL 33948	Tax Year Type:	Calendar
Pay To:	Charlotte County Tax Collector	Tax Bill Release Date:	10/20
Agency Phone:	(941) 743-1350	Duplicate Bill Required:	Yes
		Duplicate Bill Fee:	\$1/Parcel
URL:	<a href="https://charlotte.county-taxes.com/public">https://charlotte.county-taxes.com/public</a>		
Agency Comments:	Discounts For Paying Taxes Early = 4% If Paid By November 30Th , 3% If Paid By December 31St , 2% If Paid By January 31St , 1% If Paid By February 28Th . Gross Amount Of Taxes Are Due By March 31St. Tax Certificate Sales Are Held On Or Before 6/1.		

### Tax Bill Details

2024 Taxes - Annual

As Of Date : 08/13/2025

Bill # : #999-00009275

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	\$527.76	Paid	\$506.65	11/19/2024	03/31/2025		\$0.00	
Total:			\$527.76							

### Assessment Details

Code	Description	Type	Amount
	Charlotte County	Ad Valorem	\$61.63
	Greater Charlotte Lighting	Ad Valorem	\$2.59
	Law Enforcement	Ad Valorem	\$21.84
	Stump Pass	Ad Valorem	\$2.01
	West Coast Inland Navigation	Ad Valorem	\$0.40
	Environmentally Sensitive Lands	Ad Valorem	\$2.04
	Charlotte County School Board	Ad Valorem	\$128.81
	Southwest Fl Water Management	Ad Valorem	\$1.94
	Ad Valorem-Subtotal	Calculated Subtotal	\$221.26



Charlotte Co Fire Rescue Dept	Non-Ad Valorem	\$111.79
South Gulf Cove S&D-Cap-Sidewalks	Non-Ad Valorem	\$41.00
South Gulf Cove St & Dr -Maint	Non-Ad Valorem	\$105.00
So Gulf Cove Waterway Ben Unit	Non-Ad Valorem	\$25.00
West Charlotte Stormwater Util	Non-Ad Valorem	\$23.71
Non-Ad Valorem-Subtotal	Calculated Subtotal	\$306.50

**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.

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[Search](#) > [Account Summary](#) > Bill Details

Real Estate Account #412127331002

**Owner:**  
GRINDSTONE PARTNERS LLC

**Situs:**  
15535 BRAINBRIDGE CIR  
PORT CHARLOTTE

[Parcel details](#)  
[GIS](#)  
[Property Appraiser](#)



[Get bills by email](#)

2024 Annual Bill

CHARLOTTE COUNTY TAX COLLECTOR				Notice of Ad Valorem Taxes and Non-ad Valorem Assessments	
BILL	ALTERNATE KEY	ESCROW CODE	MILLAGE CODE	AMOUNT DUE	
2024 Annual Bill	10008923968	—	006	\$0.00	<b>PAID</b>  <a href="#">Print (PDF)</a>
If paid by:		Dec 05, 2024			
Please pay:		\$0.00			

Combined taxes and assessments: \$527.76

SAVE TIME PAY ONLINE @ <http://taxcollector.charlottecountyfl.gov>

Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
CHARLOTTE COUNTY	6.05190	\$10,183.00	\$0.00	\$10,183.00	\$61.63
GREATER CHARLOTTE LIGHTING	0.25430	\$10,183.00	\$0.00	\$10,183.00	\$2.59
LAW ENFORCEMENT	2.14490	\$10,183.00	\$0.00	\$10,183.00	\$21.84
STUMP PASS	0.19780	\$10,183.00	\$0.00	\$10,183.00	\$2.01
WEST COAST INLAND NAVIGATION	0.03940	\$10,183.00	\$0.00	\$10,183.00	\$0.40
ENVIRONMENTALLY SENSITIVE LANDS	0.20000	\$10,183.00	\$0.00	\$10,183.00	\$2.04
CHARLOTTE COUNTY SCHOOL BOARD	6.31400	\$20,400.00	\$0.00	\$20,400.00	\$128.81
SOUTHWEST FL WATER MANAGEMENT	0.19090	\$10,183.00	\$0.00	\$10,183.00	\$1.94
Total Ad Valorem Taxes	15.39320				\$221.26

Non-Ad Valorem Assessments

LEVYING AUTHORITY	RATE	AMOUNT
CHARLOTTE CO FIRE RESCUE DEPT		\$111.79
SOUTH GULF COVE S&D-CAP-SIDEWALKS		\$41.00
SOUTH GULF COVE ST & DR -MAINT		\$105.00
SO GULF COVE WATERWAY BEN UNIT		\$25.00
WEST CHARLOTTE STORMWATER UTIL		\$23.71
Total Non-Ad Valorem Assessments		\$306.50

Parcel Details

Owner:	GRINDSTONE PARTNERS LLC
Owner Address:	4309 CRAYTON RD NAPLES, FL 34103
Situs:	15535 BRAINBRIDGE CIR PORT CHARLOTTE

2024 TAX AMOUNTS	
Ad valorem:	\$221.26
Non-ad valorem:	\$306.50
Total Discountable:	\$527.76
Total tax:	\$527.76

Account	412127331002
Alternate Key	10008923968
Millage code	006
Millage rate	15.39320

LEGAL DESCRIPTION
PCH 082 4454 0009 PORT CHARLOTTE SEC82 BLK4454 LT 9 569/98 2280/1626 3290/46 4035/1981

Assessed value:	\$10,183
School assessed value:	\$20,400

LOCATION	
Book, page, item:	--
Geo number:	0065401-000900-9
Range:	21
Township:	41
Section:	27
Neighborhood:	PORT CHARLOTTE SECTION 87
Use code:	0000

Charlotte County Tax Collector

[Search](#) > Account Summary**Real Estate Account #412127331002****Owner:**  
GRINDSTONE PARTNERS LLC**Situs:**  
15535 BRAINBRIDGE CIR  
PORT CHARLOTTE[Parcel details](#)  
[GIS](#)  
[Property Appraiser](#)[Get bills by email](#)**Amount Due**

Your account is **paid in full**. There is nothing due at this time.  
Your most recent payment was made on **11/19/2024** for **\$506.65**.

**Account History**

BILL	AMOUNT DUE	STATUS			ACTION
<a href="#">2024 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$506.65	11/19/2024	<b>Receipt</b> #999-00009275	<a href="#">Print (PDF)</a>
<a href="#">2023 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$510.00	11/17/2023	<b>Receipt</b> #999-00015281	<a href="#">Print (PDF)</a>
<a href="#">2022 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$598.58	11/23/2022	<b>Receipt</b> #999-00016570	<a href="#">Print (PDF)</a>
<a href="#">2021 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$516.13	11/23/2021	<b>Receipt</b> #775-00001189	<a href="#">Print (PDF)</a>
<a href="#">2020 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$501.78	11/19/2020	<b>Receipt</b> #779-00000605	<a href="#">Print (PDF)</a>
<a href="#">2019 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$522.74	11/18/2019	<b>Receipt</b> #999-00018153	<a href="#">Print (PDF)</a>
<a href="#">2018 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$536.12	11/28/2018	<b>Receipt</b> #999-00032289	<a href="#">Print (PDF)</a>
<a href="#">2017 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$525.10	11/16/2017	<b>Receipt</b> #999-00019628	<a href="#">Print (PDF)</a>
<a href="#">2016 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$509.74	11/17/2016	<b>Receipt</b> #999-00026060	<a href="#">Print (PDF)</a>
<a href="#">2015 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$248.16	12/11/2015	<b>Receipt</b> #777-00002803	<a href="#">Print (PDF)</a>
<a href="#">2014 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$224.81	11/30/2014	<b>Receipt</b> #999-00033962	<a href="#">Print (PDF)</a>
<a href="#">2013 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$216.02	11/30/2013	<b>Receipt</b> #999-00044160	<a href="#">Print (PDF)</a>
<a href="#">2012 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$202.39	11/30/2012	<b>Receipt</b> #999-00049281	<a href="#">Print (PDF)</a>
<a href="#">2011 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$217.10	11/30/2011	<b>Receipt</b> #999-00045518	<a href="#">Print (PDF)</a>
<a href="#">2010 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$241.24	12/29/2010	<b>Receipt</b> #998-00062318	<a href="#">Print (PDF)</a>
<a href="#">2009 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$252.36	11/30/2009	<b>Receipt</b> #2009-9148560	<a href="#">Print (PDF)</a>
<a href="#">2008 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$350.54	11/30/2008	<b>Receipt</b> #2008-9054147	<a href="#">Print (PDF)</a>
<a href="#">2007 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$614.84	11/30/2007	<b>Receipt</b> #2007-7007918	<a href="#">Print (PDF)</a>
<a href="#">2006 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$898.18	11/30/2006	<b>Receipt</b> #2006-9062252	<a href="#">Print (PDF)</a>
<a href="#">2005 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$539.83	02/28/2006	<b>Receipt</b> #2005-9095262	<a href="#">Print (PDF)</a>
<a href="#">2004 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$266.17	12/15/2004	<b>Receipt</b> #2004-9085898	<a href="#">Print (PDF)</a>
<a href="#">2003 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$152.50	02/28/2004	<b>Receipt</b> #2003-7024750	<a href="#">Print (PDF)</a>
<a href="#">2002 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$111.18	11/19/2002	<b>Receipt</b> #2002-9133915	<a href="#">Print (PDF)</a>
<a href="#">2001 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$98.83	11/19/2001	<b>Receipt</b> #2001-9122665	<a href="#">Print (PDF)</a>
<a href="#">2000 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$100.20	11/18/2000	<b>Receipt</b> #2000-9024443	<a href="#">Print (PDF)</a>
<b>Total Amount Due</b>	<b>\$0.00</b>				



**Vickie L. Potts**  
**CHARLOTTE COUNTY TAX COLLECTOR**

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

REAL ESTATE  
Property Address  
Legal Description

10008923968  
15535 BRAINBRIDGE CIR  
PCH 082 4454 0009 PORT CHARLOTTE SEC82 BLK4454 LT 9  
569/98 2280/1626 3290/46 403  
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: 412127331002**

**Tax District: 006**

<b>If Postmarked By</b>	<b>Dec 05, 2024</b>				
<b>Please Pay</b>	<b>\$0.00</b>				

**Ad Valorem Taxes**

TAXING AUTHORITY	TELEPHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT
CHARLOTTE COUNTY	941-743-1551	6.05190	10,183	0	10,183	61.63
GREATER CHARLOTTE LIGHTING	941-743-1551	0.25430	10,183	0	10,183	2.59
LAW ENFORCEMENT	941-743-1551	2.14490	10,183	0	10,183	21.84
STUMP PASS	941-743-1551	0.19780	10,183	0	10,183	2.01
WEST COAST INLAND NAVIGATION	941-485-9402	0.03940	10,183	0	10,183	0.40
ENVIRONMENTALLY SENSITIVE LANDS	941-743-1551	0.20000	10,183	0	10,183	2.04
CHARLOTTE COUNTY SCHOOL BOARD	941-255-0808	6.31400	20,400	0	20,400	128.81
SOUTHWEST FL WATER MANAGEMENT	352-796-7211	0.19090	10,183	0	10,183	1.94

**TOTAL MILLAGE RATE 15.39320**

**TOTAL TAXES: \$221.26**

**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	25.00
WEST CHARLOTTE STORMWATER UTIL	941-743-1914	103.10	23.71

**TOTAL ASSESSMENTS: \$306.50**

**TOTAL COMBINED TAXES AND ASSESSMENTS: \$527.76**

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

**CHARLOTTE COUNTY**

10008923968

**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:** 412127331002

**Owner Information:** GRINDSTONE PARTNERS LLC  
4309 CRAYTON RD  
NAPLES, FL 34103

**Property Address:** 15535 BRAINBRIDGE 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

\$506.65 Paid

## Paying Your Bill - Save Time Pay Online

### Payment Options

#### Online E-Checks with NO CHARGE:

Pay your taxes with a check  
online: [taxcollector.charlottecountyfl.gov](http://taxcollector.charlottecountyfl.gov)

#### Credit Cards/Debit Cards (Over the Counter or Online Payments)

Pay your taxes by Credit Card/Debit Cards. An additional 2.5% convenience fee or a minimum transaction fee of \$2.50 will be incurred for Visa, MasterCard, Discover, and American Express.

#### Bill Pay/from your Bank Account:

Create a payee for the Charlotte County Tax Collector as your bank instructs. Include your tax account number and initiate your payment with sufficient lead time for it to settle in our account by the due date.

#### In Person:

Visit any office location. Bring your tax notice with payment by Cash, Check, Money Order, Debit Card, (PIN required), and all major credit cards accepted.

#### NEW! GO PAPERLESS!

Receive next year's property tax bill via email. Sign up today at [taxcollector.charlottecountyfl.gov](http://taxcollector.charlottecountyfl.gov)

#### Mail Payments to

**Charlotte County Tax Collector, 18500 Murdock Circle, Port Charlotte, FL 33948**

Use the enclosed envelope and detach the lower portion of your tax notice and return it with your payment. Write your Parcel ID number on the bottom of your check. The Postmark will determine the appropriate discount for the current Nov-March bill and your cancelled check will be your receipt. Make checks or money order **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\***

**ALL POSTDATED CHECKS WILL BE RETURNED**

## Important Information - Please Read

- Ad Valorem & Non Ad Valorem Assessments are due November 1st. Early payment **discounts** made before delinquency date are determined by postmark and shall be at the rate of 4% in November, 3% in December, 2% in January, 1% in February, and 0% in March. Taxes become delinquent April 1st. If the postmark indicates your payment was mailed on or after April 1st (delinquent date), the amount due is determined by the date your payment is **RECEIVED** in the office by close of business by the Tax Collector. A certificate will be sold by June 1st.
- If you have sold the property described on this bill, please send this bill to the new owners or return it to the Tax Collector's Office immediately. If you sold the tangible personal property, but were the owner on January 1st of the tax year, you are responsible for the taxes due. If tangible personal property taxes are not paid a collection warrant will be issued.
- **Partial Payments** per Florida Statute 197.374 for current year taxes are permitted under certain circumstances. Additional fees and loss of discount will apply. For more information including qualifications, please call (941) 743-1350
- Escrowed taxes are requested by an escrow company. This will be noted at the bottom of your notice, **THIS IS NOT A BILL-DO NOT PAY** (Your bill has been forwarded to your escrow agent). If your notice has this message and your taxes are escrowed, you do not need to do anything - the notice is your record. If your taxes are not escrowed through a mortgage company but your notice has that message, you can pay your taxes. If your taxes are escrowed but your notice does not indicate the words DO NOT PAY, you need to contact your mortgage company.
- Taxes become delinquent April 1st, with a 3% minimum mandatory charge, plus any additional fees. If you have the following statement on the front of your bill: **\*Prior Year Taxes Due\*** this indicates that this account has delinquent taxes to be paid. Failure to pay the amounts due will result in an advertising charge and a Tax Certificate being issued against the property with additional fees. Continued non-payment of prior years' taxes could result in the loss of your property.
- **Tax Collector** is responsible for the preparation and mailing of tax notices based on information contained on the current tax roll certified by the Property Appraiser and Non-Ad Valorem assessments provided by the levying authorities. Call (941) 743-1350
- **Property Appraiser** is responsible for the preparation of the current ad valorem tax roll, assessed value, exemptions, taxable value, assessed owner(s) name and address, address changes, and legal property description. Call (941) 743-1593 for the Property Appraiser's Office.
- **The Taxing Authorities** are responsible for setting Ad Valorem Millage Rates. (Phone numbers provided on the front of bill)
- **The Levying Authorities** are responsible for setting Non-Ad Valorem Assessments. (Phone numbers provided on the front of bill)

**\*Please detach and return this bottom part with your payment\***

### Office Locations

Punta Gorda- 410 Taylor St.  
Englewood - 6868 San Casa Dr  
Murdock - 18500 Murdock Cir 2nd Floor  
Port Charlotte - 21229 Olean Blvd Ste B



**CHARLOTTE COUNTY PROPERTY APPRAISER**  
PAUL L. POLK, CFA, AAS, RES

## Property Record Information for 412127331002

The Charlotte County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.  
If a discrepancy is discovered in your property's records, or those of another, please bring it to our attention immediately.

### Owner:

GRINDSTONE PARTNERS LLC  
4309 CRAYTON RD  
NAPLES, FL 34103

Ownership current through: 7/23/2025

### Property Location:

**Property Address:** 15535 BRAINBRIDGE CIR  
**Property City & Zip:** PORT CHARLOTTE 33981  
**Business Name:**

### General Parcel Information

<b>Taxing District:</b>	006
<b>In City of Punta Gorda:</b>	NO
<b>Current Use:</b>	VACANT RESIDENTIAL
<b>Future Land Use (Comp. Plan):</b>	Low Density Residential
<b>Zoning Code:</b>	RSF3.5
<b>Market Area / Neighborhood / Subneighborhood:</b>	02/04/00
<b>Map Number:</b>	3B27S
<b>Section/Township/Range:</b>	27-41-21
<b>SOH Base Year:</b>	
<b>Waterfront:</b>	NO

### Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sales code
12/7/2015	4035/1981	2401376	\$13,300	VACANT
5/6/2008	3290/46	1764122	\$11,000	VACANT
7/1/2003	2280/1626	1071020	\$15,000	VACANT

Click on the book/page or the instrument number to view transaction document images on the Clerk of the Circuit Court's web site.

Click on Qualification/Disqualification Code for a description of the code. Codes are not available prior to 2003.

### FEMA Flood Zone (Effective 12/15/2022)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0214G	OUT	IN	8AE	12015C	Outside of CBRA Zone	120061	8 NAVD88	

\*If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below. Flood term definitions.

For more information, please contact Building Construction Services at 941-743-1201.

### 2024 Certified Tax Roll Values, as of January 1, 2024

Approach	County	City	School	Other
<b>Certified Just Value</b> ( <u>Just Value reflects 193.011 adjustment.</u> ):	\$20,400	\$20,400	\$20,400	\$20,400
<b>Certified Assessed Value:</b>	\$10,183	\$10,183	\$20,400	\$10,183



<b>Certified Taxable Value:</b>	\$10,183	\$10,183	\$20,400	\$10,183
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#### Land Information

<b>Line</b>	<b>Description</b>	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>	<b>Unit Type</b>	<b>Units</b>	<b>Acreage</b>	<b>Land Value</b>
1	PCH 082 4454 0009	0000	RSF3.5	LOT	1	0	\$24,000

\*Land Value does not include 193.011 adjustment.

Land Value may be adjusted due to scrub jay habitat. You can access [the Board of County Commissioner's website](#) to determine if this parcel is within scrub jay habitat. For more information on scrub jay habitat within Charlotte County, see the [County's Natural Resources web site](#).

#### Legal Description:

<b>Short Legal:</b> PCH 082 4454 0009	<b>Long Legal:</b> PORT CHARLOTTE SEC82 BLK4454 LT 9 569/98 2280/1626 3290/46 4035/1981
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Data Last Updated: 8/13/2025- Printed On: 8/13/2025.

This Instrument Prepared By and Return To:  
Jeannie Stambaugh  
FLORIDA ABSTRACT & SECURITY TITLE CORPORATION  
2575 Tamiami Trail  
Port Charlotte, Florida 33952  
Our File No.: T15-1138  
Property Appraisers Parcel Identification (Folio) Number: 412127331002  
Florida Documentary Stamps in the amount of \$93.10 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

## WARRANTY DEED

THIS WARRANTY DEED, made the 11<sup>th</sup> day of December, 2015 by EDWARD M. FRANZONI, JR, whose post office address is 1683 Route 88, Brick, NJ 08724 herein called the Grantor, to GRINDSTONE PARTNERS, LLC, A Florida Limited Liability Co whose post office address is 4309 Crayton Road, Naples, FL 34103, hereinafter called the Grantee:

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

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of \$13,250.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in CHARLOTTE County, State of Florida, viz.:

Lot 9, Block 4454, PORT CHARLOTTE SUBDIVISION, SECTION 82 according to the plat thereof, recorded in Plat Book 6, Pages 52A thru 52M, of the Public Records of CHARLOTTE County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2016 and thereafter.

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

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

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

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

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

Signed, sealed and delivered in the presence of TWO DIFFERENT WITNESSES

Witness #1 Signature

Stanley Witkowski

Witness #1 Printed Name

Keri Ferraioli

Witness #2 Signature

Keri Ferraioli

Witness #2 Printed Name

STATE OF NEW JERSEY  
COUNTY OF CLERK

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of December, 2015 by EDWARD M. FRANZONI, JR who is personally known to me or has produced \_\_\_\_\_ as identification and who did not take an oath.

SEAL

ROBERT MACEJKA JR  
Notary Public

State of New Jersey

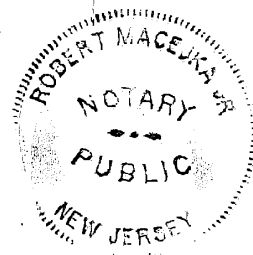
My Commission Expires May 16, 2020

Notary Public

Robert Macejka Jr  
Printed Name

My commission expires:

5/16/2020

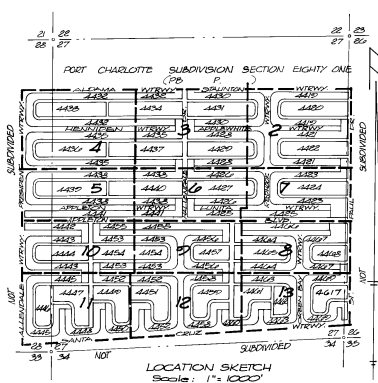


# PORT CHARLOTTE SUBDIVISION

## SECTION EIGHTY TWO

A SUBDIVISION IN SECS. 26, 27 & 28 TWP. 41S. R5E. 21E.  
CHARLOTTE COUNTY, FLORIDA

BISCAYNE ENGINEERING COMPANY  
CIVIL ENGINEERS  
MIAMI, FLORIDA  
SCALE: 1"=100'  
JULY 1960  
ORDER NO. 32540  
F.B. NO. 1147



Engineer's Note:  
All radii are 25 feet unless otherwise shown.  
① Indicates Permanent Reference Monuments.  
PRM's are 4"x4"x2' concrete monuments.  
PRM's at block corners, one of the intersection of block lines extended.  
The bearings shown refer to an assumed meridian.  
Dimensions on corner lots are to the intersection of block lines extended unless otherwise shown.

### DESCRIPTION

A portion of Sections 26, 27 and 28, Township 41 South, Range 21 East, Charlotte County, Florida, being more particularly described as follows: Beginning at a point on the West line of said Section 27, said point being 522.08 feet south of the northwest corner of said Section 27, said point also lying on the southern boundary of PORT CHARLOTTE SUBDIVISION SECTION EIGHTY ONE, according to the plat thereof as recorded in Plat Book \_\_\_\_\_ at Page \_\_\_\_\_ of the Public Records of Charlotte County, Florida. Thence run N 89°18'32"E along the southern boundary line of said PORT CHARLOTTE SUBDIVISION SECTION EIGHTY ONE, a distance of 524.53 feet to a point on the East line of said Section 27, said point being 525.08 feet south of the northeast corner of said Section 27. Thence continue N 89°18'32"E a distance of 25 feet to a point, said point being the southeast corner of said PORT CHARLOTTE SUBDIVISION SECTION EIGHTY ONE. Thence run S 29°11'58"E, a distance of 410.773 feet to a point. Thence run S 89°31'50"W a distance of 107.84 feet to a point on the East line of said Section 27, said point being 520.08 feet north of the southeast corner of said Section 27. Thence continue S 89°31'50"W a distance of 10.00 feet to a point. Thence run S 84°23'37"W, a distance of 524.16 feet to a point on the West line of said Section 27, said point being 520.46 feet north of the southwest corner of said Section 27. Thence continue S 84°23'37"W, a distance of 594 feet to a point. Thence run N 89°15'43"W, a distance of 473.54 feet to a point. Thence run N 72°12'28"W a distance of 444.92 feet to a point, said point being the southwest corner of said PORT CHARLOTTE SUBDIVISION SECTION EIGHTY ONE. Thence run N 89°18'32"E, along the southern boundary of PORT CHARLOTTE SUBDIVISION SECTION EIGHTY ONE, a distance of 520.42 feet to the Point of Beginning, containing 582.81 acres, more or less.

TOTAL LOTS PLATTED: 1560

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation, authorized to do business in Florida, the owner of the herein described lands has caused this plat of PORT CHARLOTTE SUBDIVISION SECTION EIGHTY TWO to be made and does hereby dedicate to the perpetual use of the public all Avenues, Place Boulevard, Drives, Roads, Circles, and Waterways shown hereon. The easements hereinafter described are expressly reserved to GENERAL DEVELOPMENT CORPORATION, its affiliates, successors or assigns, for the purposes expressed. A 10 foot easement of the rear of each lot and a 6 foot easement of each side lot line for the installation and maintenance of underground and overhead utilities and for surface drainage by swale or underground provisions and for any purpose consistent with good practice for the development of this project, except that use of easements along side lot lines shall be limited to one side of any one lot, side lot lines coincident with street right-of-way lines shall contain no easements and where more than one lot is intended as a building site the outside boundaries of said building site shall carry said side easements. A 20 foot maintenance easement shall be reserved for GENERAL DEVELOPMENT CORPORATION or its assigns, of the lot lines abutting to and adjacent to all canals, waterways and drainage rights-of-way. IN WITNESS WHEREOF: GENERAL DEVELOPMENT CORPORATION has caused this dedication to be signed by its President and its corporate Seal affixed by its Secretary this 29 day of August, AD 1960.

GENERAL DEVELOPMENT CORPORATION

Attest: E. J. Mackle Secy By: E. J. Mackle Pres  
E. J. Mackle, Jr.

### ACKNOWLEDGEMENT

STATE OF FLORIDA SS I HEREBY CERTIFY: That on this day personally appeared before me E. J. Mackle, Jr. and E. J. Mackle, President and Secretary, respectively, of GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation, authorized to do business in Florida, to me well known to be the persons described in and who executed the foregoing dedication and they acknowledged the same to be their free act and deed as such officers for the use and purposes therein set forth and that they affixed thereto the official seal of said corporation and that said dedication is the act and deed of said corporation. WITNESS my hand and official seal of Miami, said County and State, this 29 day of August, AD 1960.

My Commission expires 7/13/63 Costume Rammel  
Notary Public State of Florida at Large

### APPROVALS

This plat was accepted this 12th day of Nov, AD 1960, in open meeting of the Board of County Commissioners of Charlotte County, Florida.

County Attorney: Earl S. Farr Chairman: James Miller  
County Engineer: \_\_\_\_\_ Attest Clerk: J. J. Lawrence

I HEREBY CERTIFY: That this plat of PORT CHARLOTTE SUBDIVISION SECTION EIGHTY TWO has been examined by me and from my examination I find that said plat complies in form with the requirements of Chapter 12875, Laws of Florida, Acts of 1925. I FURTHER CERTIFY: That said plat was filed for record on 16th day of Nov, AD 1960 and was duly recorded in Plat Book 6 of Pages 52-A through 52-M of the Public Records of Charlotte County, Florida.

J. J. Lawrence  
Clerk of the Circuit Court in and for Charlotte County, Florida.

WE HEREBY CERTIFY: That this plat of PORT CHARLOTTE SUBDIVISION SECTION EIGHTY TWO is a true and correct representation of the land according to a recent survey made and plotted under our direction and that the Permanent Reference Monuments (PRM's) have been set in accordance with the provisions of Chapter 12875, Laws of Florida, Acts of 1925.

BISCAYNE ENGINEERING COMPANY

By: J. J. Bernhart Pres  
Registered Engineer No. 145  
Registered Surveyor No. 46  
STATE OF FLORIDA

EX-100 (10-1-1) 1957

W. 662147-40

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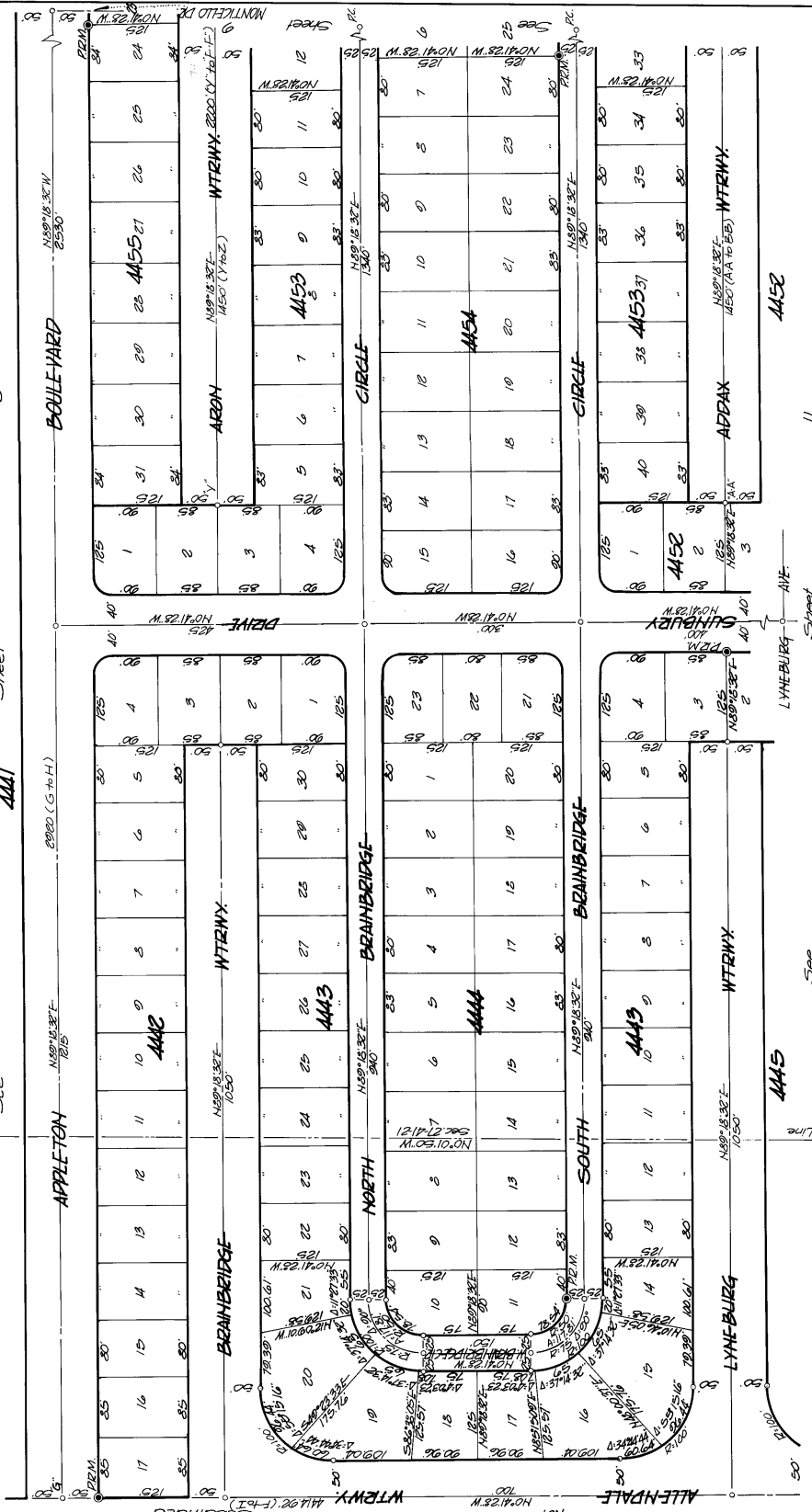
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SHEET 1 OF 13 SHEETS



# PORT CHARLOTTE SUBDIVISION

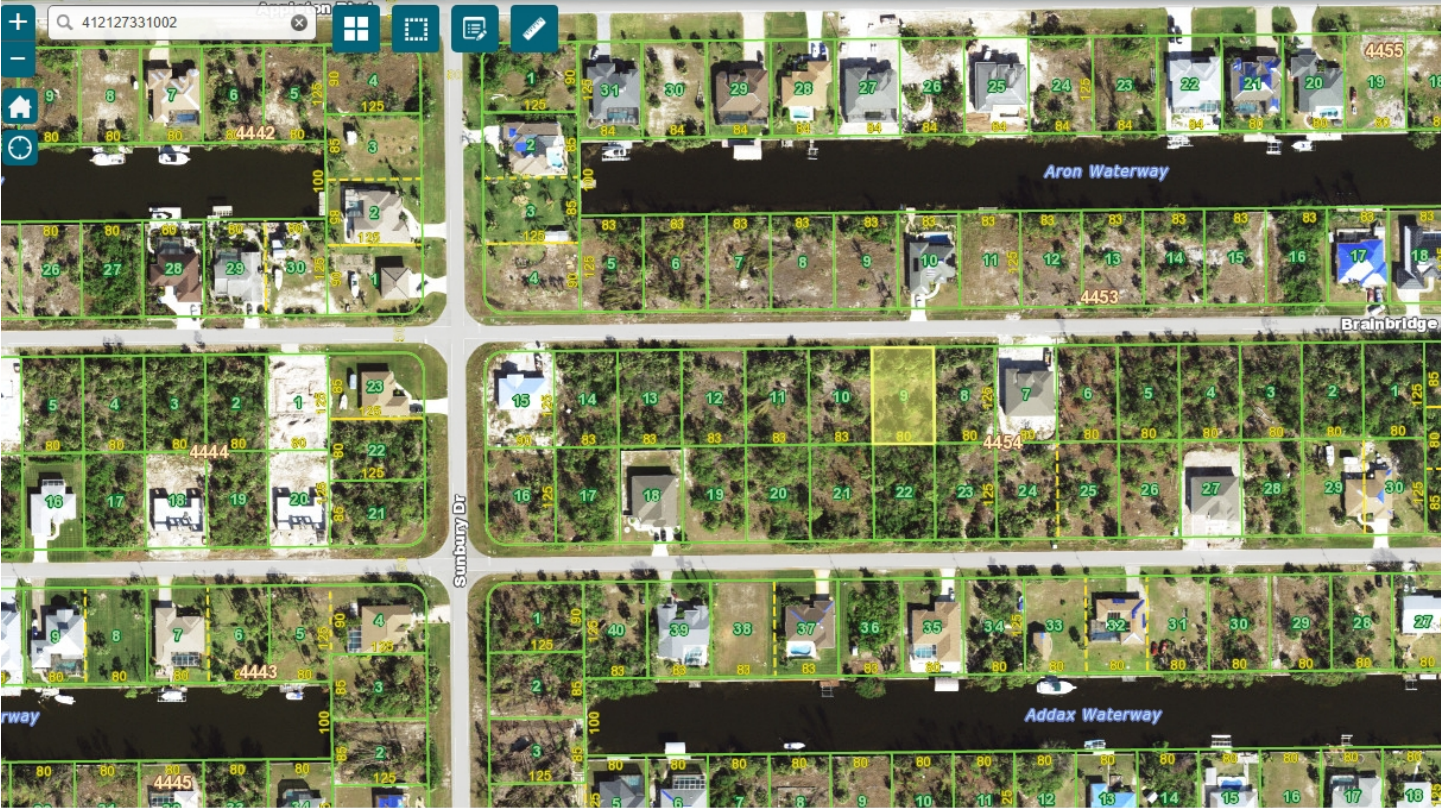
## SECTION EIGHTY TWO


A SUBDIVISION IN SECS. 26, 27 & 28 TWP. 15S. RANGE 21E. CHARLOTTE COUNTY - FLORIDA

ORDER NO. 30540  
F.B. NO. 1147  
BISCAYNE ENGINEERING COMPANY  
CIVIL ENGINEERS  
MIAMI - FLORIDA  
SCALE - IN FEET



SCALE - 1"=100'  
JULY, 1960



 Options ▾ ☒ Clear Selection Buffer ▾ Mailing Labels ▾

Property Ownership

Parcel ID	Owners Name	Mailing Address	Suite	City
<a href="#">412127331002</a>	GRINDSTONE PARTNERS LLC	4309 CRAYTON RD		NAPLES