

TitleExpress®

A service of Grant Street Group

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At the request of the County Tax Collector for Brevard County, FL, a search has been made of the Public Records for the following described property:

Account #	Parcel ID	Property Address
2311948	23-35-26-00-291	UNKNOWN

Legal Description

ADVERSE POSSESSION CLAIM EXISTS NE 1/4 & NW 1/4 OF NW 1/4 OF NE 1/4 OF NW 1/4 EX N & W 30 FT



Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2022 - 2083	\$4,340	No	No	No

Owner of Record on Current Tax Roll
THOMAS M MC GRATH

Billing Name & Address

922 HILLS CREEK RD
WELLSBORO PA 16901-7122

PROPERTY INFORMATION REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date: 10/14/2024 **Search covers** **20 years** **through:** 09/30/2024

James Bennett
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER**Name & Address of Record**

THOMAS M. MCGRATH
P.O. BOX 317
PLUCKEMIN NJ 07978

THOMAS M MC GRATH
922 HILLS CREEK RD
WELLSBORO PA 16901-7122

Document

Warranty Deed
Bk:2385 Pg:33

Examiner Comments**Related Documents (for Reference)**

None found.

MORTGAGE HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

LIEN HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

OTHER PARTIES**Name & Address of Record**

None found.

Document**Examiner Comments**

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser