



PROPERTY INFORMATION REPORT

CERTIFICATE NO: TX25-0241

CERTIFIED TO: CHARLOTTE COUNTY TAX COLLECTOR

7, 2025

SEARCH DATE: 20 years up to April 17, 2025

N:

PARCEL I.D. NO.: 402102227014

Lot 2, Block 2081, PORT CHARLOTTE SUBDIVISION, SECTION 30, according to the plat thereof, recorded in Plat Book 5, Pages 23A thru 23F, of the Public Records of Charlotte County, Florida.

TO: CLERK OF COURT

ISSUED in connection with APPLICATION FOR TAX DEED pursuant to Chapter 197.502 (4) 1985 Florida Statutes, the following are names and addresses of the persons the Clerk is required to notify pursuant to Chapter 197.522 Florida Statutes, prior to sale of property as per Florida Department of Revenue Rule 12D-13.60:

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

✓
VADIM FRENKEL and IRINA FRENKEL

ADDRESS: 2255 Commonwealth Avenue, Newton, MA 02466

DEED ADDRESS, IF DIFFERENT: c/o New Vista Properties, Inc., 15500 New Barn Road, Suite 100, Miami Lakes, FL 33014 *Union/Adela*

PROPERTY ADDRESS:

2024 TAXES in the amount of: \$433.20

CURRENT ASSESSED VALUE

\$5,657.00 ✓

HOMESTEAD EXEMPTION: NO ✓

UNPAID OR OMITTED YEARS:

2022, 2023 & 2024

OUTSTANDING CERTIFICATES:

23-00178 & 24-00145

AND SAID PROPERTY IS SUBJECT TO THE FOLLOWING ENCUMBRANCES, IF ANY:

NONE

This is to certify that the legal description and the above information are correct as required under Chapter 197 Florida Statutes. This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

FLORIDA ABSTRACT & SECURITY TITLE CORPORATION

2575 Tamiami Trail

Port Charlotte, Florida 33952

PHONE: (941) 743-7041 FAX: (941) 624-5362

Countersigned:

A. Miles Krotzer

A. Miles Krotzer, Vice President

DATE: April 21, 2025

ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLA.

2025 MAY 15 AM 8:20

FILED

Rec #100
Doc #119.70
R.V.
#34

This Instrument Prepared by and Return to:

McKinley, Ittersagen, Gunderson & Berntsson
18401 Murdock Circle
Port Charlotte, Florida 33948

BARBARA T. SCOTT, CLERK
CHARLOTTE COUNTY
OR BOOK 02536
PG 1870 (1 Pg(s))
FILE NUMBER 1248359
RECORDED 08/27/2004 02:27:05 PM
RECORDING FEES 10.00
DEED DOC 119.70

Property Appraisers Parcel I.D. Number: 0033321-000100-2

File No: 20044117AR

WARRANTY DEED
(CORPORATION)

This Warranty Deed Made the 6th day of August, 2004, by
NEW VISTA PROPERTIES, INC., a Florida corporation, and having its place of business at 15500
New Barn Road, Ste. 100, MIAMI LAKES, Florida 33014, hereinafter called the grantor, and

VADIM FRENKEL and IRINA FRENKEL, whose post office address is: c/o New Vista Properties,
15500 New Barn Road, Ste. 100, Miami Lakes, Florida 33014, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable
considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises,
releases, conveys and confirms unto the grantee, all that certain land situate in Charlotte County, Florida, viz:

Lot 2, Block 2081, PORT CHARLOTTE SUBDIVISION, SECTION 30, a subdivision
according to the plat thereof, recorded in Plat Book 5, Pages 23A through 23F, of the
Public Records of Charlotte County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes for the year
2004 and subsequent years.

Grantor herein covenants that the above-described property is vacant, unimproved land
and is not contiguous to Grantor's homestead or residence.

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; that the grantor hereby fully warrants the title to said land and
will defend the same against the lawful claims of all persons whomsoever.

(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and
assigns of individuals, and the successors and assigns of corporation.)

In Witness Whereof, the Grantor has caused these presents to be executed in its name, and its corporate seal to be
hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: [Signature]

Printed Name: Vadim Frenkel

Witness Signature: [Signature]

Printed Name: Melissa Compton

STATE OF Florida
COUNTY OF MIAMI-Dade

The foregoing instrument was acknowledged before me this 5 day of August, 2004, by
Maria Merlo as Recording Officer of NEW VISTA PROPERTIES, INC., a
Florida corporation, on behalf of the corporation. He/she is personally known to me or who has produced driver
license(s) as identification.

NEW VISTA PROPERTIES, INC.

By: [Signature]
Maria Merlo
Recording Officer

Printed Name: [Signature]

Notary Public

Serial Number

My Commission Expires:



Melissa Compton
Commission #DD330688
Expires: Jun 20, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

IMAGED IN PG