



# PROPERTY INFORMATION REPORT

CERTIFICATE NO: TX25-0247

CERTIFIED TO: CHARLOTTE COUNTY TAX COLLECTOR

April 7, 2025

SEARCH DATE: 20 years up to April 17, 2025

ION:

PARCEL I.D. NO.: 412015157002

Lot 772, ROTONDA HEIGHTS, according to the plat thereof, recorded in Plat Book 8, Pages 26A thru 26Z, 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:

**TOTAL DEVELOPMENT GROUP, INC., a Florida Corporation**

ADDRESS: 2602 Lafayette Avenue, Winter Park, FL 32789

*orange additional address  
TC letter, per*

DEED ADDRESS, IF DIFFERENT:

PROPERTY ADDRESS:

2024 TAXES in the amount of: **\$535.95**

CURRENT ASSESSED VALUE **\$19,551.00** /

HOMESTEAD EXEMPTION: NO /

UNPAID OR OMITTED YEARS: **2022, 2023 & 2024**

OUTSTANDING CERTIFICATES: **23-07265 & 24-06635**

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

25 MAY 15 AM 8:30

FILED



# Charlotte County Tax Collector

Vickie L. Potts

[taxcollector.charlottecountyfl.gov](http://taxcollector.charlottecountyfl.gov)

May 2, 2025

Honorable Roger D. Eaton  
Clerk of Circuit Court  
18500 Murdock Circle  
Port Charlotte, FL 33948

RE: Parcel Number: 412015157002 (TD25-0247)

Dear Sir or Madam:

Here is an additional address for the above referenced account 3185 S Conway Road, Orlando, FL 32812. Please send a notification to this address.

Thank you,

Vickie L Potts,  
Tax Collector, CFC  
by Kim Barkley

ROGER D. EATON  
CLERK OF CIRCUIT COURT  
CHARLOTTE COUNTY FLA

2025 MAY 15 AM 8:29

FILED

Prepared by and return to  
Ronnie Henderson, Esq  
Ronnie Henderson, P A  
13538 Village Park Drive Suite 245  
Orlando, FL 32837  
(407) 855 1600  
File No 22 0422 27P

Parcel Identification No 412015157002

(Space Above This Line For Recording Data)

## WARRANTY DEED

(STATUTORY FORM - SECTION 689.02 F.S.)

This indenture made the 10 day of June, 2022 between John Abbott, an unmarried man, whose post office address is 175 East Hilo Street, Naples, FL 34113, Grantor, to Total Development Group inc, a Florida Corporation, whose post office address is 2602 Lafayette Avenue, Winter Park, FL 32789, Grantee

Witnesseth, that said Grantor, for and in consideration of the sum of TWENTY FOUR THOUSAND FIVE HUNDRED AND 00/100 (U S \$24,500 00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Charlotte, Florida, to wit

Lot 772, ROTONDA HEIGHTS, according to plat thereof as recorded in Plat Book 8, Pages 26A through 26Z, of the Public Records of Charlotte County, Florida

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

Subject to taxes for 2021 and subsequent years, not yet due and payable, covenants, restrictions, easements, reservations and limitations of record, if any

TO HAVE AND TO HOLD the same in fee simple forever

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever

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

2025 MAY 15 AM 8:30

FILED

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written

Signed sealed and delivered in our presence

Print Name

Edward D. Cupero

John Abbott

Print Name

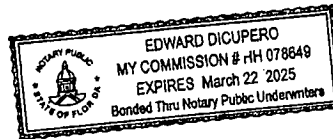
Scott Ketchum

STATE OF Florida  
COUNTY OF collins

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6 day of June, 2022, by John Abbott

Signature of Notary Public

Print Type/Stamp Name of Notary



Personally Known ☒ OR Produced Identification ☐

Type of Identification

Produced

2025 MAY 15 AM 8:30  
ROGER B. EATON  
CLERK OF CIRCUIT COURT  
CHARLOTTE COUNTY FLA

FILED