



PROPERTY INFORMATION REPORT

CERTIFICATE NO: TX25-0266

CERTIFIED TO: CHARLOTTE COUNTY TAX COLLECTOR

April 15, 2025

SEARCH DATE: 20 years up to April 17, 2025

LEGAL DESCRIPTION:

PARCEL I.D. NO.: 422329107003

Lot 10, Block 313, PUNTA GORDA ISLES, SECTION 16, according to the plat thereof, recorded in Plat Book 8, Pages 27A thru 27O, 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:

✓
JEAN PRASHAD, Trustee of the ROY R. PRASHAD LIVING TRUST ESTATE AGREEMENT Dated October 17, 1997

ADDRESS: 79-04 153rd Avenue, Howard Beach, NY 11414-1746

DEED ADDRESS, IF DIFFERENT:

PROPERTY ADDRESS:

2024 TAXES in the amount of: **\$434.69**

CURRENT ASSESSED VALUE **\$8,976.00 ✓** HOMESTEAD EXEMPTION: **NO ✓**

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

OUTSTANDING CERTIFICATES: **23-11504 & 24-11034**

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

FILED
2025 MAY 15 AM 8:36
ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLA.

WARRANTY DEED

This instrument Prepared by: JACQUELYNNE M. HOWELL
GULF COAST TITLE INSURANCE AGENCY, INC.
2450 TAMiami TRAIL, SUITE B
PORT CHARLOTTE, FLORIDA 33952 (813) 624-2535

90-975A

Return To:
Gulfcoast Title
2450 Tamiami Trail, Suite B
Port Charlotte, FL 33952

RECORD VERIFIED By: [Signature] T. Scott, Clerk
By: [Signature] DO

Documentary Tax Paid 35.75
Intangible Tax Paid
[Signature] Clerk, Charlotte County
[Signature] S.C.

90 JUL 19 PM 12:25

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SPACE ABOVE THIS LINE FOR RECORDING DATA

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This Warranty Deed Made the 26th day of April A.D. 19 90 by
ROBERT E. KELLER AND DOROTHEA J. KELLER, HUSBAND AND WIFE

hereinafter called the grantor, to
ROY PRASHAD, TRUSTEE

whose post office address is: 3937 San Pietro Court
Punta Gorda, FL 33950

hereinafter called the grantee: Grantees' SSN:

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and their 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 & NO/100 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, Florida, viz: Parcel Identification Number: 95260-297800-9

Lot 9, Block 313, PUNTA GORDA ISLES, Section 16, according to the plat thereof as recorded in Plat Book 8, Pages 27A thru 27D inclusive, in the Public Records of Charlotte County, Florida.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

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; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature] Marie Caccos
[Signature] Linda Caccos

[Signature] Robert E. Keller
ROBERT E. KELLER
[Signature] Dorothea J. Keller
DOROTHEA J. KELLER

(TWO SEPARATE WITNESSES REQUIRED)

STATE OF NEW YORK
COUNTY OF [Signature]

I HEREBY CERTIFY that on this day, before me, an officer

duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

ROBERT E. KELLER AND DOROTHEA J. KELLER, HUSBAND AND WIFE

to me known to be the person(s) described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 26th day of April

REC'D JUL 19 1990

FRANCES A. MARINO

Notary Public, State of New York

Qualified in Onondaga Co. No. 4799033

MY COMMISSION Expires 30, 1992

(SEAL)

Notary Public

2025 MAY 15 AM 8:35

FILED