



PROPERTY INFORMATION REPORT

CERTIFICATE NO: TX25-0287

CERTIFIED TO: CHARLOTTE COUNTY TAX COLLECTOR

ORDER DATE: April 17, 2025

SEARCH DATE: 20 years up to April 21, 2025

LEGAL DESCRIPTION:

PARCEL I.D. NO.: 412304132001

Lot 1, WYCHEWOOD SHORES, according to the plat thereof, recorded in Plat Book 4, Page 25, 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 JEAN PRASHAD LIVING TRUST Dated October 17, 1997 ✓

ADDRESS: 7904 153rd Avenue, Howard Beach, NY 11414-1746 ✓

DEED ADDRESS, IF DIFFERENT:

PROPERTY ADDRESS: 2803 Riverside Drive, Punta Gorda, FL 33950 ✓

2024 TAXES in the amount of: **\$1,166.38**

CURRENT ASSESSED VALUE **\$59,802.00 ✓** HOMESTEAD EXEMPTION: **NO ✓**

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

OUTSTANDING CERTIFICATES: **23-09670 & 24-09104**

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

CLERK OF COURT
CHARLOTTE COUNTY, FLA
RECEIVED
MAY 22 2025

2025 MAY 22 PM 12:41

FILED

DATE: April 28, 2025

Index

BARBARA F. SCOTT, CLERK
CHARLOTTE COUNTY
OR BOOK 02278 PAGE 1155
RECORDED 07/31/2003 03:42:49 PM
FILE NUMBER 1069851
RECORDING FEES 19.50
INDEX FEES 1.00
DEED DUC 0.70

1950

FILED
MAY 22 PM 12:
ROGERD EATON
CLERK OF CIRCUIT CO
ILLINOIS COUNTY

Witnesseth:

That the Grantor, for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration, to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying in CHARLOTTE County, Florida, to wit:

Various lots listed and described in Exhibit "A" attached hereto and made a part thereof.

This deed is executed subject to restrictions, reservations and easements of record and taxes for the current year.

TO HAVE AND TO HOLD, this real estate in fee simple to the grantee and the grantee's heirs, successors, and assigns, forever, with the appurtenances

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 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, 2002, and easements and restrictions of record, if any, but this reference to said restrictions shall not serve to reimpose the same.

It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made, and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of being only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in his own right, but solely in the exercise of powers conferred upon him as Trustee and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the Trustee or any of the beneficiaries under said Trust Agreement on account of this instrument.

IMAGED L.T.

This document has been prepared without the benefit of a title examination.

FURTHER, GRANTOR herein, being first duly sworn by the undersigned and by execution hereof, deposes and says: that the named Declaration of Trust set forth above, remains in full force and effect, never having been terminated and/or revoked. That said Declaration of Trust provides that the Trustee shall have the express power to sell, assign, exchange, convey and otherwise transfer any part or all of the property held under the terms of the trust at such times and upon such terms and conditions as the trustee may determine prudent and for the best interest of the trust estate and to receive and receipt for the proceeds of the sale. Further, that the property is not considered homestead property of the grantor or its beneficiaries under the meaning of the laws of the State of Florida.

IN WITNESS WHEREOF, the said grantor has hereunto set grantor's hand and seal the day and year first above written:

Signed, sealed and delivered
in our presence:

(1) Shelia Acham
Signature of First Witness
Printed Name: SHELIA ACHAM

Roy R. Prashad
Roy R. Prashad, Trustee

(2) Rita Shafek
Signature of Second Witness
Printed name: RITA SHAFEEK

Jean Prashad
Jean Prashad, Trustee

STATE OF
COUNTY OF QUEENS

I HEREBY CERTIFY that on this date, before me, an officer duly qualified in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Roy R. Prashad and Jean Prashad Co-trustees under an unrecorded Trust Agreement dated 10/17/97 known as the Living Trust of Jean Prashad who executed the foregoing instrument in his/her/their personal or authorized representative capacity(ies) indicated above, and

[] who is personally known to me by ongoing acquaintance of 12 years/months, or

[X] who has produced their P62373642 as identification, D/Lic.

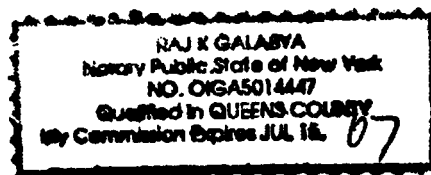
WITNESS my hand and official seal in the County and State last aforesaid this 17th day of July, 2003

(NOTARY SEAL)

My commission expires:
My commission number

[Signature]
Notary Public

Printed Notary Signature



POWER OF ATTORNEY
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLA

2025 MAY 22 PM 12:21

FILED

EXHIBIT A

Lot 31, Block B, WATERWAY COLONY, according to the map or plat thereof as recorded in Plat Book 7, Page 52, Public Records of Charlotte County, Florida.

Lot 32, Block B, WATERWAY COLONY, according to the map or plat thereof as recorded in Plat Book 7, Page 52, Public Records of Charlotte County, Florida.

Lot 1, WYCHEWOOD SHORES, according to the map or plat thereof as recorded in Plat Book 4, Page 25, Public Records of Charlotte County, Florida.

Lot 2, WYCHEWOOD SHORES, according to the map or plat thereof as recorded in Plat Book 4, Page 25, Public Records of Charlotte County, Florida.

Lot 3, WYCHEWOOD SHORES, according to the map or plat thereof as recorded in Plat Book 4, Page 25, Public Records of Charlotte County, Florida.

Lot 10, Block 264, PUNTA GORDA ISLES SECTION 15, according to the map or plat thereof as recorded in Plat Book 8, Page 20, Public Records of Charlotte County, Florida.

Lot 13, Block 291, PUNTA GORDA ISLES SECTION 15, according to the map or plat thereof as recorded in Plat Book 8, Page 20, Public Records of Charlotte County, Florida.

Lot 25, Block 288, PUNTA GORDA ISLES SECTION 15, according to the map or plat thereof as recorded in Plat Book 8, Page 20, Public Records of Charlotte County, Florida.

Lot 29, Block 260, PUNTA GORDA ISLES SECTION 15, according to the map or plat thereof as recorded in Plat Book 8, Page 20, Public Records of Charlotte County, Florida.

Lot 22, Block 317, PUNTA GORDA ISLES SECTION 16, according to the map or plat thereof as recorded in Plat Book 8, Page 27, Public Records of Charlotte County, Florida.

Lot 24, Block 317, PUNTA GORDA ISLES SECTION 16, according to the map or plat thereof as recorded in Plat Book 8, Page 27, Public Records of Charlotte County, Florida.

Lot 26, Block 589, PUNTA GORDA ISLES SECTION 20, according to the map or plat thereof as recorded in Plat Book 11, Page 2, Public Records of Charlotte County, Florida.

Lot 6, Block 738, PUNTA GORDA ISLES SECTION 23, according to the map or plat thereof as recorded in Plat Book 12, Page 2, Public Records of Charlotte County, Florida.

Lot 26, Block 657, PUNTA GORDA ISLES SECTION 23, according to the map or plat thereof as recorded in Plat Book 12, Page 2, Public Records of Charlotte County, Florida.

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20 MAY 2 PM 12:41
CLERK OF DISTRICT COURT
CHARLOTTE COUNTY, FLA

Lot 27, Block 657, PUNTA GORDA ISLES SECTION 23, according to the map or plat thereof as recorded in Plat Book 12, Page 2, Public Records of Charlotte County, Florida.

Lot 5, Block 2555, PORT CHARLOTTE SECTION 29, according to the map or plat thereof as recorded in Plat Book 5, Page 22, Public Records of Charlotte County, Florida.

Lot 46, Block 3477, PORT CHARLOTTE SECTION 74, according to the map or plat thereof as recorded in Plat 6, Page 32, Public Records of Charlotte County, Florida.

FILED
2025 MAY 22 PM 12:41
ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLA