



PROPERTY INFORMATION REPORT
CERTIFICATE NO: TX25-0289

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.: 422302405012

Lots 1 and 2, Block 108, TROPICAL GULF ACRES, UNIT 7, according to the plat thereof, recorded in Plat Book 3, Pages 99A thru 99F, 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:

ALLAN LEPPERT

ADDRESS: P.O. Box 8573, Philadelphia, PA 19101-8573

DEED ADDRESS, IF DIFFERENT: 3319 N. Front Street, Philadelphia, PA 19140

PROPERTY ADDRESS:

2024 TAXES in the amount of: **\$1,793.55**

CURRENT ASSESSED VALUE **\$42,426.00** ✓ HOMESTEAD EXEMPTION: NO

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

OUTSTANDING CERTIFICATES: **23-10845 & 24-10389**

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

2025 MAY 22 PM 12:42

DATE: April 28, 2025

FILED



Charlotte County Tax Collector

Vickie L. Potts

taxcollector.charlottecountyfl.gov

May 12, 2025

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

RE: Parcel Number: 422302405012 (TD25-0289)

Dear Sir or Madam:

Here is an additional address for the above-mentioned account 4719 Tacony Street, Philadelphia, PA 19137. Please send a notification to this address.

Thank you,

Vickie L Potts,
Tax Collector, CFC
by Kim Barkley

CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLA
JUL 10 2025

2025 MAY 22 PM 12:41

FILED

This Warranty Deed Made and executed the 6th day of December A.D. 1977 by

D. G. D., INC.

a corporation existing under the laws of Florida, and having its principal place of business at 1225 N.W. Kelvin, Port Charlotte, Florida 33952 hereinafter called the grantor, to

ALLAN LEPPERT, a single man

U.R. 566 751172

whose postoffice address is 3319 N. Front St., Philadelphia, Pennsylvania

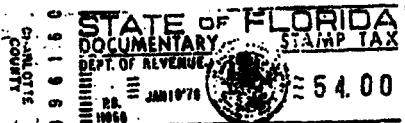
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, 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 \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in County, Florida, viz:

**Lots 1 and 2, Block 108, Unit 7 of TROPICAL GULF ACRES,
as per Plat found of record in Plat Book 3, Pages 99A
thru 99F, of the Public Records of Charlotte County, Florida.**

SUBJECT to reservations, restrictions, easements of record, zoning, applicable governmental regulations 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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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.

In Witness Whereof

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

ATTEST *Charles J. Sant*

D. G. D., INC.

Signed, sealed and delivered in the presence of:

2) ~~XX~~ ~~Ch~~

1st Witness

Can & Jones

STATE OF **Florida**
COUNTY OF **Charlotte**

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and Country aforesaid to take acknowledgments, personally appeared

SHERMAN A. DRAWDY and E. DONALD GANT

well known to me to be the President and Secretary respectively of the corporation named as grantor in the foregoing deed and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by and in pursuance and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESSES: John A. Smith and Alfred J. Lee in the County and State last aforesaid this 14th day of December 1917.

Notary Public, State of Florida at Large
My Commission Expires Mar. 14, 2000
Bonded by U. S. F. & G.

RECEIVED BY:
 STEVEN GRIBBLE
 13940 S. Tamiami Drive, N.W.
 Fort Charlotte, Florida 33952

Sherman A. Drawdy
 SHERMAN A. DRAWDY

SHERMAN A. DRAWDY

Notary Public T. E. H. H.
My commission expires:

DECLASSIFIED - McGee, G. APPROX. 1:

DEPT