

PROPERTY INFORMATION REPORT

CERTIFICATE NO: TX25-0327

CERTIFIED TO: CHARLOTTE COUNTY TAX COLLECTOR

ORDER DATE: April 22, 2025

SEARCH DATE: 20 years up to April 29, 2025

LEGAL DESCRIPTION:

PARCEL I.D. NO.: 402326229013

Lot 109, PELICAN HARBOR MOBILE HOME ESTATES, according to the plat thereof, recorded in Plat Book 11, Pages 3A thru 3C, 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:

MARGARET T. GINER and STANLEY W. GINER, as to a Life Estate, and ALICE G. BIRD, Remainderman

ADDRESS: **21 Cameron Street, Rochester, NY 14606-1744** ✓

DEED ADDRESS, IF DIFFERENT: **3124 Sunny Harbor Drive, Punta Gorda, FL**

PROPERTY ADDRESS: **3124 Sunny Harbor Drive, Punta Gorda, FL 33982** ✓

2024 TAXES in the amount of: **\$1,715.25**

CURRENT ASSESSED VALUE **\$45,469.00** ✓

HOMESTEAD EXEMPTION: **NO** ✓

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

OUTSTANDING CERTIFICATES: **23-06270 & 24-05623**

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

1. **Notice of Lien in favor of PELICAN HARBOR CIVIC ASSOCIATION, INC, c/o Gateway Management, P.O. Box 495840, Port Charlotte, FL 33949, filed in Official Records Instrument #3516343, of the Public Records of Charlotte County, Florida.**

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

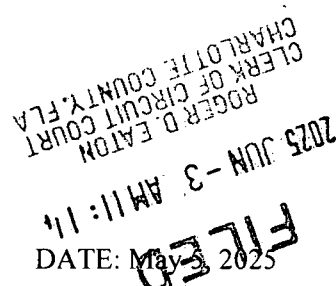
Port Charlotte, Florida 33952

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

Countersigned:

A. Miles Krotzer

A. Miles Krotzer, Vice President





Charlotte County Tax Collector

Vickie L. Potts

taxcollector.charlottecountyfl.gov

May 16, 2025

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

RE: Parcel Number: 402326229013 (TD25-0327)

Dear Sir or Madam:

Here is an additional address for the above-mentioned account 2260 Lake Avenue, Apt 1001, Rochester, NY 14612. 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 JUN -3 AM 11:14

FILED

This deed prepared without benefit
of title examination.

This instrument was prepared by:
LESTER E. DURST, P.A.

FARR, FARR, HAYMAHS, MOSELEY & EMERICH
A PARTNERSHIP OF PROFESSIONAL ASSOCIATIONS
Attorneys at Law
P.O. Drawer 1447
PUNTA GORDA, FLORIDA 33350

Warranty Deed

(STATUTORY FORM - SECTION 689.02 F.S.)

This Indenture, Made this 18th day of February, 1983, Between

STANLEY W. GINER and MARGARET T. GINER, his wife, and ALICE G. BIRD

of the County of Charlotte State of Florida grantor*, and
ALICE G. BIRD, the remainder interest subject to STANLEY W. GINER and MARGARET T.
GINER'S reservation of a life estate described below.*

whose post office address is 3124 Sunny Harbor Drive, Punta Gorda,

of the County of Charlotte State of Florida grantee*.

Witnesseth, That said grantor, for and in consideration of the sum of

-----TEN AND NO/100 DOLLARS (\$10.00)----- Dollars,

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 County, Florida, to-wit:

Lot 109, PELICAN HARBOR MOBILE HOME ESTATES, according to the Plat thereof as recorded in Plat Book 11, Pages 3A thru 3C, of the Public Records of Charlotte County, Florida, together with 1975 Homet Mobile Home, #026102521.

Subject to restrictions, reservations, easements of record, taxes for 1983, and all governmental rules and regulations, including zoning.

*STANLEY W. GINER and MARGARET T. GINER reserve to themselves the exclusive possession, use and enjoyment of the rents, issues, and profits of the above-described property for and during the natural lifetime of STANLEY W. GINER and MARGARET T. GINER, or survivor.

Documentary Tax Pd. \$ 145

Intangible Tax Pd. \$

Recorded in Public Records of Charlotte County

By:

RECORDED IN PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA
JAN 19 1983
JOHN H. HARRIS

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

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.

First Witness

Stanley W. Giner

(Seal)

Margaret T. Giner

(Seal)

Alice G. Bird

(Seal)

Alice G. Bird

(Seal)

STATE OF FLORIDA

COUNTY OF CHARLOTTE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared STANLEY W. GINER and MARGARET T. GINER, his wife, and ALICE G. BIRD

to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 18th day of February,

CHARLOTTE COUNTY, FLA.

CLERK OF CIRCUIT COURT

ROGER D. EATON

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES OCT. 4 1984

BONDED BY THE GENERAL INS. UNDERWRITERS

FILED

83 FEB 22 PM 4:12

(AFFIX SEAL)

NOTARY PUBLIC
LESTER E. DURST
PUNTA GORDA, FLORIDA

RECORDED IN
OFFICIAL RECORDS

FILE 83-601398

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
MAR 29 79
75.00

THIS IS BEING RERECORDED TO CORRECT THE
SPELLING OF GRANTEE'S NAME.

This instrument was prepared by:
ROBERT C. SIFRIT
FARR, FARR, HAYMANS,
MOSELEY AND ODOM
Attorneys at Law
166 North Tamiami Drive, N.E.
PORT CHARLOTTE, FLORIDA 33952

Warranty Deed

(STATUTORY FORM - SECTION 689.02 F.S.)

601 1559

This Indenture, Made this 22nd day of March 1979, Between

CHRISTIAN HEMMERT, a single person

of the County of Middlesex State of New Jersey, grantor*, and

STANLEY W. GINER and MARGARET T. GINER, his wife, and ALICE
G. BIRD

whose post office address is 470 Lyell Avenue, Rochester

599 1266

of the County of Monroe State of New York, grantee*.

Witnesseth, That said grantor, for and in consideration of the sum of

TEN (\$10.00)

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 County, Florida, to-wit:

Lot 109, PELICAN HARBOR MOBILE HOME ESTATES, according
to the plat thereof as recorded in Plat Book 11, Pages
3A thru 3C of the Public Records of Charlotte County, Florida,
together with 1975 Homet Mobile Home, #026102521.

Subject to reservations, restrictions and easements of record, taxes for
1979, and further subject to all governmental rules, regulations and
limitations.

The respective interest of the grantees in the said land shall be as follows:
STANLEY W. GINER and MARGARET T. GINER, his wife, shall take an undivided
1/3 interest as an estate by the entirety with rights of survivorship, and
ALICE G. BIRD shall take an undivided 2/3 interest. With respect to their
aforesaid interests, grantees shall take the said land as joint tenants
with rights of survivorship and not as tenants in common.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all
persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

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:

James L. Hemmert
(first witness)

Christian Hemmert
Christian Hemmert

Norma L. Loebe
(second witness)

FLORIDA
MAR 29 79
27.50

STATE OF NEW JERSEY
COUNTY OF MIDDLESEX

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
CHRISTIAN HEMMERT, a single person

to me known to be the person described in, and who executed the foregoing instrument and acknowledged before me that
he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 22nd day of March
1979.

My commission expires:

WALTER KILAGA
NOTARY PUBLIC NEW JERSEY
My Commission Expires Jan. 18, 1984

Notary Public
(AFFIX IMPRESSION SEAL)



FILED

443274

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
MAR 29 1979
75.00

a. Florida 51 st. 75.00
Sub. 22.50
Net 52.50

This instrument was prepared by:
ROBERT C. SIFRIT
FARR, FARR, HAYMANS,
MOSELEY AND ODOM
Attorneys at Law
166 North Tamihi Drive, N.E.
PORT CHARLOTTE, FLORIDA 33952

Warranty Deed

(STATUTORY FORM - SECTION 689.02 F.S.)

This Indenture, Made this 22nd day of March 1979, Between

CHRISTIAN HEMMERT, a single person

of the County of Middlesex, State of New Jersey, grantor, and

STANDLY W. GINER and MARGARET T. GINER, his wife, and ALICE

G. BIRD

whose post office address is 470 Lyell Avenue, Rochester

J.R. 599 71266

of the County of Monroe, State of New York, grantee,

Witnesseth, That said grantor, for and in consideration of the sum of

-----TEN (\$10.00)-----

Dollars,
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 County, Florida, to-wit:

Lot 109, PELICAN HARBOR MOBILE HOME ESTATES, according
to the plat thereof as recorded in Plat Book 11, Pages
3A thru 3C of the Public Records of Charlotte County, Florida,
together with 1975 Homet Mobile Home, #026102521.

Subject to reservations, restrictions and easements of record, taxes for
1979, and further subject to all governmental rules, regulations and
limitations.

The respective interest of the grantees in the said land shall be as follows:

STANLEY W. GINER and MARGARET T. GINER, his wife, shall take an undivided
1/2 interest as an estate by the entirety with rights of survivorship, and
ALICE G. BIRD shall take an undivided 2/3 interest. With respect to their
aforesaid interests, grantees shall take the said land as joint tenants
with rights of survivorship and not as tenants in common.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all
persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

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:

Joseph L. Hemmert
(first witness)

Christian Hemmert
Christian Hemmert

Norma L. Lach
(second witness)

STATE OF NEW JERSEY
COUNTY OF MIDDLESEX

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

CHRISTIAN HEMMERT, a single person

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that
he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 22nd day of March
1979.

My commission expires:

WALTER KULAGA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Jan. 18, 1984

State of New Jersey Notary Public
(AFFIX IMPRESSION SEAL)

FILED



This Instrument prepared by:
David J. Lopez, P.A.
PO Box 172717
Tampa, Florida 33672-0717

CLAIM OF LIEN FOR HOMEOWNERS ASSOCIATION ASSESSMENTS

BEFORE ME, the undersigned authority, personally appeared Jessica C. Burley, Esquire of David J. Lopez, P.A., Attorneys for Pelican Harbor Civic Association, Inc., a Florida corporation not-for-profit, on behalf of the corporation. She took an oath, and is personally known to me and is the Attorney for Pelican Harbor Civic Association, Inc., whose address is c/o Gateway Management, PO Box 495840, Port Charlotte, FL 33949, and that pursuant to Section 720 of the Florida Statutes as well as the Governing Documents of Pelican Harbor Civic Association, Inc., said Association is owed the following amount for assessments for shares of the common expenses:

Maintenance fees due 10/01/2024 through 03/01/2025	960.00
6 months @ \$160.00 per month	
Monthly Maintenance fees due 04/01/2025	175.00
Credit on account prior to 10/01/2024	(65.29)
TOTAL PRINCIPAL DUE	\$1,069.71

plus interest at the rate of 18% per annum from the due dates.

This Claim of Lien shall also secure all unpaid assessments, late charges, costs, and attorney's fees which are due and which may accrue subsequent to the date of this Claim of Lien and prior to entry of a Certificate of Title.

The Lienor claims this lien for the sums set forth above on each lot for which it is owed as more fully described on the following described property in Charlotte County, Florida:

Lot 109, PELICAN HARBOR MOBILE HOME ESTATES, according to the Plat thereof as recorded in Plat Book 11, Pages 3A thru 3C, of the Public Records of Charlotte County, Florida, together with 1975 Homet Mobile Home, #026102521.

the current owner(s) of which is/are Estate of Margaret Giner.

The amount due to the Lienor remains outstanding as of the 9th day of April 2025.

PELICAN HARBOR CIVIC ASSOCIATION, INC.
By: [Signature]
Jessica C. Burley, Esquire of David J. Lopez, P.A. -
Attorneys for Pelican Harbor Civic Association, Inc.

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

Sworn to (or affirmed) and subscribed before me this 9 day of April
Jessica C. Burley, Esquire.



STEVEN M. DELACH
Commission # HH 479838
Expires April 7, 2028

[Signature]
Signature of Notary Public - State of Florida

Print, Type or Stamp Commissioned Name of Notary Public

Personally Known ☒ OR Produced Identification
Type of Identification Produced _____

FILED
2025 JUN -3
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLA
ROGER D. EATON