

PROPERTY INFORMATION REPORT

CERTIFICATE NO: TX25-0332

CERTIFIED TO: CHARLOTTE COUNTY TAX COLLECTOR

ORDER DATE: April 24, 2025

SEARCH DATE: 20 years up to April 29, 2025

LEGAL DESCRIPTION:

PARCEL I.D. NO.: 412128326003

Lot 1, Block 4579, PORT CHARLOTTE SUBDIVISION, SECTION 87, according to the plat thereof, recorded in Plat Book 7, Pages 20A thru 20N, 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 CHARLES ROUTIER-SCAPPUCCI

ADDRESS: **250 Fantin Latour, 38330 Montbonnot, France** ✓

DEED ADDRESS, IF DIFFERENT:

PROPERTY ADDRESS:

2024 TAXES in the amount of: **\$479.20**

CURRENT ASSESSED VALUE **\$5,457.00** ✓

HOMESTEAD EXEMPTION: **NO** ✓

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

OUTSTANDING CERTIFICATES: **23-08845 & 24-08246**

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

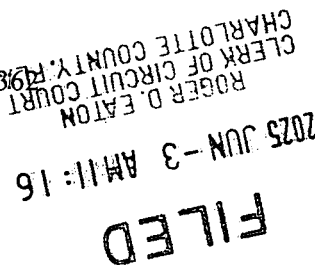
PHONE: (941) 743-7041 FAX: (941) 624-5362

Countersigned:

A. Miles Krotzer

A. Miles Krotzer, Vice President

DATE: May 5, 2025





Charlotte County Tax Collector

Vickie L. Potts

taxcollector.charlottecountyfl.gov

May 19, 2025

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

RE: Parcel Number: 412128326003 (TD25-0332)

Dear Sir or Madam:

Here is an additional address for the above-mentioned account 1 Chemin de la Chicane, 38240 Meylan, France. Please send a notification to this address.

Thank you,

Vickie L Potts,
Tax Collector, CFC
by Kim Barkley

FILED
2025 JUN -3 AM 11:16
ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLA

REC. #10.00
DOC. #199.50

This Instrument Prepared by and Return to:

Michael R. McKinley
McKinley, Ittersagen, Gunderson & Berntsson
18401 Murdock Circle
Port Charlotte, Florida 33948

Property Appraisers Parcel I.D. Number: 0068243-000000-4

File No: 20045951 (av)

BARBARA T. SCOTT, CLERK
CHARLOTTE COUNTY
OR BOOK 02569
PG 2116 (1 Pg(s))
FILE NUMBER 1278630
RECORDED 10/21/2004 08:52:40 AM
RECORDING FEES 10.00
DEED DOC 199.50

WARRANTY DEED
(CORPORATION)

This Warranty Deed Made the ^{13th} day of October, 2004, by
NEW VISTA PROPERTIES, INC., a Florida corporation, and having its place of business at 15500
NEW BARN ROAD, STE 100, MIAMI LAKES, Florida 33014, hereinafter called the grantor, and

JEAN CHARLES ROUTIER-SCAPPUCCI, whose post office address is: 250 FANTIN LATOUR,
38330 MONTBONNOT, FRANCE, , hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable
considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises,
releases, conveys and confirms unto the grantee, all that certain land situate in Charlotte County, Florida, viz:

Lot 1, Block 4579, PORT CHARLOTTE SUBDIVISION, SECTION 87, a subdivision
according to the plat thereof, recorded in Plat Book 7, Pages 20A through 20N, of the
Public Records of Charlotte County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes for the year
2004 and subsequent years.

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.

(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and
assigns of individuals, and the successors and assigns of corporation.)

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

Signed, sealed and delivered in our presence:

Witness Signature: [Signature]

Printed Name: [Signature]

NEW VISTA PROPERTIES, INC.

By: [Signature]

Maria Merlo Deeding Officer

Witness Signature: [Signature]

Printed Name: [Signature]

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 13 day of October, 2004, by Maria Merlo
as Deeding Officer of NEW VISTA PROPERTIES, INC., a Florida corporation, on behalf of the
corporation. He/she is personally known to me or who has produced driver license(s) as identification.

[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

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

2025 JUN -3 AM 11:16

FILED



Melissa Compte
Commission #DD330688
Expires: Jun 20, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

IMAGED IN PG