

TitleExpress®

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At the request of the County Tax Collector for Lee County, FL, a search has been made of the Public Records for the following described property:

Account # / STRAP	Alternate Key	Property Address
26-44-24-P2-00601.0010	2100479116	1842 LINHART AVE FORT MYERS 33901

Legal Description

THE NORTH HALF (N 1/2) OF LOTS 1 & 2, BLOCK 1, GROVE HEIGHTS SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 15 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2, BLOCK 1, GROVE HEIGHTS SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 15 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THENCE ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF LINHART AVENUE (50 FEET WIDE) N 90°00'00" E FOR 83.33 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG RIGHT-OF-WAY LINE SOUTHWESTERLY 39.27 FEET ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD BEARING S 45°00'00" E FOR 35.36 FEET TO A POINT ALONG THE EASTERN RIGHT-OF-WAY LINE OF A PRIVATE STREET NAMED 'TRACT A' (RIGHT-OF-WAY VARYING IN WIDTH); THENCE CONTINUE ALONG SAID EASTERN RIGHT-OF-WAY S 00°00'00" W FOR 67.25 FEET; THENCE LEAVING SAID EASTERN RIGHT-OF-WAY S 90°00'00" W FOR 108.33 FEET; THENCE N 00°00'00" E FOR 92.25 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE NORTH 5.00 FEET OF LOT 2 THEREOF.



Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 2305904	\$111,958	No	No	No

Owner of Record on Current Tax Roll
DONNA MARIE GONZALEZ

Billing Name & Address

2159 SOUTH ST
FORT MYERS FL 33901

PROPERTY INFORMATION REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date: 05/21/2025 **Search covers** **20 years** **through:** 05/16/2025

Karen LaBree
Title Examiner

General Examiner Comments:

Donna Marie Gonzalez owns only a portion of the North 1/2 of Lot 2, measuring 38.33' x 92.25'. This ownership originates from the Escheatment Tax Deed, which includes that portion along with the South 1/2 of Lots 1 and 2. While the County Deed recorded at Instrument No. 2019000057325 is missing a call, it still encompasses the 38.33' x 92.25' area. As a result, the City of Fort Myers did not hold title to the entire parcel they attempted to convey to Donna Marie Gonzalez.

Mark Nestor is included as an apparent titleholder because he still owns, and has never conveyed, the North 1/2 of Lot 1 and the East 11.67 feet of the North 1/2 of Lot 2.

The legal description included in this report covers the North 1/2 of Lots 1 and 2, along with the associated metes and bounds. However, we have excluded the North 5 feet of Lot 2, as referenced in the original deed recorded at 4093-4391. This portion does not appear in subsequent deeds and was never conveyed to Mark Nestor, and should not be considered part of the current legal description.

APPARENT TITLE HOLDER**Name & Address of Record**

DONNA MARIE GONZALEZ
2159 SOUTH STREET
FORT MYERS FL 33901

Document

Quit Claim Deed
Inst:2020000306221

Examiner Comments

MARK NESTOR
3224 SHALLORFORD ROAD
CHAMBLEE GA 30341

Warranty Deed
Bk:4093 Pg:4391

MARK A. NESTOR
10538 BROOKDALE ROAD
ALPHARETTA GA 30022

Corrective Quit Claim Deed
in 2005000191284.

MARK A. NESTOR
3690 HOLCOMB BRIDGE RD
NORCROSS GA 30092

Corrective Quit Claim Deed
in 2007000317529.

Related Documents (for Reference)

Quit Claim Deed
Inst:2005000191284

Corrective Quit Claim Deed
Inst:2007000243809

Corrective Quit Claim Deed
Inst:2007000317529

Corrective Quit Claim Deed
Inst:2007000317530

Escheatment Tax Deed
Inst:2019000004983

County Deed
Inst:2019000057325

MORTGAGE HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

LIEN HOLDER

Name & Address of Record

TD BANK USA, N.A.
C/O TARGET CARD SERVICES
MINNEAPOLIS MN 55440

CITY OF FORT MYERS
1825 HENDRY ST #101
FORT MYERS FL 33901

Document

Examiner Comments

Final Judgment Inst:2025000051958	Address is incomplete No Sunbiz record found.
Lien Inst:2019000041096	

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record

Document

Examiner Comments

None found.

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser