

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
18-43-23-C1-05498.0110	2100360682	4153 NW 39TH AVE CAPE CORAL 33993

Legal Description

LOTS 11 AND 12, BLOCK 5498, CAPE CORAL SUBDIVISION, UNIT 91, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGES 88 THROUGH 98, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.



Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 2300442	\$27,277	No	No	No

Owner of Record on Current Tax Roll

LAM BROTHERS LLC
C/O LUCAS BIANCA

Billing Name & Address

640 NE 168TH ST
NORTH MIAMI BEACH FL 33162

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: 06/04/2025 **Search covers** **20 years** **through:** 05/29/2025

Paul Evans
Title Examiner

General Examiner Comments:

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

LAM BROTHERS LLC
 2020 NE 135 ST., APT. 709
 MIAMI FL 33181

Document

Warranty Deed
 Bk:2021000399898

Examiner Comments

LUCAS M BIANCA, REGISTERED AGENT
 O/B/O LAM BROTHERS LLC
 640 NE 168 ST
 NORTH MIAMI FL 33162

Sunbiz Owner

Related Documents (for Reference)

Warranty Deed
 Bk:4678 Pg:493

Quit Claim Deed
 Bk:2007000040440

Power of Attorney
 Bk:2021000287290

Warranty Deed
 Bk:2021000287370

Affidavit of Trust
 Bk:2021000287372

Warranty Deed
 Bk:2021000339791

MORTGAGE HOLDER**Name & Address of Record**

None found.

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

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

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