

### 265 Palmetto Drive, Miami Springs, FL 33166 Email: mg.gdcgroup@gmail.com

# PROPERTY INFORMATION REPORT

Certificate No. 9248-2022

PCN: 08-43-45-09-12-003-0190

Updated Effective Date and Time: August 3, 2025 @ 8:00 a.m. Updated Effective Date and Time: April 29, 2025 @ 8:00 a.m. Effective Date and Time: January 16, 2025 @ 8:00 a.m.

1. Property Information Report Issued to:

TAX COLLECTOR, PALM BEACH COUNTY

2. Title vested in at the effective date:

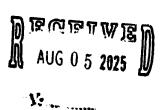


GH HUNTER GROUP, CORP, by virtue of Warranty Deed recorded on 6/17/2025 in Official Records Book 35814, Page 1455

Address as shown in vesting document: 601 21st St., Ste. 300 Vero Beach, FL 32960

3. Legal description as described in vesting instrument:

Legal Description: Subdivision ROLLING GREEN RIDGE IN LT 19 BLK 3 IN, according to the plat thereof as recorded in Official Public Records Book 24 Page 124 of Palm Beach County State of Florida





265 Palmetto Drive, Miami Springs, FL 33166 Email: mg.gdcgroup@gmail.com

### PROPERTY INFORMATION REPORT

Certificate No. 9248-2022 PCN: 08-43-45-09-12-003-0190

#### **NOTICE SCHEDULE**

Instruments and matters found of record to be noticed:

1. Mortgage status:

NONE

2. Probate matters found of record:

NONE

3. Bankruptcy Cases of record:

NONE

- 4. Liens/Judgments/Other matters that may affect title:
  - Lien recorded 7/29/2024 in Official Records Book 35171, Page 1966
  - Lien recorded 12/29/2023 in Official Records Book 34748, Page 1875
  - Lien recorded 12/28/2021 in Official Records Book 33170, Page 1028
  - Lien recorded 9/16/2019 in Official Records Book 30891, Page 724
  - Lien recorded 7/19/2016 in Official Records Book 28445, Page 1895
  - Lien recorded 1/3/2011 in Official Records Book 24288, Page 1766

City of Boynton Beach (No Address Provided)

5. Also notify:

GH Hunter Group, Corp. 201 South Biscayne Boulevard, 28th Floor Miami, FL 33131

**NOTE: Tax Assessment Roll Information:** 

PCN: 08-43-45-09-12-003-0190

Legal Description: ROLLING GREEN RIDGE LT 19 BLK 3

Name Last Assessed: GH HUNTER GROUP CORP Address: 601 21ST ST STE 300

VERO BEACH FL 32960 0860



265 Palmetto Drive, Miami Springs, FL 33166 Email: mg.gdcgroup@gmail.com

## PROPERTY INFORMATION REPORT

Certificate No. 9248-2022

PCN: 08-43-45-09-12-003-0190

### **DISCLAIMER AND SIGNATURE PAGE**

DISCLAIMER:

THE ATTACHED SEARCH IS ISSUED TO THE PALM BEACH COUNTY TAX COLLECTOR SOLELY. THE ATTACHED SEARCH MAY NOT BE RELIED UPON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY GDC GROUP, LLC. FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS PROPERTY INFORMATION SEARCH IS ISSUED PURSUANT TO RULE 12D-13.061, FLORIDA ADMINISTRATIVE CODE AND FLORIDA STATUTE 197.502. THIS SEARCH IS NOT INTENDED TO BE RELIED UPON FOR THE ISSUANCE OF TITLE INSURANCE OR AN OPINION OF TITLE. NO LIABILITY IS ASSUMED ON OUR PART DUE TO ERRORS AND OMISSIONS MADE BY THE CLERK OF THE CIRCUIT COURT IN THE OFFICIAL RECORD INDEX AND/OR ABSTRACT INDEX. GDC GROUP, LLC. HAS MADE NO EXAMINATION NOR DOES IT RENDER LEGAL OPINION (INTENTIONAL OR IMPLIED) FOR ANY DEFECTS OR IMPLICATIONS CONCERNING THE LEGALITIES OF THE DOCUMENTS AS THEY MAY AFFECT THE TITLE TO THE SEARCHED PROPERTY.

THE ATTACHED SEARCH IS PREPARED IN ACCORDANCE WITH THE INSTRUCTIONS GIVEN BY THE USER NAMED ABOVE AND INCLUDES A LISTING OF THE OWNER(S) OF RECORD OF THE LAND DESCRIBED HEREIN TOGETHER WITH A LISTING OF ALL OPEN OR UNSATISFIED LEASES, MORTGAGES, JUDGMENTS, AND ENCUMBRANCES RECORDED IN OFFICIAL RECORD BOOKS OF PALM BEACH COUNTY, FLORIDA THAT APPEAR TO ENCUMBER THE TITLE TO SAID LAND. IT IS THE RESPONSIBILITY OF THE PARTY NAMED ABOVE TO VERIFY RECEIPT OF EACH DOCUMENT LISTED. THIS SEARCH IS NOT INTENDED TO INCLUDE EASEMENTS, RESTRICTIONS, NOTICES OF UNRECORDED MATTERS OR OTHER DOCUMENTS NOT LISTED ABOVE. ANY MENTION OF SUCH MATTERS ON THE SEARCH HAVE BEEN ADDED FOR INFORMATIONAL PURPOSES AT THE REQUEST OF THE USER NAMED ABOVE AND WITH NO LEGAL OPINION (INTENTIONAL OR IMPLIED).

THIS REPORT DOES NOT INSURE OR GUARANTEE THE VALIDITY OR SUFFICIENCY OF ANY DOCUMENT ATTACHED NOR IS TO BE CONSIDERED A TITLE INSURANCE POLICY, AN OPINION OF TITLE, A GUARANTEE OF TITLE OR ANY OTHER FORM OF GUARANTY OR WARRANTY OF TITLE. THIS SEARCH SHALL NOT BE USED FOR THE ISSUANCE OF ANY TITLE INSURANCE POLICY OR FORM.

This report is not title insurance. Pursuant to s. <u>627.7843</u>, 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.

THIS COMPANY, in issuing the Property Information Report (hereinafter referred to as the "Report"), assume no liability on account of any instrument or proceedings, in the chain of title to the Property, which may contain defects that would render such instrument or proceedings null and void or defective. All instruments in the chain of title to the Property are assumed to be good and valid. The Company's liability for this Report is limited to \$300.00 and extends only to the Customer who placed the order with the Company. No one else may rely upon this Report. This Report contains no expressed or implied opinion, warranty, guarantee, insurance or other similar assurance as to the status of title to real property. This report should only be relied upon for title information and, therefore, should be verified by a commitment for title insurance.

Dated: August 4, 2025 GDC Group, LLC

Melanie Garcia