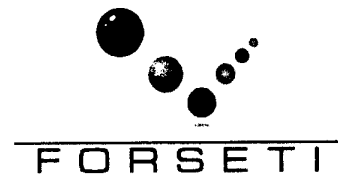


Property Information Report



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CERTIFICATE NO. 2022-88

Property Information Report

PCN: 00-37-41-33-01-001-0010

New Effective Date and Time: 5/14/2026 at 8:00 A.M. (Update01)

EFFECTIVE DATE AND TIME: 1/30/2026 at 8:00 A.M.

1. Tax Search Report Issued to:

TAX COLLECTOR, PALM BEACH COUNTY

2. Title vested in at the effective date:

Julia Huntington, as Trustee of the Canal Point Land Trust, under agreement dated March 18, 2005, by virtue of Warranty Deed recorded 05/10/2005 in Official Records Book 18543, Page 911.

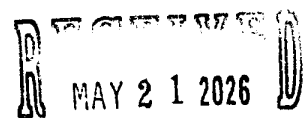
Julia Huntington, as Trustee of the Canal Point Land Trust
c/o Stan Brady
4560 River Bottom Drive
Norcross, GA 30092

3. Legal description as described in vesting instrument:

Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 1, THE PIONEER INVESTMENT CO. PLAT NO. 1, the Townsite of Canal Point, according to the Plat thereof recorded in Plat Book 4, Page 47 Public Records of Palm Beach County, Florida.

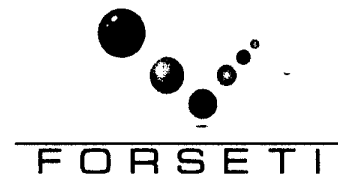
Note: Legal description for this parcel is:

Lots 1 and 2, Block 1, The Pioneer Investment Co. Plat No. 1, the Townsite of Canal Point, according to the Plat thereof recorded in Plat Book 4, Page 47, Public Records of Palm Beach County, Florida.



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NOTICE SCHEDULE

Instruments and matters found of record to be noticed:

1. Mortgage status: (list any active mortgages with official record book and page or note "None" or "Satisfied")

None

2. Probate matters found of record: (list active probate matters or note "None")

None

3. Bankruptcy Cases of record: (List all open or closed cases that may pertain to vested party with status or write "None")

None

4. Liens/Judgments/Other matters that may affect title: (list all active liens, judgments and matters affecting this title with the official record book and page or note "None")

Order Imposing Fine/Lien recorded on 12/11/2020 in Official Records Book 31999, Page 18.

Order Imposing Fine/Lien recorded on 12/11/2020 in Official Records Book 31999, Page 23.

Affidavit of Compliance recorded 01/24/2022 in Official Records Book 33245, Page 138.

Order Imposing Fine/Lien recorded on 01/14/2021 in Official Records Book 32100, Page 1167.

Affidavit of Compliance recorded 08/11/2021 in Official Records Book 32770, Page 776.

Palm Beach County Planning Zoning & Building

Code Enforcement Liens

2300 North Job Road

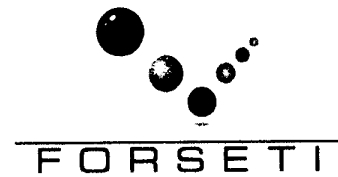
West Palm Beach, FL 33411-2741

Additional Information:

Notice of Application for Tax Deed recorded 3/17/2026 in Official Records Book 36380 Page 43.

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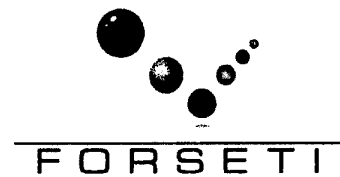
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5. Also notify: (list name and addresses of other interested parties and include official record book and page number or some identifier that will identify why they are being noticed)

None

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NOTE: Tax Assessment Roll Information:

PCN: 00-37-41-33-01-001-0010

Legal Description:

PIONEER INV CO PL 1 TOWNSITE CNL POINT LTS 1 & 2 BLK 1

Name Last Assessed:

Canal Point Land Trust
Huntington Julia Tr

Address:

Brady Stanley J C/O
16781 Chagrin Blvd Ste 101
Shaker Heights OH 44120 3721

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CERTIFICATE NO. 2022-88

DISCLAIMER AND SIGNATURE PAGE

DISCLAIMER:

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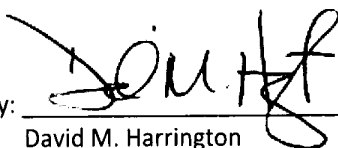
THE ATTACHED SEARCH IS PREPARED IN ACCORDANCE WITH THE INSTRUCTIONS GIVEN BY THE USER NAMED ABOVE AND INCLUDES A LISTING OF THE OWNER(S) OF RECORD OF THE LAND AND DESCRIBED HEREIN TOGETHER WITH A LISTING OF ALL OPEN OR UNSATISFIED LEASES, MORTGAGES, JUDGMENTS, AND ENCUMBRANCES RECORDED IN OFFICIAL RECORD 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 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).

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Dated: May 19, 2026

FORSETI REAL ESTATE SERVICES

By: 
David M. Harrington

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