



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 14340-2018

PCN: 12-43-46-20-13-013-0130

Updated Effective Date and Time: August 25, 2026 @ 8:00 a.m.

Updated Effective Date and Time: May 28, 2026 @ 8:00 a.m.

Effective Date and Time: January 22, 2026 @ 8:00 a.m.

1. Property Information Report Issued to:

TAX COLLECTOR, PALM BEACH COUNTY

2. Title vested in at the effective date:

ROGER L. BROWN and DANIEL T. CARPENTER, as Tenants in Common, by virtue of Quit Claim Deed recorded on 07/30/1980 in Official Records Book 3335, Page 1000

Address as shown in vesting document:

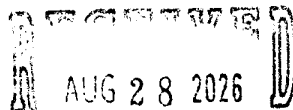
4901 N. Federal Highway, Suite 400
Fort Lauderdale, FL 33308

3. Legal description as described in vesting instrument:

**Lot 1, Block 13, SOUTHRIDGE, PLAT NO. 2,
according to the Plat thereof, as recorded
in Plat Book 13, pages 38 and 39, of the
Public Records of Palm Beach County, Florida.**

NOTE: Variance in legal description as shown on Quit Claim Deed and PA Records. PCN 12-43-46-20-13-013-0010 is the correct PCN for the Quit Claim Deed legal description shown above.

PA records identifies this parcel (12-43-46-20-13-013-0130) as SOUTHRIDGE W 1/2 OF ABNDED CENTRAL AVE LYG E OF & ADJ TO LOT 1 BLK 13.





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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:

NONE

5. Also notify:

NONE

NOTE: Tax Assessment Roll Information:

PCN:	12-43-46-20-13-013-0130
Legal Description:	SOUTHRIDGE W 1/2 OF ABNDED CENTRAL AVE LYG E OF & ADJ TO LOT 1 BLK 13
Name Last Assessed:	BROWN ROGER L & CARPENTER DANIEL T
Address:	701 E COMMERCIAL BLVD STE 100 FORT LAUDERDALE FL 33334 3392



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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 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).

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Dated: August 27, 2026
GDC Group, LLC

A handwritten signature in black ink, appearing to read "Melanie Garcia".

Melanie Garcia