



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 17694-2024

PCN: 56-43-42-29-03-012-0450

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

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

1. Property Information Report Issued to:

TAX COLLECTOR, PALM BEACH COUNTY

2. Title vested in at the effective date:

ALISA INVESTMENT, LLC, a Florida limited liability company, by virtue of Special Warranty Deed recorded on 08/18/2020 in Official Records Book 31662, Page 1170

Address as shown in vesting document:

2429 North Dixie Highway
West Palm Beach, FL 33407

3. Legal description as described in vesting instrument:

LOT 45 AND 46, BLOCK 12 OF ACREHOME PARK SECOND ADDITION TO KELSEY CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 PAGE 34 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

RECORDED
AUG 28 2026



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 17694-2024

PCN: 56-43-42-29-03-012-0450

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:

Alisa Investment LLC
829 S.E. 1st Way
Deerfield Beach, FL 33441

(SunBiz)

NOTE: Tax Assessment Roll Information:

PCN:	56-43-42-29-03-012-0450
Legal Description:	ACREHOME PARK 2ND ADD LTS 45 & 46 BLK 12
Name Last Assessed:	ALISA INVESTMENT LLC
Address:	829 SE 1ST WAY DEERFIELD BEACH FL 33441 5314



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

PROPERTY INFORMATION REPORT

Certificate No. 17694-2024

PCN: 56-43-42-29-03-012-0450

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. 627.7843, 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 27, 2026
GDC Group, LLC

A handwritten signature in black ink, appearing to read "Melanie Garcia", is written over a horizontal line.

Melanie Garcia