

Prepared By and Return to:
Helen M. Raimbeau, MMC
CITY OF NORTH PORT
4970 City Hall Boulevard
North Port, FL 34286-4100

10-2279

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2010153726 2 PGS
2010 DEC 20 08:54 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#1344153

SPECIAL ASSESSMENT LIEN

TO: Clerk of the Circuit Court, Sarasota County, Florida

Carl A. Ford, Jr.
Gail A. Ford
6841 Roman Ave
North Port, FL



2010153726
12/20/2010

and all interested parties,

NOTICE IS HEREBY GIVEN that the CITY OF NORTH PORT, FLORIDA, the undersigned lienor, has and claims a lien for *unpaid charges for a special pick-up by the City of North Port Public Works Department to remove excessive household debris (move-out) from the property*, bringing the property into compliance, pursuant to Chapter 110 of the NORTH PORT CITY CODE, said lien being equal in dignity and collectable in the same manner as City taxes. This lien may be foreclosed and enforced by an action in the Circuit Court in and for Sarasota County, Florida, in accordance with the provisions of Section 85.011, Florida Statutes.

1. Lienor's name and address is: City of North Port
4970 City Hall Boulevard
North Port, FL 34286-4100

Lienor's Attorney is: Robert K. Robinson, City Attorney
2070 Ringling Boulevard
Sarasota, FL 34237

2. The name(s) of the owner(s) of the real property described below, against whose interest lienor claims a lien, is Carl A. Ford, Jr. and Gail A. Ford and their interest in said property is fee simple.

3. The property subject to the lien claimed herein is as follows:

TRACT C NEAR BLK 1463 30TH ADD TO PORT CHARLOTTE, a Subdivision according to Plat thereof, recorded in the Public Records of Sarasota County, Florida.

Property Owner(s): Carl A. Ford and Gail A. Ford

4. The amount claimed hereunder, pursuant to the provisions of Chapter 110 of the NORTH PORT CITY CODE is **Six Hundred Twenty Eight Dollars and Fifty Cents (\$628.50)**. The City of North Port, by and through the undersigned authorized officials, claims a lien against the above described property for the amount indicated until said sum, including accrued interest and costs of collection, including reasonable attorney fees thereon, shall have been paid in U. S. Currency, in full.

DATED this 14th day of December, 2010.

CITY OF NORTH PORT, FLORIDA

By:

Helen M. Raimbeau
HELEN M. RAIMBEAU, MMC
City Clerk

Witnesses:

Susan Hale

Name Printed: Susan Hale

Ida Strong

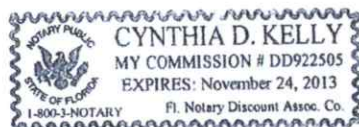
Name Printed: Ida Strong

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

BEFORE ME personally appeared Helen M. Raimbeau, MMC, City Clerk of the City of North Port, Florida, personally known to me and known to be the individual described in and who executed the foregoing instrument on behalf of the City of North Port, Florida, and acknowledges that she executed same in the capacity and for the purpose therein expressed.

WITNESS my hand and official seal this 14th day of December, 2010.

Cynthia D. Kelly
Notary Public – State of Florida





CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
PROPERTY STANDARDS DIVISION
4970 City Hall Boulevard – North Port, FL. 34286
(941) 429-7186

NOTICE OF BILL

PAUL S KROM

CLEARWATER III ALLAN E 6841 ROMAN AVE
NORTH PORT FL 34286

← OLD OWNER

Date: October 20, 2010

← gail purchased home in Sept 2010

Re: 6841 ROMAN AVE, NORTH PORT, FL

PARCEL ID.: 0951-14 -6331

CASE NO.: 10-00002279

Billing for services as rendered by City of North Port

Contractor Fee: \$0.00

Solid Waste Fee: \$600.00

Pick-Up Date: 9-10-2010

← Date of P/U

Administrative Fee: \$0.00

Total Due: \$600.00

Carol A. Kozabo (941) 429-7184
Property Standards Division Manager

Remit To:
City of North Port
Property Standards Division
4970 City Hall Blvd
North Port, FL. 34286

Please return this portion with payment within thirty (30) days from this date. If payment is not received within thirty (30) days, a lien will be filed against the property.

Date: October 20, 2010

Re: 6841 ROMAN AVE, NORTH PORT, FL

PARCEL ID.: 0951-14 -6331

CASE NO.: 10-00002279

Billing for services as rendered by City of North Port

Contractor Fee: \$0.00

Solid Waste Fee: \$600.00

Pick-Up Date: 9-10-2010

Administrative Fee: \$0.00

Total Due: \$600.00

Cashiers: Please use payment type code CE to process payments.

Carol Kozabo

From: Diane Martin
Sent: Tuesday, September 14, 2010 2:36 PM
To: Carol Kozabo; Shellee K. Hall
Cc: Lori Hollingshead; Diane Martin; Monica Bramble; Frank Lama; Arnold Tary
Subject: FW: Emailing: 6841 Roman 50 yds 001, 6841 Roman 50 yds 002, 6841 Roman 50 yds 003, 6841 Roman 50 yds 004, 6841 Roman 50 yds 005, 6841 Roman 50 yds 006

Attachments: 6841 Roman 50 yds 001.jpg; 6841 Roman 50 yds 002.jpg; 6841 Roman 50 yds 003.jpg; 6841 Roman 50 yds 004.jpg; 6841 Roman 50 yds 005.jpg; 6841 Roman 50 yds 006.jpg



6841 Roman 50 yds 001.jpg (32 ...
6841 Roman 50 yds 002.jpg (37 ...
6841 Roman 50 yds 003.jpg (47 ...
6841 Roman 50 yds 004.jpg (46 ...



6841 Roman 50 yds 005.jpg (22 ...
6841 Roman 50 yds 006.jpg (31 ...

ase charge the above address in the amount of \$600.00 for 60 yards picked up on 09/10 @ 11:15. Resident had 10 yards to use that have already been deducted from the chargeable amount.

Thanks,

Diane Martin
City of North Port
Dept. of Public Works
Staff Assistant
Phone 941-240-8050
Fax 941-240-8063

-----Original Message-----

From: Arnold Tary
Sent: Thursday, September 09, 2010 8:14 AM
To: Frank Lama; Diane Martin
Subject: Emailing: 6841 Roman 50 yds 001, 6841 Roman 50 yds 002, 6841 Roman 50 yds 003, 6841 Roman 50 yds 004, 6841 Roman 50 yds 005, 6841 Roman 50 yds 006

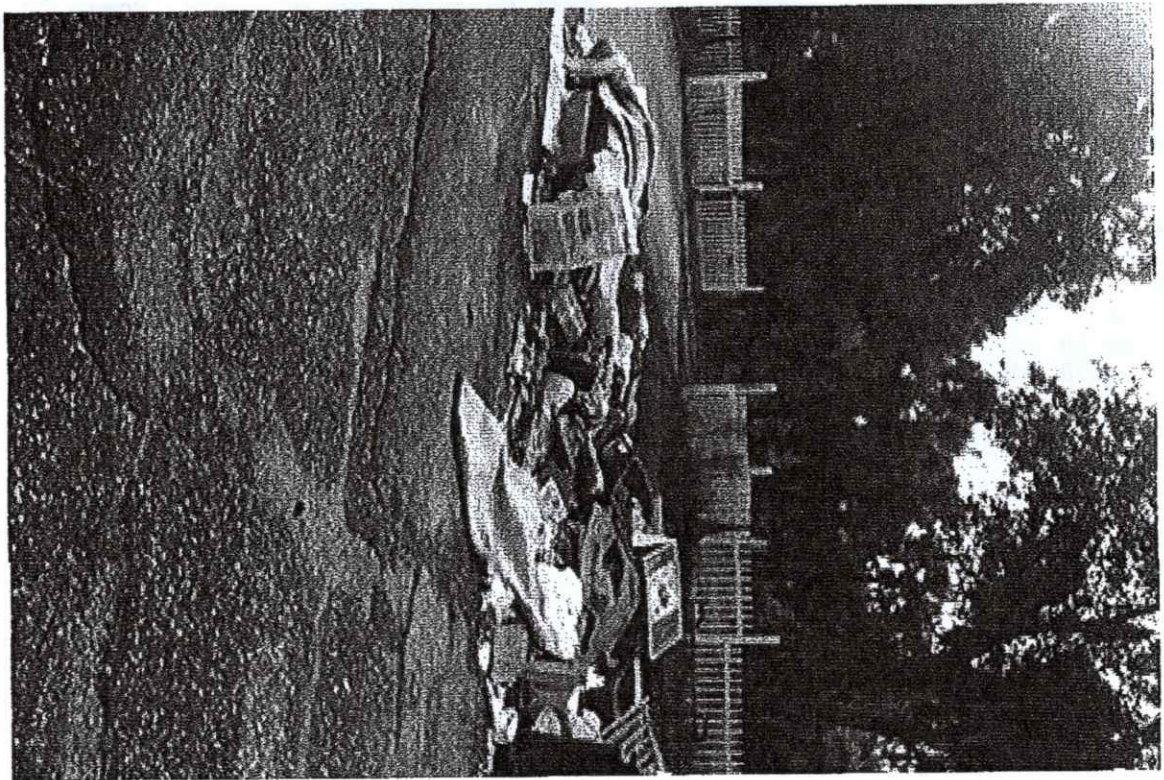
Per Dave M on Wednesday.

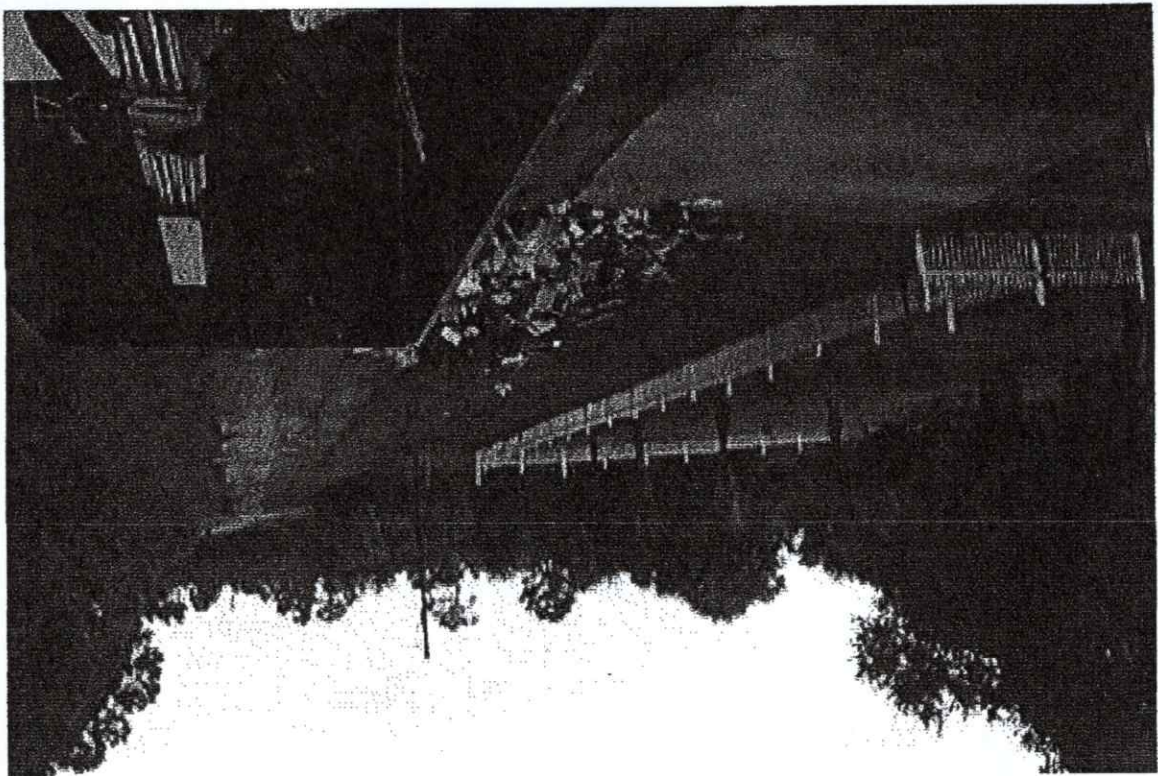
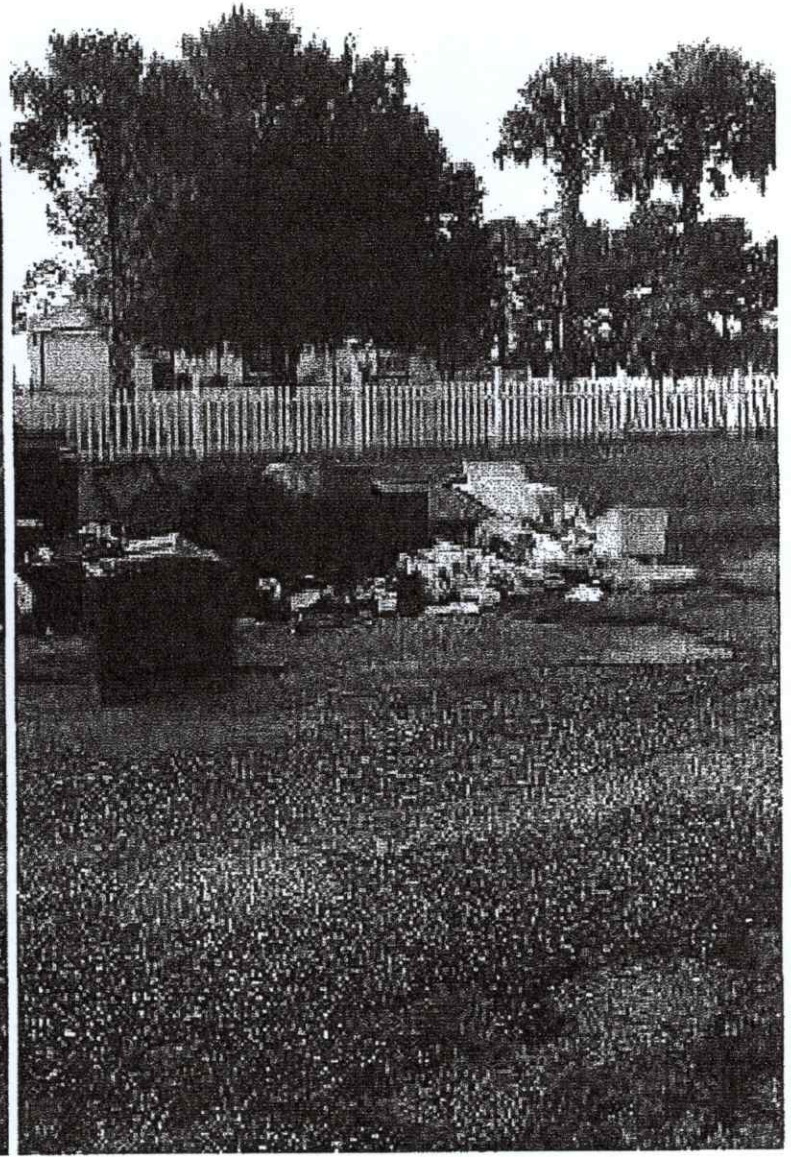
9-8-2010

The message is ready to be sent with the following file or link attachments:

6841 Roman 50 yds 001
6841 Roman 50 yds 002
6841 Roman 50 yds 003
6841 Roman 50 yds 004
6841 Roman 50 yds 005
6841 Roman 50 yds 006

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.







Sarasota County
Property Appraiser

PA@SC-PA.com
Bill Furst

2011 Detail Information for Parcel 0951-14-6331

Search	Print	Nearby IDs	Districts	2010 Tax Bill
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Ownership

CARL A FORD JR
GAIL A FORD
227 HATTERTOWN RD
NEWTOWN, CT 06470



Situs Address

6841 ROMAN AVE
NORTH PORT, FL 34291

Parcel Description

TRACT C NEAR BLK 1463 30TH ADD...

View Another Parcel

- -

Submit

Parcel Characteristics

Land Area: 90,169 (square feet)
Incorporation: CITY OF NORTH PORT
Subdivision Code: 1584
Use Code: N/A
Sec/Twp/Rge: 08-39S-21E
Census (FIPS): 121150027121
Zoning: RSF2

Code Lookups

Choose Code Type

2010

<< Prior ID

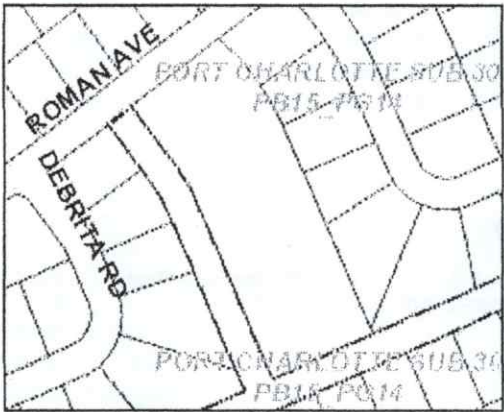
Change Year

Next ID >>

2011

2011 Values (Available Mid July)
Just (Market) Value: N/A
Land Value: N/A
Improvement Value: N/A
Assessed Value: N/A
Homestead: N/A
Exemptions: N/A
Total Taxable: N/A

Property records have been updated with 2011 information. To view your 2010 values, please click the 2010 button above.



Show printable map

Buildings	Exemptions	Value Changes	Documents	Transfers
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Improvements (Preliminary)
Total Building Area: 2,827
Total Living Area: 2,019
Living Units: 1
Bed / Bath: 3 Bed/2 Bath
Pool: Yes (Built 2000)
Year Built: 1998

Last Sale/Transfer
Sale Price: \$185,000
Date Sold: 9/10/2010
Sales Qual. Code: 19
Deed Type: PR
Grantor: CLEARWATER III PR,AL
Instrument #: 2010115462

Home Page	Real Property	Personal Property	Sales Search	Help
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Disclaimer The information appearing on this website was extracted from the records of the Sarasota County Property Appraiser's Office. Our goal is to provide the most accurate information available. However, no warranties, expressed or implied, are provided for the data, its use or interpretation. The property values relate to the last valuation date. The data is subject to change. Copyright @ 2001 - 2010 Sarasota County Property Appraiser. All rights reserved.

 12/14/10 CK.
~~12/17/2010~~



2012 Detail Information for Parcel 0951-14-6331

Ownership

CARL A FORD JR
GAIL A FORD
227 HATTERTOWN RD
NEWTOWN, CT, 06470
Incorrect Mailing Address.

Parcel Characteristics

Land Area: 90,169 (square feet)
Incorporation: CITY OF NORTH PORT
Delineated District: N/A
Subdivision Code: 1584
Use Code: 0100
Sec/Twp/Rge: 08-39S-21E
Census: 121150027124
Zoning: RSF2

Improvements (Preliminary)

Total Building Area: 2,827
Living Area: 2,019
Living Units: 1
Bed / Bath: 3 Bed/2 Bath
Pool: Yes (Built 2000)
Year Built: 1998

Situs Address

6841 ROMAN AVE, NORTH PORT,
FL 34291

Parcel Description

TRACT C NEAR BLK 1463 30TH ADD TO
PORT CHARLOTTE

Associated Personal Property

No Personal Property

2012 Preliminary Values (Subject to Change)

Just (Market) Value: \$107,300
Land Value: \$17,100
Improvement Value: \$90,200
Assessed Value: \$107,300
Homestead: No
Exemptions: \$0
Total Taxable: \$107,300

Transfer History

Transaction Date	Recorded Consideration	Transaction Qual. Code	Instrument #	Seller/Grantor	Instrument Type
9/10/2010	\$100	11	2010115461	CLEARWATER III,ALLAN E	QC
9/10/2010	\$185,000	19	2010115462	CLEARWATER III PR,ALLAN E	PR
9/9/2010	\$100	11	2010115463	CLEARWATER,RON M	QC
9/9/2010	\$100	11	2010115464	KROM PR,PAUL S	PR
9/9/2010	\$100	11	2010115474	KROM,PAUL S	QC
8/13/2010	\$100	11	2010099679	CLEARWATER EST OF,ALLAN	OT
8/5/2010	\$100	11	2010095580	COMFORT EST OF,PATRICIA A	OT
11/4/2009	\$100	11	2010034201	CLEARWATER ,ALLAN	OT
12/14/2005	\$100	X2	2010112185	COMFORT,PATRICIA A	OT
11/16/1998	\$76,900	03	1998161382	HOLIDAY BUILDERS INC	WD
6/17/1998	\$100	11	1998085161	COMFORT PATRICIA A	WD
5/22/1997	\$7,200	15	2977/1014	ATLANTIC GULF COMMUNITIES CORP	WD

[Show Transaction Qual. Codes](#)

[Show Instrument Types](#)

Exemptions

Code Description Amount
No Exemptions Found

Serving Our Community with Pride and Accountability

Option	Action Description	Scheduled Date	Days To Next Action	Calculated Due Date	Status
Detail	NOTICE OF BILL	10/20/2010	30	11/19/2010	ISSUED
Detail	REVIEW CASE FOR PAYMENT	11/22/2010	1	11/23/2010	COMPLETED
Detail	CC CHECK APPRAISER INFORMATION	12/14/2010		12/14/2010	COMPLETED
Detail	CC SPECIAL ASSESSMENT LIEN	12/14/2010		12/14/2010	ISSUED
Detail	CC FILE W/SARASOTA CNTY CLERK	12/20/2010		12/20/2010	COMPLETED
Detail	CC CHECK APPRAISER INFORMATION	7/23/2012		7/23/2012	COMPLETED
Detail	CEH ASSESS LIEN T CASE	7/23/2012		7/23/2012	OPEN
Detail	CC RELEASE SPECIAL ASSES LIEN			7/23/2012	PENDING

2
2.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2010115462 2 PGS

2010 SEP 20 04:05 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

DCOURSEY Receipt#1317039

Doc Stamp-Deed: 1,295.00

✓ Prepared by and return to:

David G. Bowman, Jr.

Attorney at Law

Bowman George Scheb & Toale, P.A.

2750 Ringling Boulevard Suite 3

Sarasota, FL 34237

941-366-5510

File Number: 4248.002

Will Call No.:



[Space Above This Line For Recording Data]

Personal Representative's Deed

This Personal Representative's Deed made this 10th day of September, 2010 between Allan E. Clearwater, III, as Personal Representative of the Estate of Allan E. Clearwater, a/k/a Allan Clearwater, a/k/a Allan E. Clearwater, Jr., deceased, whose post office address is 8 Gandy Lane, Monticello, NY 12701, grantor, and Carl A Ford, Jr. and Gail K Ford, husband and wife whose post office address is 227 Hattertown Road, Newtown, CT 06470, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

Parcel 1: ☐ Tract C, Thirtieth Addition to Port Charlotte Subdivision, according to the map or plat thereof as recorded in Plat Book 15, Page 14, Public Records of Sarasota County, Florida. ☐

Parcel 2: ☐ Lot 30, Block 1463, Thirtieth Addition to Port Charlotte Subdivision, according to the map or plat thereof as recorded in Plat Book 15, Page 14, Public Records of Sarasota County, Florida. ☐

Parcel 3: ☐ Lot 29, Block 1463, 30th Addition to Port Charlotte Subdivision, according to the map or plat thereof as recorded in Plat Book 15, Page 14, Public Records of Sarasota County, Florida. ☐

Parcel 4: ☐ Lot 26, Block 1463, 30th Addition to Port Charlotte Subdivision, according to the map or plat thereof as recorded in Plat Book 15, Page 14, Public Records of Sarasota County, Florida. ☐

Parcel 5: ☐ Lot 27, Block 1463, 30th Addition to Port Charlotte Subdivision, according to the map or plat thereof as recorded in Plat Book 15, Page 14, Public Records of Sarasota County, Florida. ☐

Parcel Identification Number: 0951-14-6327 and Parcel Identification Number: 0951-14-6331 and
Parcel Identification Number: 0951-14-6330 and Parcel Identification Number: 0951-14-6329 and
Parcel Identification Number: 0951-14-6326

Subject to taxes for 2010 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor has good right and lawful authority to sell and convey said land; that the grantor warrants the title to said land for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: *Jeanne Myan*
[Signature]
Witness Name: *Harb L.*

Allan E Clearwater III
Allan E Clearwater, III, Personal Rep. of the Estate of Allan
E. Clearwater, Jr.

State of *New York*
County of *Orange*

The foregoing instrument was acknowledged before me this *10* day of September, 2010 by Allan E. Clearwater, III, who
☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

Kim LaBow
Notary Public - State of New York
No. 01LA3085248
Qualified in Orange County
My Commission Expires December 23, 2010

Kim LaBow
Notary Public
Printed Name: *Kim LaBow*
My Commission Expires: *12-23-10*