

**TITLE SEARCHERS OF FLAGLER COUNTY, INC.**  
**608 17<sup>TH</sup> ST.**  
**PORT SAINT JOE, FL 32456**  
**904-392-1156**



**PROPERTY AND INFORMATION REPORT**

**DATE: MARCH 6, 2025**

**SEARCH NO: 12,441**

Pursuant to your request, Title Searchers of Flagler County Inc. has made a careful and diligent search of the public records of St. Johns County, Florida on the following described property to wit:

**PARCEL NO: 173570-0000 3-139 PARQUE AVILES LOTS 4 & 5 BLK G OR 664 P 96 & OR 830 P 1670**

**PERIOD OF SEARCH: 20 YEARS PRIOR OR MORE THROUGH: 3 MARCH 2025**

**And we find the following:**

**Last record titleholder: NICOLAS BRADLEY CASALE**

**Subject to the following:**

**HOMESTEAD EXEMPTION ALLOWED: NO**

**THE LIABILITY UNDER THIS SEARCH IS LIMITED AS TO RIGHTS TO RELY ON INFORMATION FURNISHED HEREIN, TO THE TAX COLLECTOR AND HIS PERSONNEL, THE PURCHASER OR LENDER, TAKING TITLE FROM OR LENDING TO SAID PURCHASER OF SAID CERTIFICATES.**

**NOTE: 2024 TAXES PAID**

12,441

RE: Chapter 197.502(4) per Florida Statute

As per the Tax Sale Certificate & Year, the following persons or corporation should be notified prior to the sale

NICHOLAS BRADLEY CASALE  
260 MADISON AVE 17<sup>TH</sup> FLOOR  
NEW YORK, NY 10016-2410

TAX CT NO. 22-2708

BUFFALO BILL LLC  
1401 HWY A1A SUITE 202  
VERO BEACH, FL 32963

TITLE SEARCHERS OF FLAGLER COUNTY, INC.

BY 

JAN J. KELLUM, President

All of the information contained herein was gleaned from the public records of St. Johns County, Florida and not otherwise.

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of the Report, or \$1,000.00 whichever is less as set forth in Florida Statute 627.7843.

FORM 104 WARRANTY DEED - (Statutory Form.)

executive line

89 21668

O.R. 830 PG 1670

THIS INSTRUMENT PREPARED BY

Charles R. Bennett  
Bennett and Bedsole  
1750 Highway 1A South, Suite B  
St. Augustine, FL 32084

FILED AND RECORDED IN  
PUBLIC RECORDS OF  
ST. JOHNS COUNTY, FLA.

89 SEP -6 PH 4:05

*Shirley D. Johnston*  
CLERK OF COURT

# This Indenture,

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

Made this 6th day of September 19 89, Between  
ARTHUR CASALE and LOUISE CASALE, his wife,  
Social Security No(s)

of the County of St. Johns, State of Florida, grantor, and  
NICHOLAS BRADLEY CASALE  
Social Security No(s)

whose post office address is 1551 Victoria Street, Baldwin, New York 11510  
of the County of, State of New York, grantee,

Witnesseth: That said grantor, for and in consideration of the sum of LOVE AND AFFECTION ~~and other~~ and other ~~acknowledged~~ ~~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 grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in St. Johns County, Florida, to-wit:

Lots Four (4) and Five (5), Block "G",  
PARQUE AVILES, according to plat thereof  
recorded in Map Book 3, page 139, public  
records of St. Johns County, Florida.

COPY

The property appraiser's parcel identification number of the property is:

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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:

*Charles R. Bennett*  
*Shirley D. Johnston*  
As to Both Parties

*Arthur Casale* (Seal)  
Arthur Casale (Seal)  
*Louise Casale* (Seal)  
Louise Casale (Seal)

STATE OF FLORIDA  
COUNTY OF ST. JOHNS:

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared  
ARTHUR CASALE and LOUISE CASALE, his wife,

who knowingly to be the person(s) described in and who executed the foregoing instrument and acknowledged before me the

execution of same. Witness my hand and seal in the County and State last aforesaid this 6th day of September, 1989.



*Charles R. Bennett*  
Notary Public, State of Florida at Large  
My commission expires: June 28, 1991