



**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

1410 N. Westshore Blvd. Ste. 800  
Tampa, FL 33607  
Phone: 813-228-0555  
Fax: 866 596-8764

**OWNER & ENCUMBRANCE PROPERTY INFORMATION REPORT**

Agent File No.: 23-0522 OR

File No: 23098050

Republic Land & Title, Inc.  
3217 Tampa Rd.  
Palm Harbor, FL 34684  
Phone: 727-789-0035

ATTN: Republic Land & Title, Inc.

THIS TITLE SEARCH IS AN OWNERSHIP AND ENCUMBRANCE SEARCH ONLY AND DOES NOT REFLECT TITLE DEFECTS OR OTHER MATTERS THAT WOULD BE SHOWN BY TITLE INSURANCE.

**Legal Description:**

Lots 63, 64 and 65, E C BAUGHMAN'S GARDEN HOMES, according to plat thereof as recorded in Plat Book 25, Page 18, of the Public Records of Pinellas County, Florida.

**Last Record Title Holder:**

IGOR MELNICHUK and OLGA MELNICHUK, Husband and Wife and DIANE D. RALSTON, TRUSTEE UNDER THE DIANE D. RALSTON REVOCABLE LIVING TRUST DATED JANUARY 30, 2019 (as their Interest may appear)

**Documents of Record (copies attached):**

1. Warranty Deed recorded in O.R. Book 22132, Page 1495.
2. Warranty Deed recorded in O.R. Book 20998, Page 2198.
3. Warranty Deed recorded in O.R. Book 21367, Page 219.
4. Warranty Deed recorded in O.R. Book 11351, Page 1534.
5. Mortgage recorded in O.R. Book 22132, Page 1497.

6. Notice of Commencement recorded in O.R. Book 22308, Page 1528.

**Period Searched:**

From May 4, 2001 to September 1, 2023 @ 5:00PM.

**Tax Information:**

Tax ID            35-30-16-03240-000-0630  
Number:

2022 Taxes are Paid  
Back Taxes: NONE

Note: Taxes for the year 2023 became a lien on the land January 1st although not due or payable until November 1st of said year. Taxes for the year 2022 in the amount of \$5,966.36 are Paid. Tax ID Number 35-30-16-03240-000-0630.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY has not searched for, nor do we assume any liability as to any, restrictions, easements, reservations, conditions, or limitations of record, further this report does not cover any improvement or special assessments by any county or municipal governmental agency.

*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.*

**Date: September 13, 2023**

/s/ Aaron Wilson

Authorized Signatory