



CHICAGO TITLE COMPANY
COMMITMENT FOR TITLE INSURANCE

Issued By
CHICAGO TITLE COMPANY

Chicago Title Company, a Florida corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the Land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by an authorized officer of the Company or an agent of the Company.

IN WITNESS WHEREOF, Chicago Title Company has caused its corporate name and seal to be affixed by its duly authorized officers on the Effective Date shown in Schedule A.

Dominion Title Company

Brandon Humes, Agent's Signature

CHICAGO TITLE INSURANCE COMPANY



By: President
ATTEST Secretary



CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company whether or not based on negligence arising out of the status of the title to the estate or interest, or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued will contain the following arbitration clause: Unless prohibited by applicable law, arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association may be demanded if agreed to by both the Company and the Insured at the time of the controversy or claim. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, and service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Arbitration pursuant to this policy and under the Rules in effect on the date the demand for arbitration is made or, at the option of the Insured, the Rules in effect at Date of Policy shall be binding upon the parties. The award may include attorneys' fee only if the laws of the state in which the land is located permit a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.



CHICAGO TITLE
INSURANCE COMPANY

SCHEDULE A

File No.: 20170386

Name and Address of Title Insurance Company: **Dominion Title Company**
201 East Pine Street, Suite 315
Orlando, FL 32801

1. Effective Date: May 19, 2017 at 11:00 PM

2. Policy or Policies to be issued:

a. ALTA Owners Policy (06/17/06) Proposed Amount of Insurance
\$0.00

Proposed Insured: To Be Determined

b. ALTA Loan Policy (06/17/06) Proposed Amount of Insurance
\$0.00

Proposed Insured: , its successors and/or assigns as their respective interests may appear.

Final Premium:
\$0.00

3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.

4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:

Eliazar Rosario, as the interest may appear and Deva Parks, Frank Rosario and Kenneth Rosario

5. The land referred to in the Commitment is described as follows:

Lot 27, Villages of Sumter Unit No. 147, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 8 and 8A through 8D, inclusive, of the Public Records of Sumter County, Florida.

Dominion Title Company

Brandon Humes, Agent's Signature





CHICAGO TITLE
INSURANCE COMPANY

SCHEDULE B - SECTION I

REQUIREMENTS

The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

Warranty Deed from Deva Parks, Frank Rosario and Kenneth Rosario to To Be Determined.

NOTE: If the party or parties in title are individuals, and the property is homestead property, the spouse of said party must join in the execution of the Deed. If individuals are unmarried, then indicate this on the Deed. If not homestead, then a statement to that effect must be reflected on the Deed.

Proof of payment of any outstanding assessments in favor of Sumter County, Florida, any special taxing district and any municipality. NOTE: If this requirement is not satisfied the following exception will appear on Schedule B:

Any outstanding assessments in favor of Sumter County, Florida, any special taxing district and any municipality.

Proof of payment of service charges for water, sewer, waste and gas, if any, through the date of closing. NOTE: If this requirement is not met the following exception will appear on Schedule B:

Any lien provided for by Florida Statutes in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer, waste or gas system supplying the insured land or service facilities.

It appears that Eliazar Rosario is deceased. Record the following items in the official records of the county in which the Land is situated:

A. Certified copy of death certificate

B. DR-312 (Affidavit of No Florida Estate Tax Due) or proof that the decedent died a resident of the State of Florida and that the subject transaction is a sale to a bona-fide purchaser for value
The Company reserves the right to make additional requirements upon review.



SCHEDULE B - SECTION I

(Continued)

Affidavit satisfactory to the Company from Knowledgeable third party must be furnished to the Company and recorded in the Public Records that the marriage of Eliazar Rosario and Rosemarie A. Rosario had been continuous and uninterrupted from December 13, 2007 through date of death of Eliazar Rosario.

Certified copies of the transcript of the probate proceedings in regard to the Estate of Rosemarie Rosario, deceased, under case number 2016-CP-000281 in the circuit court for Sumter County, Florida, Probate Division to be recorded in the Public Records of Sumter County, Florida, including at a minimum, Petition for Administration; Petition to Determine Homestead Status of Real Property, Death Certificate; federal and state tax clearances or if no federal return was made, a nontaxable certificate from the Commissioner of Revenue of the State of Florida. The Company reserves the right to impose additional requirements and/or exceptions to reflect any matters disclosed by the foregoing proceeding or if further information provided establishes that the decedent died testate.

Obtain a release or estoppel affidavit from the Personal Representative releasing any lien rights against the homestead property of Rosemarie Rosario.

Record in the Public Records a release or satisfaction of the Mortgage in favor of Citizens First Wholesale Mortgage Company in the original principal amount of \$100,000.00, dated December 13, 2007 and recorded in Official Records Book 1883, Page 445.

Furnish proof, satisfactory to the Company, by The Village of Sumter, Inc., that all homeowner's association fees and assessments, if any, have been paid in full and that there are no delinquencies.

Furnish proof, satisfactory to the Company, by Village Community Development District No. 7, that all fees and assessments, if any, have been paid in full and that there are no delinquencies.

The name(s) of the proposed insured under the policy must be furnished and this commitment is subject to such further exceptions and/or requirements as may then be deemed necessary.

When the Company has been provided the amount of the full insurable value of the land and the Company has agreed to that value, Schedule A will be amended accordingly.

NOTE: 2016 Real Property Taxes in the gross amount of \$4,503.46 are Paid, under Tax I.D. No. G03C027.

NOTE: Because the contemplated transaction involves an all-cash closing, the Company has not performed searches on the names of the purchasers/proposed insured. If the Company is asked to insure a Mortgage from said purchasers, we will require notification of same and we reserve the right to make additional requirements and/or exceptions which we may deem necessary after conducting name searches on the purchasers.

The following note is for informational purposes only, is neither guaranteed nor insured, and is not part of the coverage of the commitment or policy.

The last conveyance of title that has been of record for more than 24 months and all subsequently recorded conveyances are: Official Records Book 3193, Page 170 and Official Records Book 1883, Page 444

END OF SCHEDULE B - SECTION I

72C10109

ALTA Commitment Form (6/17/06)
(With Florida Modifications)

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CHICAGO TITLE
INSURANCE COMPANY

SCHEDULE B - SECTION II

EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

Taxes and assessments for the year 2017 and subsequent years, which are not yet due and payable.

Standard Exceptions:

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.

Taxes or assessments which are not shown as existing liens in the public records.

Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.

NOTE: Exception 1 above shall be deemed deleted as of the time the settlement funds or proceeds of the loan to be secured by the insured mortgage, as applicable, are disbursed by the Company or its authorized agent. Neither the Company nor its agent shall, however, be under any duty to disburse any sum except upon a determination that no such adverse intervening matters have appeared of record or occurred.

NOTES ON STANDARD EXCEPTIONS:

SCHEDULE B - SECTION II

(Continued)

Item 3A will be deleted from the policy(ies) upon receipt of an accurate survey of the Land acceptable to the Company. Exception will be made for any encroachment, setback line violation, overlap, boundary line dispute or other adverse matter disclosed by the survey.

Items 3B, 3C, and 3D will be deleted from the policy(ies) upon receipt of an affidavit acceptable to the Company, affirming that, except as disclosed therein (i) no parties in possession of the Land exist other than the record owner(s); (ii) no improvements have been made to the Land within 90 days prior to closing which have not have been paid for in full; and (iii) no unpaid taxes or assessments are against the Land which are not shown as existing liens in the public records. Exception will be made for matters disclosed in the affidavit.

Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Villages of Sumter Unit No. 147, recorded in Plat Book 9, Page 8 and 8A through 8D, inclusiv, of the Public Records of Sumter County, Florida.

Restrictions, covenants, conditions and easements, as contained in that certain Declaration of Restrictions recorded in Official Records Book 1598, Page 541, as may be subsequently amended.

NOTE: This exception omits any restriction, covenant, or condition based on race, color, religion, sex, handicap, familial status or national origin, if any, unless and only to the extent that the restriction is not in violation of state or federal law, or relates to a handicap, but does not discriminate against handicapped people.

Amended and Restated Agreement recorded in Official Records Book 795, Page 161.

Notice of Adoption of the Villages of Sumter Development of Regional Impact recorded in Official Records Book 819, Page 157; Second Amendment recorded in Official Records Book 844, Page 3, First Amendment recorded in Official Records Book 950, Page 621; Amended and Restated Development Order recorded in Official Records Book 1072, Page 572; First Amendment to the Amended and Restated Development Order recorded in Official Records Book 1072, Page 585; Amended and Restated Development Order recorded in Official Records Book 1194, Page 69; First Amendment to the Second Amended and Restated Development Order recorded in Official Records Book 1511, Page 680; First Amendment to the Amended and Restated Development Order recorded in Official Records Book 1072, Page 585; Amended and Restated Development Order recorded in Official Records Book 1194, Page 69; Second Amendment to the Second Amended and Restated Development Order recorded in Official Records Book 1664, Page 60 and Corrective Third Amendment recorded in Official Records Book 1715, Page 631.

Notice of Wetland Impact Development Agreement for The Villages of Sumter DRI Substantial Deviation recorded in Official Records Book 1004, Page 728 and Notice of Recontouring of Land (NOPC Area 6) Development Agreement for The Villages of Sumter DRI Substantial Deviation recorded in Official Records Book 1268, Page 133.

Notice of Establishment of Village Community Development District No. 7 Legal Description recorded in Official Records Book 1292, Page 586 as amended in Official Records Book 1506, Page 539.

Easement(s) as set forth in instrument(s) recorded in Official Records Book 1508, Page 803.

72C10109

ALTA Commitment Form (6/17/06)
(With Florida Modifications)

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SCHEDULE B - SECTION II

(Continued)

Declaration of Consent to Jurisdiction of Village Community Development District No. 7 and to Imposition of Special Assessments, in favor of Sumter County Board of County Commissioners, recorded in Official Records Book 1526, Page 69 and in Official Records Book 1615, Page 801 and the Lien of Record of Village Community Development District No. 7 recorded in Official Records Book 1526, Page 77.

Lien of Record of Village Community Development District No. 7 recorded in Official Records Book 2955, Page 408.

NOTE: All recording references in this commitment/policy shall refer to the public records of Sumter County, Florida, unless otherwise noted.

END OF SCHEDULE B - SECTION II

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