

## TITLE SEARCH REPORT

File No.: 6791209

Customer Reference: DUFFEE.TBD

To: Advantage Title, LLC  
11714 NE 62nd Terrace, Suite 400  
The Villages, FL 32162  
Phone: 352-430-1326  
Fax: 352-430-1329

This Title Search Report is being furnished at your request to assist in your preparation of a Chicago Title Insurance Company (the Company) title insurance commitment and, where appropriate, a title insurance policy to be issued by your office. Only the results of a search of the record title are reflected herein.

After you have reviewed this Report, you must:

- (a) Include in the commitment the requirements you find necessary from your analysis of the present transaction, surveys, prior title evidence and exceptions reflecting matters of which you may have knowledge that are not already shown in this Report.
- (b) Review the transaction in accordance with the Company's underwriting bulletins, manuals and guides.
- (c) Obtain written authorization from the Company to issue the commitment if the amount of the policy(ies) to be issued exceeds your contractual limits or authority. This Report is NOT authorization to issue the commitment if the transaction exceeds your authority.

Copies of the documents are included.

After your review and examination of this Report, you will need to prepare Schedules A and B of the title commitment with the requirements and exceptions you deem necessary for this transaction. You must keep a copy of this Report and all attachments in your file as required by §627.7845, Florida Statutes.

NOTE: Personal property tax information has NOT been searched.

This Title Search Report is prepared for your use in your examination and determination of the insurability of title to the property described herein in conjunction with the issuance of the Company's commitments, policies and endorsements by a policy issuing agent of the Company. Use of this Report for any other purpose or by any other person is not authorized. This Report may be neither relied upon by any other person nor relied upon for any other purpose. No liability is assumed by the Company for any unauthorized use or reliance. Any liability under this Report is limited to the liability under the Company policy or policies issued pursuant to this Title Search Report.

Dated: January 31, 2018

Chicago Title Insurance Company  
TITLE SEARCH REPORT  
Schedule A

1. PERIOD SEARCHED:

The period covered in the search commenced with the Base Title as determined by Company and ends on: January 10, 2018 at 5:00 PM

2. Policy or Policies to be issued:

- A. ALTA Owners 2006 with Florida Modifications  
Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at item 4 below  
Proposed Amount of Insurance: \$1,000.00

3. The estate or interest in the land described or referred to in this report is:

Fee Simple

4. Last grantee of record for the period searched:

Therese C. Duffee, as Trustee of The Therese C. Duffee Living Trust under Trust Agreement dated March 26, 1999

5. The land is described as follows:

See attached Exhibit "A"

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Schedule B Section 1  
Requirements

The following are the requirements to be complied with:

1. 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.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. 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.
  - A. Warranty Deed from Therese C. Duffee, individually and as Trustee(s) of The Therese C. Duffee Living Trust dated March 26, 1999 to Proposed Insured Owner.

Said deed should recite:

- A. that the property conveyed is not the homestead property of any person; or
- B. whose homestead the property is and the relation of that person to the trust.

NOTES:

- A. If the property is the homestead of the settlor, the trustee or any beneficiary of the trust, such person, joined by spouse, if married, or with a recitation that the person is single, must also execute the deed.
- B. If the property is not the homestead of the trustee and the Certification of Trust required below states that the trustee is not a beneficiary of the trust, the requirement for the trustee to execute the deed in his/her individual capacity may be deleted.

5. 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.

6. 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.

7. Record a Certification of Trust for the Therese C. Duffee Living Trust under Trust Agreement dated March 26, 1999, meeting the requirements of Section 736.1017, Florida Statutes, executed by the current trustee. The Certification of Trust shall contain the following:

- A. A statement confirming the existence of the trust and its execution date.
- B. Identity of the settlor.
- C. The identity and address of the currently acting trustee.
- D. The trustee's powers.
- E. The revocability or irrevocability of the trust and the identity of any person holding a power to revoke the trust.

TITLE SEARCH REPORT  
REQUIREMENTS continued

- F. The authority of co-trustees to sign or otherwise authenticate and whether all or less than all are required in order to exercise powers of the trustee.
- G. The manner of taking title to trust property.
- H. The certification must state the trust has not been revoked, modified, or amended in any manner that would cause the representations contained in the certification of trust to be incorrect.

Note:

1. If the current trustee(s) is not named as trustee(s) on the vesting deed, the pertinent pages of the trust and such other supporting documentation as is necessary to establish the successor trustee's authority must be attached as an exhibit.
2. If the settlor of a revocable trust is deceased and the property was his/her homestead, the Certification of Trust must recite that he/she was not survived by a spouse or minor child. Or, if a deceased settlor is survived by a spouse or minor child, please contact the underwriting department for additional requirements.
8. Affidavit satisfactory to the Company from Knowledgeable 3rd Party must be furnished to the Company and recorded in the Public Records that the marriage of Therese C. Duffee and Richard A. Duffee had been continuous and uninterrupted from June 13, 1997 through May 7, 2013.
9. Furnish proof, satisfactory to the Company, by Village Community Development District No. 9, that all homeowner's association fees and assessments, if any, have been paid in full and that there are no delinquencies.
10. Furnish proof, satisfactory to the Company, by The Villages of Lake-Sumter, Inc., that all homeowner's association fees and assessments, if any, have been paid in full and that there are no delinquencies.
11. For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under this Commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this Commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
12. The Proposed Policy Amount(s) must be disclosed to the Company, and subject to approval by the Company, entered as the Proposed Policy Amount. An owner's policy should reflect the purchase price or full value of the Land. A loan policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.

NOTE: No open mortgage(s) were found of record. Agent must confirm with the owner that the property is free and clear.

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.

NOTE: 2017 Real Property Taxes in the gross amount of \$2,650.29 are Paid, under Tax I.D. No. D12K183.

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 1864, Page 320

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Schedule B Section 2  
Exceptions

1. 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.
2. Taxes and assessments for the year 2018 and subsequent years, which are not yet due and payable.
3. Standard Exceptions:
  - A. Easements, claims of easements, boundary line disputes, overlaps, encroachments or other matters not shown by the public records which would be disclosed by an accurate survey of the Land.
  - B. Rights or claims of parties in possession not shown by the public records.
  - C. 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.
  - D. Taxes or assessments which are not shown as existing liens in the public records.
4. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
5. 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.
6. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of The Villages of Sumter Unit No. 9, recorded in Plat Book 4, Pages 117, 117A through 117D, inclusive, of the Public Records of Sumter County, Florida.
7. Restrictions, covenants, conditions and easements, which include provisions for a private charge or assessment, as contained in that certain Declaration of Restrictions recorded in Official Records Book 540, Page 327, and any subsequent amendments thereto.

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.
8. Easement(s) in favor of Sumter Electric Cooperative, Inc. set forth in instrument(s) recorded in Official Records Book 94, Page 19; Partially Released by Quit Claim Deed recorded in Official Records Book 493, Page 23.
9. Notice of Development Order recorded in Official Records Book 413, Page 53; Amendments recorded in Official Records Book 478, Page 82; Official Records Book 529, Page 795, and any subsequent amendments thereto.
10. Ordinance No. 94-4 recorded in Official Records Book 523, Page 101.
11. Declaration of Consent to Jurisdiction of Community Development District and to the Imposition of Special Assessments recorded in Official Records Book 536, Page 324, as corrected by Affidavit recorded in Official Records Book 538, Page 722.
12. Resolution No. 96-17 recorded in Official Records Book 600, Page 266.

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EXCEPTIONS continued

13. Declaration of Consent to Jurisdiction of Community Development District to the Imposition of Special Assessments recorded in Official Records Book 602, Page 339; Official Records Book 613, Page 50, as amended in Official Records Book 660, Page 98.

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:

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.

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

NOTE: In accordance with Florida Statutes Section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting Chicago Title Insurance Company, 3600 NW 43rd Street, Suite E-1, Gainesville, FL 32606; Telephone 352-415-6054.

Searched by: Casey Stephenson

TITLE SEARCH REPORT  
EXHIBIT "A"  
LEGAL DESCRIPTION

Lot 183, The Villages of Sumter Unit No. 9, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 117 through 117D, of the Public Records of Sumter County, Florida.