



TITLE SEARCH REPORT

File No.: 6803411

Customer Reference: BRADLEY.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: February 8, 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: February 01, 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 Schedule A Item 4 herein

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:

The duly appointed Successor Trustee of The Joseph R. Bradley Revocable Living Trust dated 3/31/10

5. The land is described as follows:

See attached Exhibit "A"

TITLE SEARCH REPORT
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 the duly appointed Successor Trustee, individually and as Trustee(s) of The Joseph R. Bradley Revocable Living Trust Trust dated 3/31/10 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. Recordation in the Public Records of a certified copy of the death certificate of Joseph R. Bradley.
 8. Affidavit of a person with firsthand knowledge must be recorded establishing that Joseph R. Bradley, deceased, was not survived by a spouse or minor child.
 9. Record a Certification of Trust for the Joseph R. Bradley Revocable Living Trust dated 3/31/10, 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.

TITLE SEARCH REPORT
REQUIREMENTS continued

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

NOTE: 2017 Real Property Taxes in the gross amount of \$3,486.54 are Paid, under Tax I.D. No. G01B222.

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.

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 2182, Page 706

TITLE SEARCH REPORT
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. 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.
 - 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 Villages of Sumter Unit No. 135, recorded in Plat Book 10, Page 5, 5A through 5E, of the Public Records of Sumter County, Florida.
7. Restrictions, covenants, conditions and easements, which include provisions for A. an easement on the land; B. a lien for liquidated damages; C. a private charge or assessments; as contained in that certain Declaration of Restriction recorded in Official Records Book 1762, Page 268, then amended and recorded in OR Book 1807, Page 184, 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.
8. Notice of Establishment of Village Community Development District No. 7 recorded in Official Records Book 1292, Page 586.
9. Declaration of Consent to Jurisdiction of Community Development District recorded in Official Records Book 1782, Page 300.
10. Terms, conditions, and provisions of that certain Notice of Adoption of an Amended and Restated Development Order for The Villages of Sumter Development of Regional Impact, recorded in Official Records Book 1072, Page 572; Amendments recorded in Official Records Book 1072, Page 585; Official Records Book 1194, Page 69; Official Records Book 1715, Page 631, and any subsequent amendments thereto.
11. Special Assessment Lien in favor of the Village Community Development District No. 7 recorded in Official Records Book 2955, Page 408.

TITLE SEARCH REPORT
EXCEPTIONS continued

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: Courtney Decker

Order No.: 6803411

Customer Reference: BRADLEY.TBD

TITLE SEARCH REPORT
EXHIBIT "A"
LEGAL DESCRIPTION

Lot 222, Villages of Sumter Unit No. 135, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 5, 5A through 5E, of the Public Records of Sumter County, Florida.

Sumter County Property Appraiser

updated: 2/7/2018

2017 Certified Values

PARCEL ID: G01B222

<< Next Lower Parcel | Next Higher Parcel >>

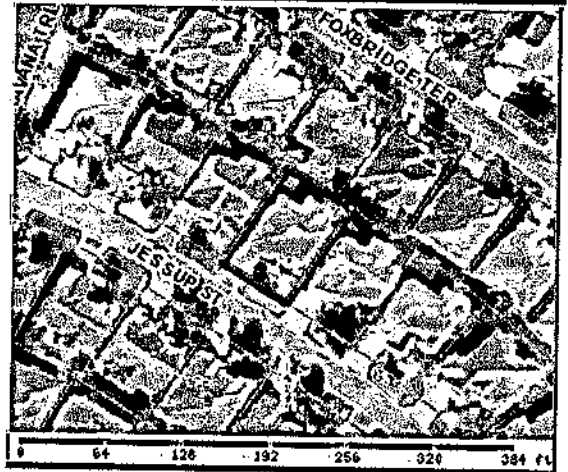
Parcel List Generator | Retrieve Tax Record | 2015 Property Card
2017 TRIM (pdf) | GIS Map | Print

Owner & Property Info

Result: 1 of 1

Owner's Name	THE JOSEPH R BRADLEY REVOCABLE		
Site Address	2523 JESSUP ST, THE VILLAGES, FL 32162		
Mall Address	2523 JESSUP ST, THE VILLAGES, FL 32162		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	01/19/23	Neighborhood	2358
Year Built	2007	Tax District	Villages (5011)
Heated Area	1517 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOT 222 THE VILLAGES OF SUMTER UNIT NO 135 PB 10 PGS 5-5E			

GIS Aerial



Property & Assessment Values

Land Value	\$16,560.00
Market Value	\$183,070.00
Assessed Value	\$168,470.00
Total Taxable Value	\$118,470.00
Exemptions	01 - Homestead \$25,000 02 - Additional Homestead \$25,000

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
02/2017	3248/471	CP	I (U)	\$0.00	THE JOSEPH R BRADLEY REVOCABLE LIVING TRUST
03/2010	2182/706	QC	I (U)	\$100.00	BRADLEY JOSEPH R (LE)
11/2007	1875/725	WD	I (Q)	\$215,900.00	BRADLEY JOSEPH R

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
1	Single Family	DESIGNER HOME (DH64B)	Wall Type 4	2007	BAS=1517 SF GAR=288 SF OP=5 SF SP=99 SF

Note: All S.F. calculations are based on exterior building dimensions.

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	VILLAGE INTERIOR S.F. (1110R)	5,520.00 Square Feet		

Misc Features

#	Description (code)	Units (dlms)	Eff. Year
	NONE		

Sumter County Property Appraiser - Roll Year: 2017

updated: 2/7/2018

Result: 1 of 1

DISCLAIMER

This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although regularly updated, this information may not reflect the data currently on file in our office.

Notice:

Under Florida Law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead contact this office by phone or in writing.



Real Estate Account



Real Estate Account At 2523 JESSUP ST, THE VILLAGES 32162

Real Estate Account #G01B222

Parcel details Latest bill Full bill history

2017	2016	2015	2014	...	2008
PAID	PAID	PAID	PAID		PAID

Apply for the 2018 Installment Payment Plan

Randy Mask

Real Estate 2017 Annual Bill

Print this bill (PDF)

Sumter County Tax Collector

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account number	Folio	Escrow code	Millage code
G01B222	1041976	-	5011

PAID 2017-11-17 \$3,347.08
Receipt #17-0035875

Get Bills by Email

PAYMENTS MUST BE MADE IN US FUNDS.

Owner
THE JOSEPH R BRADLEY REVOCABLE LIVING TRUST
2523 JESSUP ST
THE VILLAGES, FL 32162

Site address
2523 JESSUP ST
THE VILLAGES 32162

Legal description
LOT 222 THE VILLAGES OF SUMTER UNIT NO 135 PB 10 PGS 5-5E

Ad Valorem Taxes

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
SUMTER COUNTY	5.5200	168,470	50,000	118,470	\$653.95
SUMTER CO SCHOOL BOARD	5.6920	168,470	25,000	143,470	\$816.63
SWFWMD	0.3131	168,470	50,000	118,470	\$37.09
Total	11.5251				\$1,507.67

Non-Ad Valorem Assessments

Levying authority	Rate	Amount
VILLAGES FIRE DISTRICT	124.00	\$124.00
UNIT 135 SPEC ASMT-MAINT	@ 472.7000	\$472.70
UNIT 135 SPEC ASMT-BOND	@ 1382.1700	\$1,382.17
Total		\$1,978.87

Combined taxes and assessments: \$3,486.54

If paid by: Nov 30, 2017
Please pay: \$0.00

Order: 6803411

Page 3 of 8

Requested By: Courtney Decker, Printed: 2/8/2018 9:41 AM

Doc: Tax_G01B222 Tax

PAID 2017-11-17 \$3,347.08
Receipt #17-0035675



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RANDY MASK

SUMTER COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

2017 PAID REAL ESTATE

1041976

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
G01B222		SEE BELOW	SEE BELOW	SEE BELOW	5011

THE JOSEPH R BRADLEY REVOCABLE LIVING TRUST
2523 JESSUP ST
THE VILLAGES, FL 32162

2523 JESSUP ST, THE VILLAGES, 32162
LOT 222 THE VILLAGES OF SUMTER UNIT NO 135
PB 10 PGS 5-5E

Scan to Pay Online



TAXES BECOME DELINQUENT APRIL 1ST - NO PERSONAL CHECKS ACCEPTED ON DELINQUENCIES!
Mailing Address: 220 E. MC COLLUM AVE., BUSHNELL, FLORIDA 33513 (352) 569-6740

AD VALOREM TAXES							
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED		
SUMTER COUNTY	5.5200	168,470	50,000	118,470	653.95		
SUMTER CO SCHOOL BOARD	5.6920	168,470	25,000	143,470	816.63		
SWFWMD	0.3131	168,470	50,000	118,470	37.09		
TOTAL MILLAGE					11.5251	AD VALOREM TAXES	
						\$1,507.67	

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
F045 VILLAGES FIRE DISTRICT	124.00	124.00
735A UNIT 135 SPEC ASMT-MAINT	@ 472.7000	472.70
735B UNIT 135 SPEC ASMT-BOND	@ 1382.1700	1,382.17
NON-AD VALOREM ASSESSMENTS		\$1,978.87

COMBINED TAXES AND ASSESSMENTS \$3,486.54 See reverse side for important information

If Postmarked By Please Pay	Nov 30, 2017 \$0.00				
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RETAIN THIS PORTION FOR YOUR RECORDS

IF PAID BY

RANDY MASK

SUMTER COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

2017 PAID REAL ESTATE

1041976

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
G01B222		SEE ABOVE	SEE ABOVE	SEE ABOVE	5011

RETURN WITH PAYMENT

THE JOSEPH R BRADLEY REVOCABLE LIVING TRUST
2523 JESSUP ST
THE VILLAGES, FL 32162

2523 JESSUP ST, THE VILLAGES, 32162
LOT 222 THE VILLAGES OF SUMTER UNIT NO 135
PB 10 PGS 5-5E

TAXES BECOME DELINQUENT APRIL 1ST - NO PERSONAL CHECKS ACCEPTED ON DELINQUENCIES!
PLEASE PAY IN U.S. FUNDS (NO POST DATED CHECKS) TO RANDY MASK TAX COLLECTOR • 220 E. MC COLLUM AVE. BUSHNELL, FLORIDA 33513 (352) 569-6740

If Postmarked By Please Pay	Nov 30, 2017 \$0.00				
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Paid 11/17/2017 Receipt # 17-0035675 \$3,347.08



Real Estate Account #G01B222

[Parcel details](#) [Latest bill](#) [Full bill history](#)

[Get Bills by Email](#)



Apply for the 2018 Installment Payment Plan

Amounts as of 02/08/2018

Bill	Balance				
2017 Annual Bill	\$0.00	11/17/2017	Paid \$3,347.08 Receipt #17-0035675		Print (PDF)
2016 Annual Bill	\$0.00	10/31/2016	Paid \$3,293.02 Receipt #16-0010499		Print (PDF)
2015 Annual Bill	\$0.00	11/19/2015	Paid \$3,308.98 Receipt #15-0036439		Print (PDF)
2014 Annual Bill	\$0.00	11/13/2014	Paid \$3,452.39 Receipt #14-0023528		Print (PDF)
2013 Annual Bill	\$0.00	12/02/2013 <i>Effective 11/30/2013</i>	Paid \$3,502.35 Receipt #2013-9855743		Print (PDF)
2012 Annual Bill	\$0.00	11/27/2012	Paid \$3,477.73 Receipt #2012-3221302		Print (PDF)
2011 Annual Bill	\$0.00	12/01/2011	Paid \$3,490.33 Receipt #2011-3211084		Print (PDF)
2010 Annual Bill	\$0.00	11/22/2010	Paid \$3,699.12 Receipt #2010-2601163		Print (PDF)
2009 Annual Bill	\$0.00	12/09/2009	Paid \$3,838.13 Receipt #2009-1302128		Print (PDF)
2008 Annual Bill	\$0.00	11/12/2008	Paid \$3,795.47 Receipt #2008-6000310		Print (PDF)
Total Balance	\$0.00				



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This Instrument Prepared By:
ANDREW M. CURTIS, ESQ.
3261 U.S. Highway 441
Unit D-2
Fruitland Park, Florida 34731
Telephone: (352) 873-4856
Record and Return to:
the above attorney

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
04/21/2010 09:42:32AM
DEED
DOC \$9.70
PAGE 1 OF 1
B-2182 P-708
2010 10105 92

Rec 10.00
Doc .70
10.70

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 31 day of March, 2010, between JOSEPH R. BRADLEY, herein referred to as the "GRANTOR*", and JOSEPH R. BRADLEY, herein referred to as the "GRANTEE*", all having an address of 2523 Jessup Street, The Villages, Florida 32162, with the Grantee receiving a "life estate", without any liability for waste, with full power and authority in the Grantee to sell, convey, mortgage, lease, encumber or otherwise manage and dispose of the real property described above in fee simple with or without consideration, without joinder by the remainderman, and to retain absolutely any and all proceeds derived therefrom. Upon the death of the Grantee, the remainder, if any, in fee simple absolute to THE JOSEPH R. BRADLEY REVOCABLE LIVING TRUST, dated 3/31/10, *(Whenever used herein the term "Grantor", "Grantee" and "party" include all the parties to this instrument, whether singular or plural).

WITNESSETH that the said GRANTOR, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid by the said GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said GRANTEE forever, all the right, title, interest, claim and demand which the said GRANTOR has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of SUMTER, State of FLORIDA, to-wit:

Lot 222, Villages of Sumter Unit No. 195, according to the plat thereof recorded in Plat Book 10, Pages 5 and 5A thru 5E, Public Records of Sumter County, Florida.

This is an inter-family conveyance; therefore minimum documentary stamps are attached. This document is being prepared without the benefit of title examination, as requested by the Grantor.


Parcel ID No.: G01B222

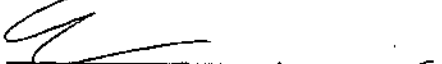
TO HAVE AND TO HOLD The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said GRANTOR, either in law or equity, to the only proper use, benefit and behoof of the said GRANTEE forever.

IN WITNESS WHEREOF, the GRANTOR has hereunto executed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:


Print Name: Chris Funder


JOSEPH R. BRADLEY
2523 Jessup Street
The Villages, Florida 32162


Print Name: ANDREW CURTIS

STATE OF FLORIDA
COUNTY OF Lake

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to administer oaths and take acknowledgments, personally appeared JOSEPH R. BRADLEY who did not take an oath, but acknowledged before me the execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 31 day of March, 2010.

NOTARY PUBLIC, State of Florida
Name: _____

My Commission expires:



Rec 10.00
Doc 1511.30
1521.30

Prepared by and return to:
Gary Fuchs/jr
McLin & Burnsed PA ✓
102B Lake Sumter Landing
The Villages, FL 32162
352-753-4690
File No.:

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
12/06/2007 09:45:36AM
DEED
DOC \$1,611.30

PAGE 1 OF 1
B-1875 P-725
2007 38324 Y

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 28th day of November, 2007 between The Villages of Lake-Sumter, Inc., a Florida corporation whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantor, and Joseph R. Bradley, a single person whose post office address is 2523 Jessup Street, The Villages, FL 32162 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 of 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 grantee's heirs and assigns forever, the following described land, situate, lying and being in Sumter County Florida to-wit:

PARCEL ID #: G01B342

Lot 222, Villages of Sumter Unit No. 135, according to the plat thereof recorded in Plat Book 10, Pages 5 and 5A thru 5E, Public Records of Sumter County, Florida.

The initial monthly assessment to be paid by grantee for services to be performed by grantor is, pursuant to the terms of the applicable Declaration of Restrictions, hereby set at \$130.00.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, but this instrument shall not operate to reimpose the same, special assessments not yet due and payable and taxes for the current year.

IN WITNESS WHEREOF, grantor has caused this instrument to be executed the day and year first above written.



The Villages of Lake-Sumter, Inc.
a Florida corporation
By: [Signature]
Martin L. Dzuro, Vice President

State of Florida
County of Sumter

The foregoing instrument was acknowledged before me this 28th day of November, 2007 by Martin L. Dzuro, Vice President of The Villages of Lake-Sumter, Inc., a Florida corporation, on behalf of the corporation. He [X] is personally known to me or [] has produced a driver's license as identification.

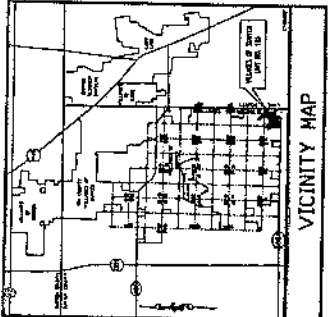
[Notary Seal]

VICKI C. SUBER
Commission DD 677144
Expires September 22, 2011
Bonded This Day With Insurance 900-400-1010

[Signature]
Notary Public
Printed Name: _____
My Commission Expires: _____

JRB

VILLAGES OF SUMTER UNIT NO. 135 BEING PORTIONS OF SECTION 36, TOWNSHIP 18 SOUTH RANGE 23 EAST, AND SECTION 1, TOWNSHIP 19 SOUTH RANGE 23 EAST, SUMTER COUNTY, FLORIDA.



VICINITY MAP
341 LOTS - 7 TRACTS

LEGAL DESCRIPTION:
A PARCEL OF LAND BEING PORTIONS OF SECTION 36, TOWNSHIP 18 SOUTH RANGE 23 EAST, AND SECTION 1, TOWNSHIP 19 SOUTH RANGE 23 EAST, ALL BEING IN SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE MOST WICKEDLY POINT OF TRACT "C", VILLAGES OF SUMTER UNIT NO. 135, AS SHOWN ON THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 5, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, TRACTS 135A, 135B, 135C, 135D, 135E, 135F, 135G, 135H, 135I, 135J, 135K, 135L, 135M, 135N, 135O, 135P, 135Q, 135R, 135S, 135T, 135U, 135V, 135W, 135X, 135Y, 135Z, 135AA, 135AB, 135AC, 135AD, 135AE, 135AF, 135AG, 135AH, 135AI, 135AJ, 135AK, 135AL, 135AM, 135AN, 135AO, 135AP, 135AQ, 135AR, 135AS, 135AT, 135AU, 135AV, 135AW, 135AX, 135AY, 135AZ, 135BA, 135BB, 135BC, 135BD, 135BE, 135BF, 135BG, 135BH, 135BI, 135BJ, 135BK, 135BL, 135BM, 135BN, 135BO, 135BP, 135BQ, 135BR, 135BS, 135BT, 135BU, 135BV, 135BW, 135BX, 135BY, 135BZ, 135CA, 135CB, 135CC, 135CD, 135CE, 135CF, 135CG, 135CH, 135CI, 135CJ, 135CK, 135CL, 135CM, 135CN, 135CO, 135CP, 135CQ, 135CR, 135CS, 135CT, 135CU, 135CV, 135CW, 135CX, 135CY, 135CZ, 135DA, 135DB, 135DC, 135DD, 135DE, 135DF, 135DG, 135DH, 135DI, 135DJ, 135DK, 135DL, 135DM, 135DN, 135DO, 135DP, 135DQ, 135DR, 135DS, 135DT, 135DU, 135DV, 135DW, 135DX, 135DY, 135DZ, 135EA, 135EB, 135EC, 135ED, 135EE, 135EF, 135EG, 135EH, 135EI, 135EJ, 135EK, 135EL, 135EM, 135EN, 135EO, 135EP, 135EQ, 135ER, 135ES, 135ET, 135EU, 135EV, 135EW, 135EX, 135EY, 135EZ, 135FA, 135FB, 135FC, 135FD, 135FE, 135FF, 135FG, 135FH, 135FI, 135FJ, 135FK, 135FL, 135FM, 135FN, 135FO, 135FP, 135FQ, 135FR, 135FS, 135FT, 135FU, 135FV, 135FW, 135FX, 135FY, 135FZ, 135GA, 135GB, 135GC, 135GD, 135GE, 135GF, 135GG, 135GH, 135GI, 135GJ, 135GK, 135GL, 135GM, 135GN, 135GO, 135GP, 135GQ, 135GR, 135GS, 135GT, 135GU, 135GV, 135GW, 135GX, 135GY, 135GZ, 135HA, 135HB, 135HC, 135HD, 135HE, 135HF, 135HG, 135HH, 135HI, 135HJ, 135HK, 135HL, 135HM, 135HN, 135HO, 135HP, 135HQ, 135HR, 135HS, 135HT, 135HU, 135HV, 135HW, 135HX, 135HY, 135HZ, 135IA, 135IB, 135IC, 135ID, 135IE, 135IF, 135IG, 135IH, 135II, 135IJ, 135IK, 135IL, 135IM, 135IN, 135IO, 135IP, 135IQ, 135IR, 135IS, 135IT, 135IU, 135IV, 135IW, 135IX, 135IY, 135IZ, 135JA, 135JB, 135JC, 135JD, 135JE, 135JF, 135JG, 135JH, 135JI, 135JJ, 135JK, 135JL, 135JM, 135JN, 135JO, 135JP, 135JQ, 135JR, 135JS, 135JT, 135JU, 135JV, 135JW, 135JX, 135JY, 135JZ, 135KA, 135KB, 135KC, 135KD, 135KE, 135KF, 135KG, 135KH, 135KI, 135KJ, 135KL, 135KM, 135KN, 135KO, 135KP, 135KQ, 135KR, 135KS, 135KT, 135KU, 135KV, 135KW, 135KX, 135KY, 135KZ, 135LA, 135LB, 135LC, 135LD, 135LE, 135LF, 135LG, 135LH, 135LI, 135LJ, 135LK, 135LL, 135LM, 135LN, 135LO, 135LP, 135LQ, 135LR, 135LS, 135LT, 135LU, 135LV, 135LW, 135LX, 135LY, 135LZ, 135MA, 135MB, 135MC, 135MD, 135ME, 135MF, 135MG, 135MH, 135MI, 135MJ, 135MK, 135ML, 135MN, 135MO, 135MP, 135MQ, 135MR, 135MS, 135MT, 135MU, 135MV, 135MW, 135MX, 135MY, 135MZ, 135NA, 135NB, 135NC, 135ND, 135NE, 135NF, 135NG, 135NH, 135NI, 135NJ, 135NK, 135NL, 135NM, 135NO, 135NP, 135NQ, 135NR, 135NS, 135NT, 135NU, 135NV, 135NW, 135NX, 135NY, 135NZ, 135OA, 135OB, 135OC, 135OD, 135OE, 135OF, 135OG, 135OH, 135OI, 135OJ, 135OK, 135OL, 135OM, 135ON, 135OO, 135OP, 135OQ, 135OR, 135OS, 135OT, 135OU, 135OV, 135OW, 135OX, 135OY, 135OZ, 135PA, 135PB, 135PC, 135PD, 135PE, 135PF, 135PG, 135PH, 135PI, 135PJ, 135PK, 135PL, 135PM, 135PN, 135PO, 135PP, 135PQ, 135PR, 135PS, 135PT, 135PU, 135PV, 135PW, 135PX, 135PY, 135PZ, 135QA, 135QB, 135QC, 135QD, 135QE, 135QF, 135QG, 135QH, 135QI, 135QJ, 135QK, 135QL, 135QM, 135QN, 135QO, 135QP, 135QQ, 135QR, 135QS, 135QT, 135QU, 135QV, 135QW, 135QX, 135QY, 135QZ, 135RA, 135RB, 135RC, 135RD, 135RE, 135RF, 135RG, 135RH, 135RI, 135RJ, 135RK, 135RL, 135RM, 135RN, 135RO, 135RP, 135RQ, 135RR, 135RS, 135RT, 135RU, 135RV, 135RW, 135RX, 135RY, 135RZ, 135SA, 135SB, 135SC, 135SD, 135SE, 135SF, 135SG, 135SH, 135SI, 135SJ, 135SK, 135SL, 135SM, 135SN, 135SO, 135SP, 135SQ, 135SR, 135SS, 135ST, 135SU, 135SV, 135SW, 135SX, 135SY, 135SZ, 135TA, 135TB, 135TC, 135TD, 135TE, 135TF, 135TG, 135TH, 135TI, 135TJ, 135TK, 135TL, 135TM, 135TN, 135TO, 135TP, 135TQ, 135TR, 135TS, 135TT, 135TU, 135TV, 135TW, 135TX, 135TY, 135TZ, 135UA, 135UB, 135UC, 135UD, 135UE, 135UF, 135UG, 135UH, 135UI, 135UJ, 135UK, 135UL, 135UM, 135UN, 135UO, 135UP, 135UQ, 135UR, 135US, 135UT, 135UU, 135UV, 135UW, 135UX, 135UY, 135UZ, 135VA, 135VB, 135VC, 135VD, 135VE, 135VF, 135VG, 135VH, 135VI, 135VJ, 135VK, 135VL, 135VM, 135VN, 135VO, 135VP, 135VQ, 135VR, 135VS, 135VT, 135VU, 135VV, 135VW, 135VX, 135VY, 135VZ, 135WA, 135WB, 135WC, 135WD, 135WE, 135WF, 135WG, 135WH, 135WI, 135WJ, 135WK, 135WL, 135WM, 135WN, 135WO, 135WP, 135WQ, 135WR, 135WS, 135WT, 135WU, 135WV, 135WW, 135WX, 135WY, 135WZ, 135XA, 135XB, 135XC, 135XD, 135XE, 135XF, 135XG, 135XH, 135XI, 135XJ, 135XK, 135XL, 135XM, 135XN, 135XO, 135XP, 135XQ, 135XR, 135XS, 135XT, 135XU, 135XV, 135XW, 135XX, 135XY, 135XZ, 135YA, 135YB, 135YC, 135YD, 135YE, 135YF, 135YG, 135YH, 135YI, 135YJ, 135YK, 135YL, 135YM, 135YN, 135YO, 135YP, 135YQ, 135YR, 135YS, 135YT, 135YU, 135YV, 135YW, 135YX, 135YY, 135YZ, 135ZA, 135ZB, 135ZC, 135ZD, 135ZE, 135ZF, 135ZG, 135ZH, 135ZI, 135ZJ, 135ZK, 135ZL, 135ZM, 135ZN, 135ZO, 135ZP, 135ZQ, 135ZR, 135ZS, 135ZT, 135ZU, 135ZV, 135ZW, 135ZX, 135ZY, 135ZZ.

Sumter County, Florida. The boundaries of the land are shown on the plat hereof as recorded in Plat Book 10, Page 5, of the Public Records of Sumter County, Florida.

THE FOLLOWING FACILITIES ARE FOR NON-PUBLICLY DEDICATED USE ONLY: TRACTS "D", "E" & "G" AND COLONY BOULEVARD. THESE FACILITIES, TOGETHER WITH TRACTS "A", "B" & "F" WHICH HAVE BEEN RESERVED BY THE DEVELOPER FOR PRIVATE USE AND ALSO TOGETHER WITH TRACT "C", WHICH HAS BEEN RESERVED BY CITIZENS FIRST BANK FOR PRIVATE USE, WILL BE MAINTAINED BY THE OWNERS THEREOF OR THE OWNERS' ASSIGNS AND/OR DESIGNEES AND SUMTER COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OR IMPROVEMENTS OF SAME.

THE UNDERSIGNED, DEVELOPER, HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMES WITHIN ALL THE REQUIREMENTS OF CHAPTER 171, § 202.02, AT § 202.02(1), THE VILLAGES OF SUMTER UNIT NO. 135, PLAT BOOK 10, PAGE 5, 5B-5E.

DEVELOPER: *[Signature]*
 TITLE: *[Title]*
 ADDRESS: *[Address]*

CERTIFICATE OF CLERK
 I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMES WITHIN ALL THE REQUIREMENTS OF CHAPTER 171, § 202.02, AT § 202.02(1), THE VILLAGES OF SUMTER UNIT NO. 135, PLAT BOOK 10, PAGE 5, 5B-5E.

CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA: *[Signature]*
 TITLE: *[Title]*
 ADDRESS: *[Address]*

CERTIFICATE OF SURVEYOR
 I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMES WITHIN ALL THE REQUIREMENTS OF CHAPTER 171, § 202.02, AT § 202.02(1), THE VILLAGES OF SUMTER UNIT NO. 135, PLAT BOOK 10, PAGE 5, 5B-5E.

SURVEYOR: *[Signature]*
 TITLE: *[Title]*
 ADDRESS: *[Address]*

- 1) ALL LOTS ARE TO BE SET APART IN THE MANNER OF ANY LOT OR TRACT IN THE DEVELOPMENT OF THE SAME OR BETTER.
- 2) ALL LOTS ARE TO BE SET APART IN THE MANNER OF ANY LOT OR TRACT IN THE DEVELOPMENT OF THE SAME OR BETTER.
- 3) ALL LOTS ARE TO BE SET APART IN THE MANNER OF ANY LOT OR TRACT IN THE DEVELOPMENT OF THE SAME OR BETTER.
- 4) ALL LOTS ARE TO BE SET APART IN THE MANNER OF ANY LOT OR TRACT IN THE DEVELOPMENT OF THE SAME OR BETTER.
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- 6) ALL LOTS ARE TO BE SET APART IN THE MANNER OF ANY LOT OR TRACT IN THE DEVELOPMENT OF THE SAME OR BETTER.
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- 12) ALL LOTS ARE TO BE SET APART IN THE MANNER OF ANY LOT OR TRACT IN THE DEVELOPMENT OF THE SAME OR BETTER.

TRACT "A" IS RESERVED BY THE DEVELOPER.
 TRACT "B" IS RESERVED BY THE DEVELOPER.
 TRACT "C" IS RESERVED BY CITIZENS FIRST BANK.
 TRACT "D" IS RESERVED BY THE DEVELOPER.
 TRACT "E" IS RESERVED BY THE DEVELOPER.
 TRACT "F" IS RESERVED BY THE DEVELOPER.
 TRACT "G" IS RESERVED BY THE DEVELOPER.

CERTIFICATE OF APPROVAL
 BOARD OF COUNTY COMMISSIONERS
 THIS IS TO CERTIFY THAT THE PLAT HAS BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUMMER COUNTY, FLORIDA, AND IS TO BE RECORDED IN PLAT BOOK 10, PAGE 5, 5B-5E.

CHAIRMAN OF THE BOARD: *[Signature]*
 CLERK OF THE BOARD: *[Signature]*

CERTIFICATE OF APPROVAL
 BOARD OF COUNTY COMMISSIONERS
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CHAIRMAN OF THE BOARD: *[Signature]*
 CLERK OF THE BOARD: *[Signature]*

THE UNDERSIGNED, DEVELOPER, HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMES WITHIN ALL THE REQUIREMENTS OF CHAPTER 171, § 202.02, AT § 202.02(1), THE VILLAGES OF SUMTER UNIT NO. 135, PLAT BOOK 10, PAGE 5, 5B-5E.

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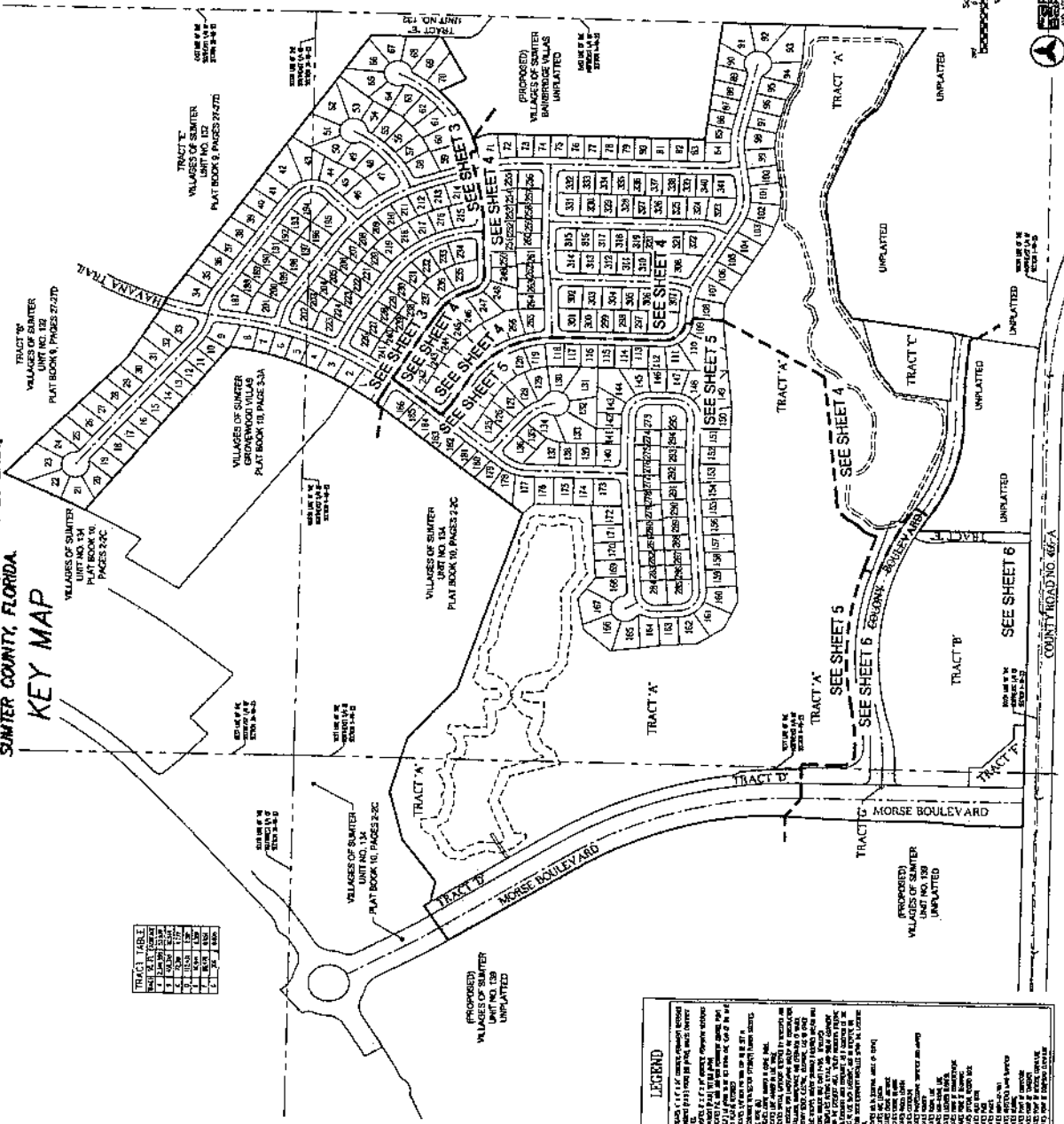
This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

VILLAGES OF SUMTER UNIT NO. 135

BEING PORTIONS OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 23 EAST,
AND SECTION 1, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
SUMTER COUNTY, FLORIDA.

KEY MAP

TRACT	TABLE
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LEGEND

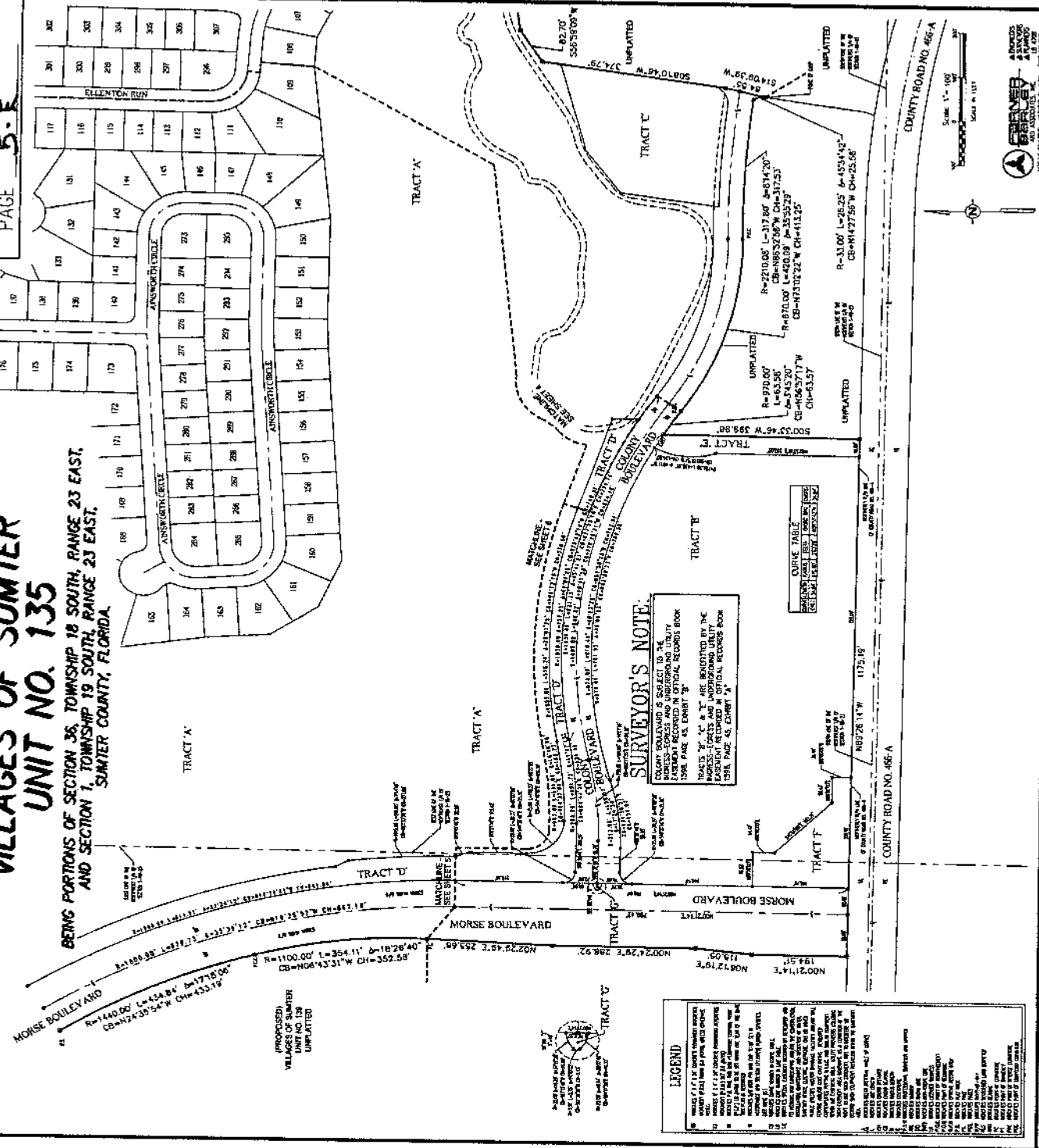
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This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

VILLAGES OF SUMTER UNIT NO. 135

BEING PORTIONS OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
AND SECTION 1, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
SUMTER COUNTY, FLORIDA.



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OFAC Sanctions List Search

Search Date & Time: 2/8/2018 9:13 am

Order No.: Customer Reference: BRADLEY.TBD
Property Address: 2523 Jessup Street, Sumter County, The Villages, FL 32162

A search has been conducted against the Sanctions List administered by the Office of Foreign Assets Control ("OFAC") for the following party:

The search has returned the following results:

Business Name: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Schedule A Item 4 herein

****NO MATCH FOUND****

If a search of the OFAC SDN List results in a possible match with a name (or names) on the list, follow the instructions on the OFAC website regarding the due diligence steps which must be taken to determine a valid OFAC match. The due diligence steps can be accessed at:

<http://www.treasury.gov/resource-center/faqs/Sanctions/Pages/directions.aspx>

For more information:

OFAC Hotline is: (202) 622-2490.

OFAC Website: <http://www.treas.gov/offices/enforcement/ofac/>

[Click Here to read the OFAC Step By Step Guide](#)

FinCEN Hotline is: (866) 556-3974.

FinCEN Website: <http://www.fincen.gov/>

The information in this database was provided by the Office of Foreign Asset Control (OFAC) of the US Treasury Department.

OFAC Sanctions List Search

Search Date & Time: 2/8/2018 9:13 am

Order No.: Customer Reference: BRADLEY.TBD
Property Address: 2523 Jessup Street, Sumter County, The Villages, FL 32162

A search has been conducted against the Sanctions List administered by the Office of Foreign Assets Control ("OFAC") for the following party:

The search has returned the following results:

Business Name: The duly appointed Sucessor Trustee of The Joseph R. Bradley Revocable Living Trust dated 3/31/10

****NO MATCH FOUND****

If a search of the OFAC SDN List results in a possible match with a name (or names) on the list, follow the instructions on the OFAC website regarding the due diligence steps which must be taken to determine a valid OFAC match. The due diligence steps can be accessed at:

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