



CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

Issued By

CHICAGO TITLE INSURANCE COMPANY

Chicago Title Insurance 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 Insurance 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.: 20200341

Name and Address of Title Insurance Company: **Dominion Title Company**
1005 Delridge Avenue
Orlando, FL 32804

1. Effective Date: June 22, 2020 at 11:00 PM

2. Policy or Policies to be issued:

a. ALTA Owners Policy (06/17/06)	Proposed Amount of Insurance \$100,000.00
----------------------------------	--

Proposed Insured: TBD TBD

b. ALTA Loan Policy (06/17/06)	Proposed Amount of Insurance \$50,000.00
--------------------------------	---

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

Final Premium:
\$825.00

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:

The duly appointed Successor Trustee of the Carl Gross Residuary Trust Agreement dated August 15, 2000

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

Lot 7, Block 2, Aberdeen - Plat No. 8, according to the map or plat thereof, as recorded in Plat Book 59, Page(s) 181 through 183, inclusive, of the Public Records of Palm Beach County, Florida.

Dominion Title Company

Brandon Humes, Agent's Signature





CHICAGO TITLE
INSURANCE COMPANY

SCHEDULE B - SECTION I

REQUIREMENTS

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. Intentionally Deleted.
 - b. Warranty Deed from _____, individually and as Successor Trustee(s) of the Carl Gross Residuary Trust Agreement dated August 15, 2000 to Purchaser with contractual rights under a purchase agreement with the vested owner identified at Schedule A Item 4 herein.
 - c. Mortgage from Purchaser with contractual rights under a purchase agreement with the vested owner identified at Schedule A Item 4 herein to Lender with contractual obligations under a loan agreement with the vested owner identified at Item 4 below, or proposed purchaser.

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 Mortgage. If the Individuals are unmarried, then indicate this on the Mortgage. If not homestead, then a statement to that effect must be reflected on the Mortgage.

5. Proof of payment of any outstanding assessments in favor of Palm Beach 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 Palm Beach 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

72C10109

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

Copyright American Land Title Association. All rights reserved.

The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN
LAND TITLE
ASSOCIATION



20200341

SCHEDULE B - SECTION I

(Continued)

service charges for service by any water, sewer, waste or gas system supplying the insured land or service facilities.

7. Record in the Public Records a release or satisfaction of the Claim of Lien for Utility Service, in favor of Board of County Commissioners of Palm Beach County, Florida, recorded in Official Records Book 30265, Page 447.
8. Affidavit satisfactory to the Company must be recorded in the Public Records establishing that either:

Harriet Gross, the grantor(s) in the deed recorded in the Public Records in Palm Beach County, Official Records Book 17576, Page 1594 were unmarried at the time of execution and delivery of the deed,

or that the subject property did not constitute any part of the grantor'(s) homestead at said time.
9. Furnish proof, satisfactory to the Company, by Sheffield at Aberdeen Homeowners Association, Inc., 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 Aberdeen Property Owners Association, inc f/k/a Parkwalk Property Owners Association, 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 Dorchester Estates at Aberdeen Homeowners Association, Inc., that all homeowner's association fees and assessments, if any, have been paid in full and that there are no delinquencies.
12. Furnish proof, satisfactory to the Company, by Aberdeen Estates Road Association, Inc., that all homeowner's association fees and assessments, if any, have been paid in full and that there are no delinquencies.
13. Furnish proof, satisfactory to the Company, by Muirhead Estates at Aberdeen Homeowners Association, Inc., that all homeowner's association fees and assessments, if any, have been paid in full and that there are no delinquencies.
14. Furnish proof, satisfactory to the Company, by Le Chalet Homeowners Association, Inc., that all homeowner's association fees and assessments, if any, have been paid in full and that there are no delinquencies.
15. An affidavit that the Carl Gross Revocable Trust Agreement dated August 12, 2000 has not been amended or modified, except as heretofore disclosed, and that the Trust is still in full force and effect. Said affidavit should also recite the name(s) of the Trustee(s) currently empowered, if different from the original Trustee(s), to execute the Trustee's Deed recorded in Official Records Book 17576, Page 1594 of the insured land.
16. Record a Certification of Trust for the Carl Gross Revocable Trust Agreement dated August 15, 2000, 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.

SCHEDULE B - SECTION I

(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.
- I. The certification must state that the Trust Agreement specifically authorizes the transfer of trust property to the trustee, herself, or a family member or affiliate.

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.
17. The Company and its policy issuing agents are required by Federal law to collect additional information about certain transactions in specified geographic areas in accordance with the Bank Secrecy Act. If this transaction is required to be reported under a Geographic Targeting Order issued by FinCEN, the Company or its policy issuing agent must be supplied with a completed ALTA Information Collection Form ("ICF") prior to closing the transaction contemplated herein.
 18. Recordation in the Public Records of a certified copy of the death certificate of Harriet Gross.
 19. A copy of the Trust Agreement, together with any amendments or modifications thereto, for the Carl Gross Residuary Trust Agreement dated August 15, 2000 must be obtained after which additional requirements or exceptions may be made.
 20. Record a Certification of Trust for the Carl Gross Residuary Trust Agreement dated August 15, 2000, 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.
 - 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.
 - I. The Pertinent pages of the trust and such other supporting documentation as is necessary to

SCHEDULE B - SECTION I

(Continued)

establish the identity of the successor trustee must be attached as an exhibit, along with proof of acceptance of same.

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.

21. Proof of payment of ALL OUTSTANDING TAXES, folio or parcel number 00-42-45-16-03-002-0070.
NOTE: PLEASE CALL THE PALM BEACH TAX COLLECTOR'S OFFICE AT (561) 355-2264 FOR ALL CORRECT AMOUNTS THAT ARE NOW DUE AND PAYABLE.

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

NOTE: If the insured mortgage is not a purchase money mortgage, please request an additional search for matters that could have priority over a non-purchase money mortgage.

The following note is for informational purposes only, is neither guaranteed nor insured, and is not part of the coverage of this form 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 17576, Page 1594.

END OF SCHEDULE B - SECTION I





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:

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 form.
2. Taxes and assessments for the year 2020 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.

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.

6. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Aberdeen - Plat No. 8, recorded in Plat Book 59, Page 181 through 183, inclusive, of the Public Records of Palm Beach County, Florida.
7. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of ABERDEEN - PLAT NO. 8, A PORTION OF A (P.U.D.), recorded in Plat Book 59, Page 181, of the Public Records of Palm Beach County, Florida; as affected by instruments recorded in Official Records Book 6694, Page 462; Official Records Book 7773, Page 864; Official Records Book 10006, Page 1448 and Official Records Book 10006, Page 1614.
8. 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 recorded in Official Records Book 3970, Page 573, and as amended in Official Records Book 3973, Page 1734; Official Records Book 4141, Page 1172; Official Records Book 4147, Page 1608; Official Records Book 4552, Page 1324; Official Records Book 5152, Page 1338, which amends the name from Parkwalk to Aberdeen Planned Unit Development and Aberdeen Planned Commercial Development; Official Records Book 5152, Page 1354; Official Records Book 5161, page 1133; Official Records Book 5670, Page 891; Official Records Book 5675, Page 1554; Official Records Book 5964, Page 1099; Official Records Book 5964, Page 1103; Official Records Book 5964, Page 1107, Official Records Book 5984, Page 1857; Official Records Book 6101, Page 1427; Official Records Book 6450, Page 1076; Official records 6501, Page 1282; Official Records Book 6527, Page 771; Official Records Book 6552, Page 1797; Official Records Book 6820, Page 118; Official Records Book 7352, Page 1045; Official Records Book 7598, Page 732; Official Records Book 8114, Page 564; Official Records Book 8114, Page 611; Official Records Book 8248, Page 314; Official Records Book 8259, Page 313; Official Records Book 8369, Page 377; Official Records Book 8888, Page 872; Official Records Book 8888, Page 874; Official Records Book 8937, Page 571; Official Record Book 9343, Page 1560, and Official Records Book 10241, Page 1484, as amended in restated in Official Records Book 11915, Page 1674; further amended in Official Records Book 16608, Page 21; Official Records Book 17136, Page 1450 Official Records Book 8935, Page 67, Official Records Book 29164, Page 1840 and Official Records Book 26098, Page 950, as may be subsequently amended.
9. 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 recorded in Official Records Book 5753, Page 854, and as amended in Official Records Book 5886, Page 1361; Official Records Book 7498, Page 189; Official Records Book 8937, Page 568, Official Records Book 8937, Page 583; Official Records Book 9190, Page 153; Official Records Book 9456, Page 1406; Official Records Book 11351, Page 1014; as affected by assignments recorded in Official Records Book 5812, Page 1133; Official Records Book 5814, Page 902; Official Records Book 7773, Page 856;

72C10109

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

Copyright American Land Title Association. All rights reserved.

The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN
LAND TITLE
ASSOCIATION



20200341

SCHEDULE B - SECTION II

(Continued)

Official Record Book 7773, Page 867 and Official Record 8935, Page 25; and Quit-Claim Deeds in Official Records Book 10006, page 1448 Official Records Book 10006, Page 1614; Official Records Book 11355; Page 1225; Official Records Book 21051, Page 1429 and Official Records Book 8935, Page 47, Official Records Book 29148, Page 25, Official Records Book 29835, Page 1830, as may be subsequently amended.

10. 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 recorded in Official Records Book 7044, Page 474, together with the Amendments recorded in Official Records Book 12348, Page 741; Official Records Book 12390, Page 81 and Official Record Book 12546, Page 538, as may be subsequently amended.
11. 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 recorded in Official Records Book 5753, Page 937; and Notice of Preservation recorded in Official Records Book 29184, Page 650, and as may be subsequently amended.
12. 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 recorded in Official Records Book 6820, Page 58, as may be subsequently amended.
13. Oil, gas and mineral rights reserved in favor of the Board of Education of the State of Florida, as contained in that deed recorded July 14, 1914 in Deed Book 50, Page 156, said reservations have been modified by the release of right of entry and exploration by instrument recorded in Official Records Book 5784, Page 1835
14. Reservations in favor of the Board of Commissioners of the Everglades Drainage District, as contained in Deed recorded in Deed Book 763, Page 88 and Official Records Book 9296, Page 1712; said reservations have been modified by the Non-Use Commitment recorded in Official Record Book 10201, Page 1754.
15. Terms, conditions, provisions and obligations of that certain Standard Reclaimed Water Development Agreement (SDA) by and between Palm Beach County, and Aberdeen Property Owners Association, Inc., recorded June 5, 2007, in Official Records Book 21804, Page 1355.
16. Any and all right, title or interest of the Lake Worth Drainage District, claimed, reserved, or now in use, by virtue of reservations contained in various deeds, attached to Affidavit filed in Official Records Book 1732, at Page 612 and in Official Records Book 6495, Page 761 and 1165 of the Public Records of Palm Beach County, Florida.
17. Assignment of Rights recorded in Official Records Book 7773, Page 864, all of the Public Records of Palm Beach County, Florida.
18. Assignment of Rights recorded in Official Records Book 5814, Page 902, all of the Public Records of Palm Beach County, Florida.
19. Developer Agreement filed in Official Records Book 21804, Page 1355, all of the Public Records of Palm Beach County, Florida.

72C10109

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

Copyright American Land Title Association. All rights reserved.

The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN
LAND TITLE
ASSOCIATION



20200341

SCHEDULE B - SECTION II

(Continued)

20. Restrictions, covenants, conditions Deed Restrictions as set forth in that instrument recorded in Official Records Book 5727, Page 226 (as to subjected property), as may be subsequently amended.
21. The nature, extent or existence of riparian rights is not insured.
22. Rights of others to use the waters of any water body extending from the insured land onto other lands.
23. Any loss or damage arising from assessments occurring after date of policy resulting from the provisions contained in Florida Statute 720.3085(2), notwithstanding any contrary provisions of any ALTA 5.1 or ALTA 9 series endorsements which may be attached.
24. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.

NOTE: All recording references in this form shall refer to the public records of Palm Beach County, Florida, unless otherwise noted.

END OF SCHEDULE B - SECTION II

Copyright American Land Title Association. All rights reserved.

The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN
LAND TITLE
ASSOCIATION

