

TITLE SEARCH REPORT

File No.: 6518182

Customer Reference: 20170503

To: Dominion Title Company
201 East Pine Street, Suite 315
Orlando, FL 32801
Phone: 407-447-9407
Fax: 407-447-9409

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: August 8, 2017

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: July 24, 2017 at 11:00 PM

2. Policy or Policies to be issued:

- A. ALTA Owners 2006 with Florida Modifications
Proposed Insured: To Be Determined
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 West Family Trust dated the 4th day of March, 2014, Zeno L. West, Geraldine D. West, and Wanda Victoria Esters, Trustees

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. Deed from Zeno L. West, Geraldine D. West and Wanda Victoria Esters, individually and as Trustee(s) of the The West Family Trust, dated March 4, 2014 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.

5. Proof of payment of any outstanding assessments in favor of Orange 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 Orange 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. 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.
8. 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 \$200.00 are Paid, under Tax I.D. No. 35-21-28-0750-00-210.

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.

TITLE SEARCH REPORT
REQUIREMENTS continued

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 10731, Page 5916, Official Records Book 3388, Page 2223

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 2017 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 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:

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.

5. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Blue Ridge Acres, recorded in Plat Book 7, Page 24, of the Public Records of Orange County, Florida.
6. Right of Way deed recorded in Official Records Book 8603, Page 156.

NOTE: All recording references in this commitment/policy shall refer to the public records of Orange 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, 2400 Maitland Center Parkway, Suite 110, Maitland, FL 32751; Telephone 866-632-6200.

TITLE SEARCH REPORT
EXCEPTIONS continued

Searched by: Julia R. DeLong, Julia.delong@fnf.com, 407-670-2414

TITLE SEARCH REPORT
EXHIBIT "A"
LEGAL DESCRIPTION

Lot 21, Blue Ridge Acres, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 24, of the Public Records of Orange County, Florida, Less the East 60 feet thereof as described in that certain Quit Claim Deed recorded in Official Records Book 8603, Page 156, Public Records of Orange County, Florida.