

TITLE SEARCH REPORT

File No.: 6686545

Customer Reference: 20170639

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: November 29, 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: November 13, 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: \$100,000.00

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:

Heirs/devisees of Harry M. Morley, Jr., deceased and the Heirs/devisees of Maureen B. Morley, deceased, as the interests may appear, subject to administration of the estates.

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 Heirs and Devisees of the Estate of Harry M. Morley, Jr., a/k/a Harry Marshall Morley, Jr., deceased and the Heirs and Devisees of the Estate of Maureen B. Morley a/k/a Maureen Bridge Morley, deceased, 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 Brevard 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 Brevard 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. Probate has been filed in Case 2017-CP-030570, the estate of Maureen Bridge Morley, deceased, in the Circuit Court of Brevard County, Florida. The following documents must be recorded relative to that probate:
 - A. Certified copy of death certificate
 - B. Certified copies of all petitions for administration
 - C. Certified copy of any order determining homestead
 - D. Certified copy of Order Admitting Last Will and Testament.
 - E. Furnish to the Company satisfactory proof that:
 - 1). The estate is not taxable, such as the recording of the DR-312 (Affidavit of No Florida Estate Tax Due);
 - 2). The federal estate taxes against the Estate of , if any, have been paid; or
 - 3). The land to be insured has been released/divested from the lien of such taxes. Any release must be recorded.

The Company reserves the right to make additional requirements upon review.

8. Probate has been filed in Case 05-2017-CP-030576, the estate of Harry Marshall Morley, Jr. deceased

TITLE SEARCH REPORT
REQUIREMENTS continued

in the Circuit Court of Brevard County, Florida. The following documents must be recorded relative to that probate:

- A. Certified copy of death certificate
- B. Certified copy of petition for administration
- C. Certified copy of any order determining homestead
- D. Notice of Administration
- E. Furnish to the Company satisfactory proof that:
 - 1). The estate is not taxable, such as the recording of the DR-312 (Affidavit of No Florida Estate Tax Due);
 - 2). The federal estate taxes against the Estate of , if any, have been paid; or
 - 3). The land to be insured has been released/divested from the lien of such taxes. Any release must be recorded.

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9. 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.

Parcel 1:

NOTE: 2017 Real Property Taxes in the gross amount of \$2,777.73 are Paid, under Tax I.D. No. 2511377

Parcel 2:

NOTE: 2017 Real Property Taxes in the gross amount of \$180.45 are Paid, under Tax I.D. No. 2531372.

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:

As to Parcel 1: Official Records Book 4120, Page 0248.

As to Parcel 2: Official Records Book 4224, Page 2973.

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 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 Indian River Acres, recorded in Plat Book 11, Page 30, of the Public Records of Brevard County, Florida.
6. As to Parcel 2:

Notwithstanding the insuring provisions, this policy does not insure any right of access to and from the land unless said property is conveyed with Parcel 1 described herein.
7. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.

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

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EXCEPTIONS continued

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.

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

TITLE SEARCH REPORT
EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

A portion of the land lying South of the Southerly right of way line of McIver Lane and North of the Westerly extension of the South line of Lot 1, Indian River Acres, as recorded in Plat Book 11, Page 30, of the Public Records of Brevard County, Florida; West of said Lot 1, and East of the Northerly extension of the East line of lands described in Official Records Book 1200, Page 688, of said Public Records, all lying and being in Section 26, Township 25 South, Range 36 East, Brevard County Florida. Being those lands described in Official Records Book 2054, Pages 653, LESS AND EXCEPT Official Records Book 2446, Page 333 and Official Records Book 2089, Page 1970, Public Records of Brevard County, Florida.

Said lands to be more particularly described by a true and accurate survey of the premises by a duly licensed and approved surveyor.

and

Parcel 2:

A portion of land lying in Section 26, Township 25 South, Range 36 East, Brevard County, Florida, being more particularly described as follows: Commence at the North 1/4 corner of said Section 26, and run South 00° 01' 00" West along the West line of the Northeast 1/4 of said Section 26, a distance of 71.95 feet to the East R/W line of US Highway No. 1, thence run South 19° 03' 00" East along said R/W line a distance of 372.57 feet, thence run North 89° 59' 00" East a distance of 207.10 feet to the Southwest corner of Parcel 20 of said Section 26, thence run North 66° 17' 00" East along the South line of said Parcel 20, a distance of 297.11 feet to the Point of Beginning, thence run North 23° 43' 00" West a distance of 100.00 feet to the Southeast corner of Parcel 37, thence run North 66° 17' 00" East a distance of 126.62 feet to the Northwest corner of Lot 2 Indian River Acres, as recorded in Plat Book 11, Page 30, Pubic Records of Brevard County, Florida, thence run South 23° 43' 00" East along the West line of said Lot 2, a distance of 100.00 feet to the Southwest corner of said Lot 2, thence run South 66° 17' 00" West, a distance of 126.62 feet to the Point of Beginning.