

DTC DOMINION TITLE COMPANY

1005 Delridge Avenue · Orlando · FL · 32804
Office: 407-447-9407 · Fax: 407-447-9409
www.dominiontc.com

January 11, 2024

Re: 10924 Mill Pond Way, Orlando, FL 32825

Enclosed please find the title search for your property at 10924 Mill Pond Way. Please feel free to contact me should you have any questions or concerns.

Thank you.

Sincerely,

Lauren Allen



TITLE SEARCH REPORT

Order No.: 11534615

Customer Reference: 20240006
(use for AgentTRAX documents)

To: Dominion Title Company
1005 Delridge Ave.
Orlando, FL 32804
Phone: 407-447-9407
Fax: 407-447-9409

The attached Title Search Report is issued for the use of the agent to whom it is addressed. This Report is to be used only by the agent to determine the insurability of title to the property described herein in conjunction with issuance of commitments, policies and endorsements by Chicago Title Insurance Company, Fidelity National Title Insurance Company or Commonwealth Land Title Insurance Company ("the Company").

The agent reviewing this Title Search Report must follow all underwriting guidelines set forth in the underwriting Manual and Bulletins issued by the Company. This is a report of matters appearing in the official land records of the county or city wherein the property is located. No search has been made for any matters recorded in the Federal District Courts. Not included in this Report are matters, such as mortgages, judgments and other liens, for which the Company has found recorded satisfactions or releases, and possible other matters which, according to custom and practice, would not appear in a title search. At the time of this Report, the Company may have had and relied upon title evidence in the form of a title policy, master file, title report or abstract which predates the period searched.

The amount shown in this Report for any deeds of trust, judgments and/or taxes is for informational purposes only. The recipient is responsible for confirming amounts for payoff and/or proration purposes.

Use of this Title Search Report for any reason other than the issuance of a Company commitment, policy or endorsement is not authorized. This Report may not be relied upon by any other party nor may it be relied upon for any other purpose. No liability is assumed by the Company for unauthorized use or reliance. The liability under this Title Search Report is limited to the liability under the policy or policies issued pursuant to this Title Search Report. This Title Search Report is not an opinion, warranty or guarantee of title. The liability under this Title Search Report shall cease and terminate six months after the ending date set forth in the Period of the Search, unless extended in writing by the Company.

Dated: January 11, 2024

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: December 28, 2023 at 8:00 AM

2. Policy or Policies to be issued:

- A. 2021 ALTA Owner's Policy 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: \$100,000.00
The estate or interest to be insured: Fee Simple

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:

Peggy Hinkle Terrell, Life Tenant and The Terrell Trust, dated the 6th day of February, 2008, as to a remainder interest and, as disclosed in the Public Records, has been since March 26, 2008.

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 Peggy Hinkle Terrell to Purchaser with contractual rights under a purchase agreement with the vested owner identified at Schedule A Item 4 herein.

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.

NOTE: Life tenant has enhanced powers that allow the life tenant to convey without joinder of the remainder interest. If life tenant is deceased, please contact underwriting for possible further requirements.

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. Furnish proof, satisfactory to the Company, by Cypress Springs Owners Association, Inc., that all homeowner's association fees and assessments, if any, have been paid in full and that there are no delinquencies.

8. The search did not disclose any open mortgages of record, therefore the Company reserves the right to require further evidence to confirm that the Land is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence. To delete this requirement, the title agent must confirm with the owner that the Land is free and clear of mortgages and include such a recitation in the title affidavit.

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

NOTE: 2023 Real Property Taxes in the gross amount of \$1,639.20 are Paid, under Tax I.D. No. 04-23-31-1879-01-670.

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 4286, Page 1519; Official Records Book 9639, Page 3655

NOTE: Effective July 1, 2023, the Conveyances to Foreign Entities Act in sections 692.201 - 692.205, Florida Statutes (the "Act"), limits and regulates the purchase, sale and ownership of Florida real property by certain buyers who are associated with "foreign countries of concern," specifically the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro and the Syrian Arab Republic. In connection with the purchase of real property, the Act requires each buyer to provide an affidavit confirming the purchaser is in compliance with the Act. Any loss or damage resulting from a violation of the Act is excluded from coverage under the terms of the Policy.

NOTE: Starting January 1, 2024, section 695.26 (1)(c), F.S., provides that no instrument conveying, assigning, encumbering or otherwise disposing of an interest in real property which is executed or acknowledged in Florida shall be recorded by the clerk of court unless the post office address of each witness is legibly printed, typed or stamped upon the instrument. If an instrument containing one or more witnesses is recorded, the witnesses' addresses, as well as their names, should appear below their signatures. A business address may be used.

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 form.
2. Taxes and assessments for the year 2024 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:

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 Cypress Springs Tract 215 Phase III, recorded in Plat Book 25, Page 60 and 61, of the Public Records of Orange 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 Covenants, Conditions, Restrictions and Easements recorded in Official Records Book 3813, Page 3500; Articles of Incorporation of Cypress Springs Owners Association, Inc. recorded in Official Records Book 3813, Page 3481; By-Laws of Cypress Springs Owners Association, Inc. recorded in Official Records Book 3813, Page 3489; Supplemental Declaration recorded in Official Records Book 4158, Page 1122; Amendment to Supplemental Declaration recorded in Official Records Book 4252,

TITLE SEARCH REPORT
EXCEPTIONS continued

Page 39; Restriction on Annexation of Property recorded in Official Records Book 4337, Page 3173; Assignment and Assumption of Declarant Rights recorded in Official Records Book 4421, Page 3502, and as may be subsequently amended.

8. Easterly Subregional Wastewater Treatment Plant Utility Easement recorded in Official Records Book 3371, Page 2666.
9. Use Agreement recorded in Official Records Book 3922, Page 4027; Amendment recorded in Official Records Book 4246, Page 2213.
10. Resolutions Establishing a Municipal Service Taxing Unit for Maintenance of Retention Ponds and/or Drainage Basins recorded in Official Records Book 4156, Page 76, Official Records Book 4177, Page 8 and Official Records Book 10238, Page 3096.
11. Developers Agreement recorded in Official Records Book 4158, Page 1113.
12. Agreement recorded in Official Records Book 4159, Page 1096; Amendment recorded in Official Records Book 4173, Page 2436.
13. Resolutions Establishing a Municipal Service Taxing Unit for Streetlighting recorded in Official Records Book 4177, Page 1 and Official Records Book 6008, Page 1451.
14. 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.

NOTE: All recording references in this form 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 200, Maitland, FL 32751; Telephone 866-632-6200.

Searched by: Jennifer Johnson - jennifer.johnson4@fnf.com

TITLE SEARCH REPORT
EXHIBIT "A"
LEGAL DESCRIPTION

Lot 167, Cypress Springs Tract 215 Phase III, according to the map or plat thereof, as recorded in Plat Book 25, Page(s) 60 and 61, of the Public Records of Orange County, Florida.