

Old Republic National Title Insurance Company

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Schedule A

Transaction Identification Data for reference only:

Commitment Number: 1228068	Revision Number: None	Issuing Office File Number: 22-0046.7 KN	Issuing Office: 588
Property Address: 21826 SE 162nd Ave. , and Unassigned Location,, Hawthorne, FL 32640	Loan ID Number: None	ALTA Universal ID: None	Issuing Agent: Salter Feiber, P.A.

1. Commitment Date: March 15, 2023 @ 11:00 PM

2. Policy to be issued: Proposed Policy Amount:

OWNER'S: ALTA Owner's Policy (6/17/06) (With Florida Modifications) \$TBD

Proposed Insured: Alachua County, a political subdivision of the state of Florida

MORTGAGEE: ALTA Loan Policy (6/17/06) (With Florida Modifications) \$

Proposed Insured:

3. The estate or interest in the Land described or referred to in this Commitment is FEE SIMPLE. (Identify estate covered, i.e., fee, leasehold, etc.)

4. Title to the estate or interest in the Land is at the Commitment Date vested in:

Beneficiaries of the Estates of J.A. Jackson, a/k/a James A. Jackson; Frances S. Jackson, a/k/a Fannie S. Jackson; O.J. Jackson, a/k/a Oliver Jones Jackson, a/k/a Oliver John Jackson; and Oliver James Jackson, subject to estate proceedings

5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

1408 Westshore Blvd, Suite 900, Tampa, Florida 33607, (612) 371-1111



AUTHORIZED SIGNATORY
David E. Menet, Esq.
Attorney at Law

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Old Republic National Title Insurance Company

AMERICAN LAND TITLE ASSOCIATION COMMITMENT Schedule B-I

Issuing Office File Number: 22-0046.7 KN

Requirements

All of the following requirements must be met:

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 Mary Frances Jackson Murphy, Sara Jackson Nussel, Lynn Jackson Hicks, Darlene Jackson Blanz, Charlene Jackson Hickman, Lisa Jackson Harris and James Darrell Jackson, joined by spouse, if married, or non-homestead clause to the proposed insured purchaser(s). (NOTE: This requirement may be revised upon completion of the required probate proceedings).
 - B. Completion of a proper probate of the Estate of Frances S. Jackson, decedent, in a Florida Court of proper jurisdiction.
 - C. Completion of a proper probate of the Estate of J.A. Jackson, a/k/a James A. Jackson, decedent, in a Florida Court of proper jurisdiction. The Company reserves the right to make additional requirements/exceptions upon review.
 - D. Completion of a proper probate of the Estate of O.J. Jackson, a/k/a Oliver Jones Jackson, a/k/a Oliver John Jackson, decedent, in a Florida Court of proper jurisdiction. The Company reserves the right to make additional requirements/exceptions upon review.
 - E. Completion of a proper probate of the Estate of Oliver J. Jackson, a/k/a Oliver James Jackson decedent, in a Florida Court of proper jurisdiction.
 - F. Record satisfactory proof of the death of Sarah Vera Jackson, deceased.
5. An update of the title search must be completed just prior to the closing and the commitment must be endorsed to require clearance of, or take exception for, any additional title defects or adverse matters found.
6. Affidavit from the Seller/Grantor of the subject property, or some other person having actual knowledge, affirming the Seller/Grantor's marital status (if applicable), establishing that no person other than the Seller/Grantor is in possession, that more than 90 days has elapsed since the completion of all improvements for which payment has not been made in full and that there are no claims pending and unpaid which constitute a lien against the subject property.
7. INFORMATION NOTE: Taxes for the year 2022 show PAID, in the amount of \$348.96, for Parcel No.20069-000-000; Gross Amount for Taxes & Assessments is \$352.48; Homestead Exemption WAS NOT filed. Delinquent Tax Information: NO DELINQUENT TAXES ARE DUE.
8. INFORMATION NOTE: Taxes for the year 2022 show PAID, in the amount of \$315.08, for Parcel No.20078-000-000; Gross Amount for Taxes & Assessments is \$315.08; Homestead Exemption WAS NOT filed. Delinquent Tax Information: NO DELINQUENT TAXES ARE DUE.

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Old Republic National Title Insurance Company

AMERICAN LAND TITLE ASSOCIATION COMMITMENT Schedule B-II

Issuing Office File Number: 22-0046.7 KN

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared 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 Commitment 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.
 - a. General or special taxes and assessments required to be paid in the year 2023 and subsequent years.
 - b. Rights or claims of parties in possession not recorded in the Public Records.
 - c. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
 - d. Easements or claims of easements not recorded in the Public Records.
 - e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.
3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: *Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.
5. Mineral Deed as recorded in O.R. Book 909, Page 99, Public Records of Alachua County, Florida.
6. Notice of Claim by Dalco Oil Company as recorded in O.R. Book 943, Page 477, Public Records of Alachua County, Florida.
7. Quit Claim Deed from Elise B. Herndon, a widow to A.K. Guthrie conveying all right, title, and interest in and to the minerals as recorded in O.R. Book 1748, Page 753, Public Records of Alachua County, Florida.
8. General Conveyance, Assignment and Bill of Sale from Pacific Enterprises Oil Company (USA), a California corporation to Pacific Enterprises ABC Corporation, a California corporation, conveying, assigning and bill of sale in and to all right, title and interest for oil, gas and mineral leases et al, as recorded in O.R. Book 1882, Page 2035, Public Records of Alachua County, Florida.
9. Mineral Deed from J. Keith Miller to Miller Oil Properties, L.L.C., an Oklahoma limited liability company, all interest in and to all of the oil, gas and other minerals, together with right of ingress and egress as recorded in O.R. Book 2234, Page 2627, Public Records of Alachua County, Florida.
10. Affidavit and Notice of Change of Address by J. Keith Miller, aka John Keith Miller as recorded in O.R. Book 3484, Page 1446, Public Records of Alachua County, Florida.

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Old Republic National Title Insurance Company
AMERICAN LAND TITLE ASSOCIATION
COMMITMENT
Schedule B-II (Continued)

Issuing Office File Number: 22-0046.7 KN

11. Grant, Assignment and Conveyance from The Estate of Mr. John Keith Miller, and/or the wholly owned limited liability company, Miller Oil Properties, LLC via the executor of the Estate, Andrea Miller to L.S. Williams Enterprises, LLC; K. Miller Huffman, LLC; Divine Scavenger, LLC in and to the mineral estate underlying the lands as recorded in O.R. Book 4106, Page 2388, Public Records of Alachua County, Florida.
12. Affidavit and Notice of Change of Name and Address from Kristin Miller Huffman, aka K. Miller Huffman, LLC to K. Miller Huffman, LLC as recorded in O.R. Book 4654, Page 1097, Public Records of Alachua County, Florida.
13. Title to Oil, Gas and Minerals are neither insured nor guaranteed.
14. Coverage is excepted as to riparian and littoral rights; the possible right of the public to use beach area and/or waterways; and any Land insured herein that was formerly or is currently submerged, including any filled lands, artificially exposed lands, and lands accreted to such lands, for the rights of the United States Government and the State of Florida. If the Navigational Servitude Endorsement is attached to this policy and made a part hereof, the coverage afforded thereby shall not extend to any portion of the Land subject to a claim of ownership by the State of Florida by right of sovereignty. This clause replaces Commitment exception #3 (the General Sovereignty Land exception).
15. Lack of access because the above-described property does not abut, and there is no private easement to, a dedicated road, street or highway. Accordingly, notwithstanding Covered Risk number 4 of the jacket of this policy, this policy does not insure any right of access to and from said land.
16. Rights of the lessees under unrecorded leases.

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Exhibit A

PARCEL A

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW4 OF NW4); AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW4 OF NW4) OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 22 EAST, ALACHUA COUNTY, FLORIDA.

TAX PARCEL NUMBER: 20069-000-000

PARCEL B

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE4 OF NE4), BEING ALSO DESCRIBED AS GOVERNMENT LOT SIX (6) OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 22 EAST, ALACHUA COUNTY, FLORIDA.

TAX PARCEL NUMBER: 20078-000-000

AMERICAN LAND TITLE ASSOCIATION

COMMITMENT FOR TITLE INSURANCE

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

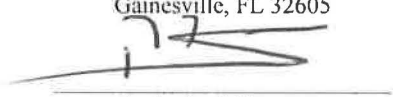
Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

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Issued through the Office of

Salter Feiber, P.A. - 588
3940 N.W. 16th Boulevard
Bldg B
Gainesville, FL 32605


Authorized Signatory
David E. Menet, Esq.
Attorney at Law



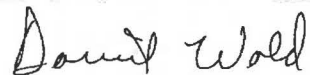
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By



President

Attest



Secretary

Commitment Conditions

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I-Requirements;
- (f) Schedule B, Part II-Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I-Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.

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- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

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