

**AMERICAN LAND TITLE ASSOCIATION
COMMITMENT
(With Florida Modifications)**

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

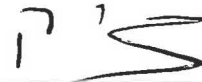
Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Commitment Number: 1570033	Revision Number:	Issuing Office File Number: 24-0798.7VS	Issuing Agent: Salter Feiber, P.A.
Property Address: Unassigned Location; TPN: 02697-001-000, Newberry, FL 32669	Loan ID Number:	Issuing Office's ALTA® Registry ID: 1035505	Issuing Office: 3940 NW 16th Boulevard, Bldg. B, Gainesville FL 32605

SCHEDULE A

1. Commitment Date: **November 13, 2024 at 11:00 PM**
2. Policy to be issued: Proposed Amount of Insurance:
 - a. OWNER'S: 2021 ALTA® Owner's Policy with Florida Modifications **\$270,000.00**
Proposed Insured: **Alachua County, a political subdivision of the state of Florida**
The estate or interest to be insured: **Fee Simple and Easement**
 - b. MORTGAGEE: 2021 ALTA® Loan Policy with Florida Modifications
Proposed Insured:
The estate or interest to be insured:
3. The estate or interest in the Land at the Commitment Date is: *(Identify each estate or interest covered, i.e., fee, leasehold, etc.)*
Fee Simple and Easement
4. The Title is, at the Commitment Date, vested in: *(Identify vesting for each estate or interest identified in Item 3 above)* **George W. W. Johnson**
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 N. Westshore Blvd., Ste. 900, Tampa, FL 32607, (612) 371-1111



AUTHORIZED SIGNATORY
David Menet

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Form C21 - Schedule A - ALTA Commitment for Title Insurance 2021 v. 01.00 (with Florida Modifications)
07/01/2021

AMERICAN LAND TITLE ASSOCIATION
COMMITMENT
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Commitment Number: 1570033

Schedule B-I

Issuing Office File Number: 24-0798.7VS

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 George W. W. Johnson, joined by spouse, if married, or nonhomestead language, to the proposed purchaser(s).
 - B. Proof of proper estate tax clearances must be recorded with respect to the Estate of Thomas H. Fay, deceased.
 - C. Review of Trust and Certification of Trust as to the Thomas H. Fay Revocable Trust dated September 24, 1992, as amended on July 18, 1995 and October 2, 2003, confirming the information as required by Sec. 736.1017(1), F.S., containing the confirmatory statement under Sec. 736.1017(3) (as to successor trustee).
 - D. Record affidavit certifying the property was not the homestead of Lucille L. Fay at the time of her death.
 - E. Affidavit from a knowledgeable person stating that none of the Oil, Gas and Mineral Leases evidenced in O.R. Book 1446, Page 68, as assigned in O.R. Book 1464, Page 102 and as affected by Ratification and Rental Division Order recorded in O.R. Book 1559, Page 998, Public Records of Alachua County, Florida, were ever extended outside of said Public Records; that none of said leases are still of any force or effect upon the subject property; that no lessees from said leases are still in possession of the subject property; that no minerals are currently being collected by said lessees; and that no subsurface rights are tax assessed for the current and prior three years. (as to PARCEL and EASEMENT INTEREST 2)
 - F. Affidavit from a knowledgeable person stating that none of the Oil, Gas and Mineral Leases evidenced in O.R. Book 1446, Page 615, as assigned in O.R. Book 1450, Page 75, Public Records of Alachua County, Florida, were ever extended outside of said Public Records; that none of said leases are still of any force or effect upon the subject property; that no lessees from said leases are still in possession of the subject property; that no minerals are currently being collected by said lessees; and that no subsurface rights are tax assessed for the current and prior three years. (as to EASEMENT INTEREST 1)
 - G. [ADDED] Corrective Warranty Deed from Thomas H. Fay Revocable Trust dated September 24, 1992, as amended on July 18, 1995 and October 2, 2003 to George W. W. Johnson.

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**Schedule B-I
(Continued)**

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. FOR INFORMATIONAL PURPOSES ONLY, it is not clear that 2022 and 2023 real property taxes, pursuant to tax sale certificate nos. 478 and 479 were redeemed by the taxpayer or successors. Title Agent must confirm prior to issuance of any policy.
7. FOR INFORMATIONAL PURPOSES ONLY: The following constitutes a 50-year mineral right search, including related documents found, preceding the effective date hereof: Oil, Gas and Mineral Lease to Edward F. Scholls recorded in O.R. Book 1446, Page 68, as assigned to Earnest H. Cockrell in O.R. Book 1464, Page 102 and as affected by Ratification and Rental Division Order recorded in O.R. Book 1559, Page 998, Public Records of Alachua County, Florida, as to PARCEL and EASEMENT INTEREST 2; AND Oil, Gas and Mineral Leases to Edward F. Scholls recorded in O.R. Book 1446, Page 615, as assigned to Earnest H. Cockrell in O.R. Book 1450, Page 75, Public Records of Alachua County, Florida (as to EASEMENT INTEREST 1).
8. 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.
9. INFORMATION NOTE: Taxes for the year 2023 show PAID, in the amount of \$284.64, for Parcel No. 02697-001-000; Gross Amount for Taxes & Assessments is \$213.92; Homestead Exemption WAS NOT filed.
Delinquent Tax Information: TAXES WERE PAID BY CERTIFICATE#479.

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Schedule B-II

Issuing Office File Number: 24-0798.7VS

EXCEPTIONS FROM COVERAGE

SOME HISTORICAL LAND RECORDS CONTAIN DISCRIMINATORY COVENANTS THAT ARE ILLEGAL AND UNENFORCEABLE BY LAW. THIS COMMITMENT AND THE POLICY TREAT ANY DISCRIMINATORY COVENANT IN A DOCUMENT REFERENCED IN SCHEDULE B AS IF EACH DISCRIMINATORY COVENANT IS REDACTED, REPUDIATED, REMOVED, AND NOT REPUBLISHED OR RECIRCULATED. ONLY THE REMAINING PROVISIONS OF THE DOCUMENT WILL BE EXCEPTED FROM COVERAGE.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2.
 - a. General or special taxes and assessments required to be paid in the year 2024 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. Easement for ingress and egress contained in warranty deed recorded May 25, 1978 in O.R. Book 1138, Page 495, Public Records of Alachua County, Florida. (as to EASEMENT INTEREST 2)
6. Terms and conditions of the ingress and egress easement contained in instrument recorded in O.R. Book 1138, Page 496, Public Records of Alachua County, Florida. (as to EASEMENT INTEREST 1)
7. Easement for ingress and egress contained in instrument recorded May 25, 1978 in O.R. Book 1138, Page 497, Public Records of Alachua County, Florida.
8. Terms and conditions of the ingress and egress easement contained in instrument recorded in O.R. Book 1138, Page 498, Public Records of Alachua County, Florida.

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Form C21 - Schedule B II - ALTA Commitment 2021 v. 01.00 (with Florida Modifications)

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Schedule B-II

9. Terms and conditions of the ingress and egress easement contained in instrument recorded in O.R. Book 1138, Page 499, Public Records of Alachua County, Florida. (as to EASEMENT INTEREST 2)
10. Right of way easements contained in Grants of Easement recorded August 15, 1979 in O.R. Book 1227, Page 193, as affected by Road Maintenance Agreements recorded in O.R. Book 2092, Page 333, O.R. Book 2092, Page 335 and O.R. Book 2092, Page 337, together with terms and conditions contained in said Easement and Agreements, Public Records of Alachua County, Florida. (as to PARCEL and EASEMENT INTEREST 1)
11. Rights of the lessees under unrecorded leases.

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07/01/2021

Exhibit A

PARCEL (TPN: 02697-001-000):

THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (W 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE SE 1/4); AND THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (N 1/2 OF THE NE 1/4 OF THE SW 1/4); AND THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (E 1/2 OF THE NE 1/4 OF THE NW 1/4 OF THE SW 1/4), ALL LYING AND BEING IN SECTION 6, TOWNSHIP 11 SOUTH, RANGE 17 EAST, ALACHUA COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING EASEMENTS:

EASEMENT INTEREST 1:

A 20 FOOT EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 20 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST THREE-QUARTERS OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (E 3/4 OF NW 1/4 OF SE 1/4) LOCATED IN SECTION 6, TOWNSHIP 11 SOUTH, RANGE 17 EAST, ALACHUA COUNTY, FLORIDA.

EASEMENT INTEREST 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 20 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (N 1/4 OF SE 1/4) OF SECTION 6, TOWNSHIP 11 SOUTH, RANGE 17 EAST, ALACHUA COUNTY, FLORIDA, LESS THE EAST 50 FOOT RIGHT OF WAY THEREOF.