

CHICAGO TITLE INSURANCE COMPANY

13800 NW 14th Street, Suite 190, Sunrise, Florida 33323

PROPERTY INFORMATION REPORT

File Number: 7153276 Reference: 5610 College Road

Provided for: **Oropeza, Stone and Cardenas, PLLC**
Attention: Terry Clark
221 Simonton Street
Key West, Florida 33040

CHICAGO TITLE INSURANCE COMPANY does hereby certify that a search of the Public Records of Monroe County, Florida through and including the date of July 6, 2018 at 6:00 a.m. on the land described:

Commencing at the Northeast corner of the Easterly Face of the Easterly Abutment of the Stock Island Bridge, as now constructed, bear North 70 degrees 11 minutes Est for a distance of 1085.42 feet to a point; thence bear North 05 degrees and 22 minutes East for a distance of 2134.15 feet to the point of beginning of the tract of land hereinafter described; from said point of beginning bear North 44 degrees and 13 minutes East for a distance of 33.43 feet to a point; thence bear North 88 degrees and 17 minutes East for a distance of 154.12 feet to a point; thence bear North 41 degrees and 05 minutes East for a distance of 175.32 feet to a point; thence bear North 68 degrees and 45 minutes West for a distance of 655.30 feet to a point; thence bear South 11 degrees and 03 minutes West for a distance of 278.25 feet to a point; thence bear South 82 degrees and 30 minutes East for a distance of 324.37 feet to a point; thence bear South 23 degrees and 05 minutes West for a distance of 63.15 feet to a point; thence bear South 71 degrees and 44 minutes East for a distance of 78.41 feet back to the point of beginning.

Address: 5610 College Road, Key West, Florida
Folio No.: 00072080-00130 Acct #1075990

That record title to the land as described and shown on the above description is as follows:

Deed filed June 20, 1953, recorded under Deed Book G-71, Page 137, from The City of Key West, Florida a municipal corporation, to Arthur Sawyer Post No. 28, American Legion, Department of Florida.

Charter filed July 2, 1977 recorded in Official Records Book 720, Page 691, for Arthur Sawyer Post # 28 Incorporated The American Legion, Key West, Florida.

The following mortgages and liens identifying the captioned property remain unsatisfied or unreleased, of record in accordance to the terms exhibited on this Certificate:

| <u>INSTRUMENT</u> | <u>FILED</u> | <u>BOOK/PAGE</u> |
|--|-----------------|------------------|
| 1. AGREEMENT | January 7, 1993 | 1240/502 |
| 2. NOTICE OF RESTRICTION ON TRANSFER OF REAL PROPERTY | August 1, 2005 | 2137/2337 |

CERTIFICATE OF SEARCH

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Name Search on the Fee Simple Title Owner only:

ARTHUR SAWYER POST NO. 28, AMERICAN
LEGION, DEPARTMENT OF FLORIDA

And found the following:

Notice of Tax Lien filed November 21, 2012, recorded in Official Records Book 2599, Page 1862,
Re: American Legion Post 28 Arthur, Arthur Sawyer Post No. 28, in the amount of \$503.71

PROPERTY INFORMATION REPORT

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CHICAGO TITLE INSURANCE COMPANY hereby certifies that the foregoing Certificate of Search was compiled by it from the Public Records of County of Monroe State of Florida, and from such other public records and sources as are herein indicated.

CONTENTS: This Certificate lists the last conveyance by deed or Certificate of Title, identifying the lands described in the caption hereof and appearing of record in the Office of the Circuit Court of Monroe Florida, recorded in said office that identify the land shown on the caption of this certificate by a land description.

This Certificate lists all mortgages, leases, notice of lis pendens, unsatisfied or unreleased of record, identifying the land described in the caption hereof and appearing of record in the Office of the Circuit of Monroe County, Florida, including all security instruments and financing statements filed pursuant to Chapters 671 through 679 of the Florida Statutes (The Uniform Commercial Code), No search is made for security instruments, financing statements or liens that describe any land by a mailing or street address only.

This Certificate exhibits or makes reference to all orders appointing receivers or liquidators, to all Bankruptcy proceedings, Rico Lien Notices, unsatisfied Judgments decrees or orders for money, unsatisfied State and Federal Tax Liens and Warrants appearing of record in the Office of the Clerk of Circuit Court of Monroe County, Florida, and in the Office of the Clerk of the United States District in and for the Southern District of Florida, Miami Division, and probate, lunacy, competency and guardianship proceedings in the Office of the County Judge of Monroe County, Florida and/or Office of the Clerk of Circuit Court of Monroe County, Florida, against the names, initials and abbreviations (only as listed on this certificate unless otherwise noted), within the period set opposite said names. No search is made for unsatisfied Judgments decrees or orders for money, against mortgages or other lien holders.

FORM: Determination of the regularity, validity, sufficiency, or legal effect on marketability or insurability of title to said lands of any instrument listed on this Certificate are referred to the examiner.

THERE IS EXCEPTED FROM THIS CERTIFICATE

- (1) Municipal and County Zoning Ordinances.
- (2) Incorporation papers of municipalities.
- (3) Decrees and Ordinances creating taxing and Drainage Districts.
- (4) Except on special request, information relating to Bankruptcy proceedings is limited to the showing of style and number of case and time of filing of petition and adjudication.
- (5) Information regarding delinquent and reinstated corporation and dissolved corporation as contained in report filed by Secretary of State pursuant to Chapter 14677 as amended by Chapter 16726 Acts of Florida 1931 and Chapter 16880 Acts of 1935.
- (6) Maps or plats and resolutions pertaining to flood criteria and all county water-control plan plats.
- (7) Except on special request, and unless otherwise noted, all information regarding Taxes, Tax Sales, Municipal or County liens or assessments pertaining to or affecting captioned premises.
- (8) Judgments, decrees or orders for money not filed under a Clerk's File Number and recorded in Official Records Book in the Office of the Clerk of the Circuit Court of Monroe County, Florida filed subsequent to January 1, 1972.
- (9) Rico Lien Notices not filed under Clerk's File Number and recorded in the Official Records Book in the Office of the Clerk of the Circuit Court of Monroe County, Florida.
- (10) Except on special request and unless otherwise noted, the period covered by this certificate is limited to the thirty (30) years preceding the date of this Certificate.

IN WITNESS WHEREOF, the said company has caused these presents to be signed in its name and its Corporate Seal to hereto affixed at Weston, Florida, this 8th day of August, 2018

CHICAGO TITLE INSURANCE COMPANY

By _____

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.