

# TITLE SEARCH PROPERTY INFORMATION REPORT

*Fund File Number 1638012 A1*

Issuer: Attorneys' Title Fund Services, Inc.  
Recipient: Oropeza Stones & Cardenas, PLLC

The information contained in this Title Search Property Information Report is being furnished by the Issuer at Recipient/Agent's request for review and examination by Recipient/Agent. If this report is to be used for evaluation and determination of insurability and for the purpose of preparing and issuing a title insurance commitment or policy, it shall be the responsibility of the Recipient/Agent to conduct such evaluation and determination. Only the results of a search of the record title are reflected herein.

*Agent's File Reference: TSR-25.19*

*After an examination and review of this search the Recipient/Agent must:*

- A. Request written authorization from Issuer to issue a commitment if the amount exceeds their agency/member limits or the transaction constitutes an extrahazardous risk.*
- B. Evaluate all instruments, plats, documents and notes contained in this report.*
- C. Include in any Commitment under Schedule B, any additional requirements and/or exceptions you find necessary from your analysis of the surveys, prior title evidence or other relevant information from the transaction.*
- D. Verify the status of corporations and limited partnerships and other business entities with the appropriate governmental agency or other authority.*
- E. Determine whether the property has legal access.*
- F. Determine if any unpaid municipal taxes or assessments exist, which are not recorded in the Official Records Books of the county.*
- G. Determine whether any portion of the property is submerged or artificially filled, if the property borders a body of water, and if riparian or littoral rights exist.*
- H. The information provided herein does not include a search of federal liens and judgment liens filed with the Florida Department of State.*
- I. Determine that the transaction to be closed is bona fide and arms-length and does not violate any lender instructions, underwriting guidelines or advice of Issuer.*

**This Title Search Property Information Report is prepared and furnished for information only. It is not an opinion of title.**

*This Title Search Property Information Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the Issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report and is*

*Prepared Date: May 8, 2025*  
*Prepared by: John Christensen, Senior Examiner*  
*Email Address: JChristensen@TheFund.com*

*Attorneys' Title Fund Services, Inc.*

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*further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.*

*Effective Date of approved base title information:* February 1, 1829

*Effective Date of Search:* April 17, 2025 at 11:00 PM

*Apparent Title Vested in:*

Monroe County, Florida, a political subdivision of the State of Florida

*Description of real property situated in Monroe County, Florida.*

**See Exhibit A**

*Muniments of Title, including bankruptcy, foreclosure, quiet title, probate, guardianship and incompetency proceedings, if any, recorded in the Official Records Books of the county:*

1. Warranty Deed from Edwardo H. Gato and Mercedes H. Gato to the United States of America, recorded May 31, 1898 in Deed Book [RR, Page 342](#), Public Records of Monroe County, Florida.
2. Corrected Warranty Deed from Edwardo H. Gato, widow, to the United States of America, recorded October 26, 1907 in Deed Book [W, Page 458](#), Public Records of Monroe County, Florida.
3. Quit Claim Deed from The United States of America to Monroe County, Florida, a political subdivision of the State of Florida, recorded December 10, 1973 in O.R. Book [561, Page 949](#), Public Records of Monroe County, Florida.
4. Quit Claim Deed from The United States of America to Monroe County, Florida, a political subdivision of the State of Florida, recorded February 8, 1975 in O.R. Book [603, Page 558](#), Public Records of Monroe County, Florida.
5. Corrective Quit Claim Deed from The United States of America to Monroe County, Florida, a political subdivision of the State of Florida, recorded July 16, 1972 in O.R. Book [619, Page 949](#), Public Records of Monroe County, Florida.

*Mortgages, Assignments and Modifications:*

1. No open mortgage(s) were found of record. Agent should confirm with the owner that the property is free and clear.

*Other Property Liens:*

1. REVISED Taxes were exempt for tax year 2024. Account # 1059285

*Restrictions/Easements:*

1. Subject to the effect of the Municipal Zoning Ordinances, Historical Preservation Area restrictions, and results of the exercise of governmental police powers of the City of Key West, Florida.

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2. Subject to Chapter 28-36 of the Florida Administrative Code (formerly Chapter 27F-15) for Land Planning for the City of Key West Area of Critical Concern, adopted by the Administrative Commission pursuant to Section 380.05, F.S., on February 7, 1984, effective February 28, 1984, recorded in O.R. Book [906, Pages 200-208](#) of the Public Records of Monroe County, Florida.
3. Subject to the City Ordinance No. 81-43, which provides for the collection of waste and assessment of charges thereof, in the City of Key West, Monroe County, Florida.
4. Oil, gas, mineral, or other reservations as set forth in deed by The United States of America recorded in O.R. Book [561, Page 949](#); O.R. Book [603, Page 558](#); O.R. Book [619, Page 949](#), Public Records of Monroe County, Florida. No determination has been made as to the current record owner for the interest excepted herein.
5. Covenants, conditions, and restrictions recorded in O.R. Book [561, Page 949](#); O.R. Book [603, Page 558](#); O.R. Book [619, Page 949](#), Public Records of Monroe County, Florida, which contain provisions creating easements.
6. Development Agreement for Higgs Beach Park recorded in O.R. Book [2661, Page 908](#), Public Records of Monroe County, Florida.
7. Rights of the lessees under unrecorded leases.

### **Other:**

1. Nothing Found

## REAL PROPERTY TAX INFORMATION ATTACHED

### **Proposed Insured:**

*A 20-year name search was not performed on the proposed insured. The agent is responsible for obtaining a name search unless a loan policy for a 100% purchase money mortgage.*

## STANDARD EXCEPTIONS

*Unless satisfactory evidence is presented to the Agent eliminating the need for standard exceptions, the following should be made a part of any commitment or policy.*

1. *General or special taxes and assessments required to be paid in the year 2025 and subsequent years.*
2. *Rights or claims of parties in possession not shown by the public records.*
3. *Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.*
4. *Easements or claims of easements not shown by the public records.*
5. *Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.*
6. *Any owner 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*

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*lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*

7. *Federal liens and judgment liens, if any, filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:
  - (a) *Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and*
  - (b) *Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)**
8. *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 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.*

*NOTE: This report does not cover bankruptcies or other matters filed in the Federal District Courts of Florida.*

*NOTE: Consideration in foreclosure proceedings should be given to joining as defendants any persons in possession, other than the record owner, and any parties, other than those named herein, known to Agent, the plaintiff or the plaintiff's attorney and having or claiming an interest in the property.*

*NOTE: The Agent is responsible for obtaining underwriting approval on any commitment prepared from this product in the amount of \$1,000,000.00 or otherwise in excess of their agency/member limits.*

TITLE SEARCH PROPERTY INFORMATION REPORT  
Exhibit A

*Fund File Number 1638012*

A certain tract or parcel of land lying and being in Monroe County, Florida, on the Island of Key West, being all the lands within the following metes and bounds except an enclave described below:

From a Point of Beginning (P.O.B.), said point being in the westerly line of White Street approximately 400 feet southerly from the county road and being marked by a 1/4 inch copper bolt set in the top of a concrete monument set at the northeast corner of the boundary fences, proceed S34°23'E, 500 feet to a point in the westerly line of White Street; thence S55°50'W, 339.8 feet to a point; thence S76°30'W, 103.3 feet to a point; thence N79°30'W, 89.9 feet to a point; thence N34°30'W, 399.2 feet to a point in the southerly boundary of Casa Marine Court; thence N55°37'E, 500 feet to the point of beginning. Excepted from the lands thus bounded is an enclave being more particularly described as follows: Starting from the above described P.O.B., proceed S10°30'W, 221.1 feet to a point, said point being the point of beginning of the Enclave; thence S79°30'E, 135.0 feet to a point; thence S10°30'W, 270.0 feet to a point; thence N79°30'W, 270.0 feet to a point; thence N10°30'E, 270.0 feet to a point; thence S79°30'E, 135.0 feet to the point of beginning of the Enclave.

AND

TITLE SEARCH PROPERTY INFORMATION REPORT  
Exhibit A

Fund File Number 1638012

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A certain tract or parcel of land lying and being in  
Harrison County, Florida, on the Island of Key West,  
being all the lands within the following acres and  
bounds except the described Enclave:

From a Point of Start (P.O.S.), said point being at  
the intersection of the westerly line of White Street  
and the southerly line of Casa Marina Court and being  
marked by a 1/4 inch copper bolt set in the top of a  
concrete monument, proceed S 10° 30' W, 221.1 feet to  
a point, said point being the Point of Beginning,  
(P.O.B.); thence S 79° 30' E, 135.0 feet to a point;  
thence S 10° 30' W, 270.0 feet to a point; thence  
N 79° 30' W, 170.0 feet to a point; thence N 10° 30'  
W, 270.0 feet to a point; thence S 79° 30' E, 135.0  
feet to the Point of Beginning. Excepted from the  
tract thus bounded is an Enclave being described  
as follows: Starting from the above described  
Point of Beginning, proceed S 10° 30' W, 40.0 feet  
to a point, said point being the Point of Beginning  
of the Enclave; thence S 79° 30' E, 39.35 feet to a  
point; thence S 34° 30' E, 78.70 feet to a point;  
thence S 10° 30' W, 78.70 feet to a point; thence  
N 55° 30' W, 78.70 feet to a point; thence N 79° 30'  
W, 78.70 feet to a point; thence N 34° 30' W, 78.70  
feet to a point; thence N 10° 30' E, 78.70 feet to a  
point; thence N 55° 30' E, 78.70 feet to a point;  
thence S 79° 30' E, 39.35 feet to the Point of  
Beginning of the Enclave.