



Fidelity National Title Insurance Company

TITLE SEARCH REPORT

File No.: 6907312

Customer Reference: 2018-6078

To: Allen Falk, PA
507 N. Dixie Hwy
Lake Worth, FL 33460
Phone: 561-493-9200
Fax: 561-493-9922

This Title Search Report is being furnished at your request to assist in your preparation of a Fidelity National Title Insurance Company (the Company) title insurance commitment and, where appropriate, a title insurance policy to be issued by your office. Only the results of a search of the record title are reflected herein.

After you have reviewed this Report, you must:

- (a) Include in the commitment the requirements you find necessary from your analysis of the present transaction, surveys, prior title evidence and exceptions reflecting matters of which you may have knowledge that are not already shown in this Report.
- (b) Review the transaction in accordance with the Company's underwriting bulletins, manuals and guides.
- (c) Obtain written authorization from the Company to issue the commitment if the amount of the policy(ies) to be issued exceeds your contractual limits or authority. This Report is NOT authorization to issue the commitment if the transaction exceeds your authority.

Copies of the documents are included.

After your review and examination of this Report, you will need to prepare Schedules A and B of the title commitment with the requirements and exceptions you deem necessary for this transaction. You must keep a copy of this Report and all attachments in your file as required by §627.7845, Florida Statutes.

NOTE: Personal property tax information has NOT been searched.

This Title Search Report is prepared for your use in your examination and determination of the insurability of title to the property described herein in conjunction with the issuance of the Company's commitments, policies and endorsements by a policy issuing agent of the Company. Use of this Report for any other purpose or by any other person is not authorized. This Report may be neither relied upon by any other person nor relied upon for any other purpose. No liability is assumed by the Company for any unauthorized use or reliance. Any liability under this Report is limited to the liability under the Company policy or policies issued pursuant to this Title Search Report.

Dated: April 6, 2018

Fidelity National 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: March 19, 2018 at 8:00 AM

2. Policy or Policies to be issued:

- A. ALTA Owners 2006 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: \$150,000.00

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:

Janice Anne Keller

5. The land is described as follows:

See attached Exhibit "A"

Exhibit A

Lot 577, Cypress Lakes- Plat No. 6-A, according to the map or plat thereof, as recorded in Plat Book 44, Page(s) 102 and 103, of the Public Records of Palm Beach County, Florida.

Parcel Identification Number:

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

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 Janice Anne Keller to Proposed Insured owner.

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.

5. Proof of payment of any outstanding assessments in favor of Palm Beach 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 Palm Beach 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. A certified copy of the Certificate of Death for Irving G. Wilday, deceased, together with an affidavit referring to the insured land, as to the continuous marriage, uninterrupted by divorce, of Beatrice A. Wilday, from October 29, 1986 through and including the date of death must be recorded in the Public Records of the County in which the insured land is situated.

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

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

10. Proof of payment of ALL OUTSTANDING TAXES, folio or parcel number 00-42-43-14-06-000-5770. NOTE: PLEASE CALL THE PALM BEACH TAX COLLECTOR'S OFFICE AT (561) 355-2264 FOR ALL CORRECT AMOUNTS THAT ARE NOW DUE AND PAYABLE.

11. Tax Information is currently unavailable due to database changes in Palm Beach County. Please contact the County Tax Collector for further information and provide Proof of payment, satisfactory to the Company, of all real estate taxes under Tax Folio Number 00-42-43-14-06-000-5770

TITLE SEARCH REPORT
REQUIREMENTS continued

12. The name(s) of the proposed insured under the policy must be furnished and this form is subject to such further exceptions and/or requirements as may then be deemed necessary.

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

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.

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: recorded in Official Records Book 23314, Page 1364

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 2018 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.

NOTE: All recording references in this form shall refer to the public records of Palm Beach County, Florida, unless otherwise noted.

6. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Cypress Lakes- Plat No. 6-A, recorded in Plat Book 44, Page 102 and 103, of the Public Records of Palm Beach 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 and Restrictions Relating to Cypress Lakes Planned Unit Development recorded in Official Records Book 3095, Page 511, and as amended in Official Records

TITLE SEARCH REPORT
EXCEPTIONS continued

Book 3535, Page 929 as amended in Official Records Book 5992, Page 955, Official Records Book 6277, Page 1905, Official Records Book 9082, Page 1043, Official Records Book 21793, Page 1114, Official Records Book 21941, Page 943, Official Records Book 23296, Page 1711, and as affected by Agreements recorded in Official Records Book 6829, Page 526, Official Records Book 7246, Page 960 and Official Records Book 26855, Page 544; Official Records Book 28658, Page 1831 and as may be subsequently amended.

8. 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 and Restrictions recorded in Official Records Book 3922, Page 486; and as may be subsequently amended.
9. Notice of Disclosure of Taxing Authority by Northern Palm Beach County Water Control District recorded in Official Records Book 6747, Page 1117.
10. Articles of Incorporation recorded in Official Records Book 6666, Page 1735.
11. The terms and conditions contained in that certain Agreement recorded in Official Records Book 6829, Page 526.
12. The terms and conditions contained that certain Agreement recorded in Official Records Book 7246, Page 960.
13. The terms and conditions contained that certain Agreement recorded in Official Records Book 7761, Page 915, Official Records Book 7761, Page 923, Official Records Book 8150, Page 1649, Official Records Book 8661, Page 1784, Official Records Book 9082, Page 1043.

NOTE: All recording references in this form shall refer to the public records of Palm Beach 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 Fidelity National Title Insurance Company, 13800 NW 14th Street, Suite 190, Sunrise, FL 33323; Telephone 954-217-1744.

Searched by: Rose Marotta

TITLE SEARCH REPORT
EXHIBIT "A"
LEGAL DESCRIPTION

Lot 577, Cypress Lakes- Plat No. 6-A, according to the map or plat thereof, as recorded in Plat Book 44, Page(s) 102 and 103, of the Public Records of Palm Beach County, Florida.