

**WESTCOR LAND TITLE INSURANCE COMPANY
AMERICAN LAND TITLE ASSOCIATION COMMITMENT
(With Florida Modifications 8-1-16)**

Transaction Identification Data for reference only:

State: **Florida** County: **Duval**

Property Address: **Multi Property Transaction Jacksonville**

Plant File #: 19-52551	Reinsurance #:	Agent File #: T38003
------------------------	----------------	----------------------

Schedule A

1. Effective Date: **August 29, 2019 @ 8:00 am**

2. Policy or Policies to be issued:
 - a. Owner's Policy Amount

Successful bidder from Target Auction Company **\$TBD**

 - b. Loan Policy Amount

2nd Proposed Insured Loan: Amount

3. The estate or interest in the land described or referred to in this Commitment is:

Fee Simple

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

Melvin O. Carter Family Limited Partnership, a Florida limited Partnership

5. The land is described as follows:

See Attached Schedule A Continuation for Legal Description

Countersigned Authorized Signatory

Issued By:
FL1312
Title America Real Estate Closings, Inc.
10448 Old St. Augustine Road
Jacksonville, FL 32257

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.



Copyright 2006-2016 American Land Title Association. All rights reserved. The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

**WESTCOR LAND TITLE INSURANCE COMPANY
AMERICAN LAND TITLE ASSOCIATION COMMITMENT
(With Florida Modifications 8-1-16)**

Schedule A, Continuation Page

PARCEL 1:

The Northwest 1/4 and the West 1/2 of the Northeast 1/4 of Section 27, Township 12 South, Range 27 East, Putnam County, Florida, excepting therefrom the following described lands:

(A) The East 733 feet of the Northwest 1/4 of the Northeast 1/4 of Section 27, Township 12 South, Range 27 East, as described in Deed Book 241, Page 519 of the Public Records of Putnam County, Florida.

(B) The East 22 acres of the Southwest 1/4 of the Northeast 1/4 of Section 27, Township 12 South, Range 27 East, as described in Official Records Book 68, Page 500 of the Public Records of Putnam County, Florida.

(C) The South 233 feet of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 and the South 233 feet of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 27, Township 12 South, Range 27 East, as described in Official Records Book 228, Page 715 of the Public Records of Putnam County, Florida.

PARCEL 2:

Being in Section 22, Township 12 South, Range 27 East, Putnam County, Florida and more particularly described as follows:

The Southwest 1/4, East of Huntington Road (County Road 308); the West 1/2 of the Southeast 1/4; the Northeast 1/4 of the Southeast 1/4, West of railroad; and that part of the Northwest 1/4 lying South of Huntington Road (State Road 308).

Also, excepting therefrom those lands described in deeds recorded in Official Records Book 302, Page 1974, Official Records Book 639, Page 325 and Official Records Book 646, Page 1236, and Official Records Book 1120, Page 1236, of the Public Records of Putnam County, Florida.

Also, excepting therefrom the following described Parcel of land:

A part of the Southeast 1/4 of Section 22, Township 12 South, Range 27 East, Putnam County, Florida and being more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4 of said Section 22; thence South 0 degrees 12 minutes 27 seconds East, 34.03 feet along the East line of said Southeast 1/4 to the South right-of-way line of State Road No. 308; thence South 89 degrees 50 minutes 32 seconds West along said South right-of-way line, 600.47 feet; thence run South 00 degrees 57 minutes 28

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.



Copyright 2006-2016 American Land Title Association. All rights reserved. The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

**WESTCOR LAND TITLE INSURANCE COMPANY
AMERICAN LAND TITLE ASSOCIATION COMMITMENT
(With Florida Modifications 8-1-16)**

seconds West, 388.17 feet to the Point of Beginning; thence continue South 00 degrees 57 minutes 28 seconds West, 59.0 feet; thence North 89 degrees 00 minutes 00 seconds West, 59.0 feet; thence North 00 degrees 57 minutes 28 seconds East, 59.0 feet; thence South 89 degrees 00 minutes 00 seconds East, 59.0 feet to the Point of Beginning and to close.

PARCEL 3:

The Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 28, Township 12 South, Range 27 East, except that part thereof as lies within the description of land described in Deed Book 2, Page 560, of the Public Records of Putnam County, Florida.

PARCEL 4:

Part of the Northeast 1/4 of the Northeast 1/4 of Section 28, Township 12 South, Range 27 East, as described in Deed Recorded in Deed Book 2, Page 560, except therefrom that part thereof as described in Deed Recorded in Deed Book 16, Page 582; all references are to the Public Records of Putnam County, Florida.

PARCEL 5:

All that part of the following described lands which lies within the Northeast 1/4 of the Northeast 1/4 of Section 28, Township 12 South, Range 27 East, to-wit:

Commencing at the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 27, Township 12 South, Range 27 East and running East 10 chains; thence North 7 chains; thence West to the margin of a lake locally known as Lake Centre; thence following the margin of said lake Southerly and Easterly to Place of Beginning, said land being a portion of the Northwest 1/4 of the Northwest 1/4 of Section 27, and a portion of the Northeast 1/4 of the Northeast 1/4 of Section 28 of Township 12 South, Range 27 East, as described in a Deed Recorded in Deed Book 16, Page 582 of the Public Records of Putnam County, Florida.

And

Being a part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 12 South, Range 27 East, and more particularly described as follows:

Beginning at the Northeast corner of said Southeast 1/4 of the Northeast 1/4 of Section 28; thence run South along the East line of said Section 28, a distance of 350 feet; thence run North 58 degrees West, 65 feet to a point in Lake Henderson; thence run North in said lake and parallel with the East line of said Section 28, a distance of 314 feet more or less to the North line of said Southeast 1/4 of the Northeast 1/4 of Section 28; thence run East along this line 56 feet more or less to the Point of Beginning and to close.

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.



Copyright 2006-2016 American Land Title Association. All rights reserved. The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

**WESTCOR LAND TITLE INSURANCE COMPANY
AMERICAN LAND TITLE ASSOCIATION COMMITMENT
(With Florida Modifications 8-1-16)**

Schedule B - Section 1

All of the following Requirements must be met:

1. 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 Melvin O. Carter Family Limited Partnership, a Florida limited Partnership to the successful bidder from Target Auction Company conveying the land, together with the following: (1) Proof of registration of the limited partnership. (2) Affidavit is required to establish the authority and identity of the partners executing the documents to be insured. (3) Satisfactory evidence that any corporate or limited partnership acting as general partner(s) is in good standing.
2. Pay the agreed amount for the estate or interest to be insured.
3. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
4. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractors, labor and materialmen are all paid.
5. Exceptions 3 and 4 of Schedule B - Section 2 of this commitment may be amended in or deleted from the policy to be issued if a survey, satisfactory to the Company, is furnished to Company.
6. 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.
7. Pay the premiums, fees, and charges for the Policy to the Company.
8. **Release or Satisfaction of Mortgage executed by Melvin O. Carter Family Limited Partnership, a Florida limited Partnership in favor of Fifth Third Bank (Central Florida), given to secure the original principal sum of [REDACTED], dated December 23, 2013 and recorded in Official Records Book 1370, Page 164, of the Public Records of Putnam County, Florida.**

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.



Copyright 2006-2016 American Land Title Association. All rights reserved. The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

**WESTCOR LAND TITLE INSURANCE COMPANY
AMERICAN LAND TITLE ASSOCIATION COMMITMENT
(With Florida Modifications 8-1-16)**

NOTE: Real Estate Taxes for the year 2018 were paid in the amount of \$7,670.77; Assessed Value \$429,490.00; Gross Amount \$7,990.39; Exemptions: No ; Folio No.: 27-12-27-0000-0030-0000. (Parcel 1)

NOTE: Real Estate Taxes for the year 2018 were paid in the amount of \$1,154.43; Assessed Value \$70,300.00; Gross Amount \$1,202.53; Exemptions: No ; Folio No.: 22-12-27-0000-0020-0000. (Parcel 2)

NOTE: Real Estate Taxes for the year 2018 were paid in the amount of \$26.28; Assessed Value \$1,600.00; Gross Amount \$27.37; Exemptions: No ; Folio No.: 28-12-27-0000-0010-0010. (Parcel 3)

NOTE: Real Estate Taxes for the year 2018 were paid in the amount of \$8.21; Assessed Value \$500.00; Gross Amount \$8.56; Exemptions: No ; Folio No.: 28-12-27-0000-0020-0000. (Parcel 4)

NOTE: Real Estate Taxes for the year 2018 were paid in the amount of \$10.34; Assessed Value \$630.00; Gross Amount \$10.77; Exemptions: No ; Folio No.: 28-12-27-0000-0040-0000. (Parcel 5)

NOTE: FOR INFORMATIONAL PURPOSES ONLY: The following instrument(s) affecting said land is the last conveying instrument(s) filed for record within 24 months of the effective date of this Commitment:

1. Deed recorded March 6, 2003 in Official Records Book 926, Page 810, of the Public Records of Putnam County, Florida.
2. Deed recorded March 6, 2003 in Official Records Book 926, Page 814, of the Public Records of Putnam County, Florida.

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.



Copyright 2006-2016 American Land Title Association. All rights reserved. The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

**WESTCOR LAND TITLE INSURANCE COMPANY
AMERICAN LAND TITLE ASSOCIATION COMMITMENT
(With Florida Modifications 8-1-16)**

Schedule B - Section 2

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 effective date 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. Rights or claims of parties in possession not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on the adjoined land.
4. Easements or claims of easements not shown by the Public Records
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. **Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.**
7. **Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat Book 3, at Page(s) 93, of the Public Records of Putnam County, Florida. (Parcel 2)**
8. **Reservations affecting rights in Oil, Gas or any other Minerals, lying upon or beneath the lands insured hereby, pursuant to that instrument recorded in Deed Book 145, Page 246, of the Public Records of Putnam County, Florida. (No determination has been made as to the current record holder of such mineral interest). Element of coverage 3b of the Florida Form 9 comprehensive Endorsement issued herewith, if any, shall not apply with respect**

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.



Copyright 2006-2016 American Land Title Association. All rights reserved. The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

**WESTCOR LAND TITLE INSURANCE COMPANY
AMERICAN LAND TITLE ASSOCIATION COMMITMENT
(With Florida Modifications 8-1-16)**

to this item. (Parcel 2)

9. **Roads and/or trails meandering through captioned property as reflected on tax assessor's map and subject to the rights of others, if any, over and across same.**
10. **Access to Parcel 1, 3, 4 and 5 is insured as long as All parcels remain one contiguous parcel. Access to Parcels 1, 3, 4 and 5 are through Parcel 2.**
11. **Riparian rights and littoral rights, if any, incident to the land.**
12. **Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled, and artificially exposed lands and lands accreted to such lands.**
13. **Any and all rights of the United States of America in and to navigable waters or filled-in land formerly within navigable waters and any conditions contained in any permits authorizing the filling in of such land.**
14. **The inalienable rights of the public to use the navigable waters covering lands described herein.**

Note: Real Estate Taxes for the year 2018 were paid in the amount of \$7,670.77; Assessed Value \$429,490.00; Gross Amount \$7,990.39; Exemptions: No ; Folio No.: 27-12-27-0000-0030-0000. (Parcel 1)

Note: Real Estate Taxes for the year 2018 were paid in the amount of \$1,154.43; Assessed Value \$70,300.00; Gross Amount \$1,202.53; Exemptions: No ; Folio No.: 22-12-27-0000-0020-0000. (Parcel 2)

Note: FOR INFORMATIONAL PURPOSES ONLY: The following instrument(s) affecting said land is the last conveying instrument(s) filed for record within 24 months of the effective date of this Commitment:

1. Deed recorded March 6, 2003 in Official Records Book 926, Page 810, of the Public Records of Putnam County, Florida.
2. Deed recorded March 6, 2003 in Official Records Book 926, Page 814, of the Public Records of Putnam County, Florida.

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.



Copyright 2006-2016 American Land Title Association. All rights reserved. The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.