

TITLE SEARCH REPORT

Fund File Number: 1205186

The information contained in this title search is being furnished by Attorneys' Title Fund Services, LLC. If this report is to be used by a title insurance agent for evaluation and determination of insurability by the agent prior to the issuance of title insurance, then the agent shall have liability for such work.

Provided For: Williams Parker Harrison Dietz & Getzen, PLLC **Agent's File Reference:** PWR-TSR
PUBLIC SAFETY

After an examination of this search the Agent must:

- A. Evaluate all instruments, plats and documents contained in the report.*
- B. Include in the 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.*
- C. Verify the status of corporations and limited partnerships and other business entities with the appropriate governmental agency or other authority.*
- D. Determine whether the property has legal access.*
- E. Determine if any unpaid municipal taxes or assessments exist, which are not recorded in the Official Records Books of the county.*
- F. 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.*
- G. The information provided herein does not include a search of federal liens and judgment liens 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.)**

Prepared Date: January 19, 2022

Attorneys' Title Fund Services, LLC

Prepared by: Peggy Frook, Senior Examiner

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Email Address: PFrook@TheFund.com

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Effective Date of approved base title information: May 29, 2014

Effective Date of Search: January 10, 2022 at 11:00 PM

Apparent Title Vested in:

MAIN STREET RANCLANDS, LLLP, a Florida limited liability limited partnership f/k/a THOMAS RANCH LAND PARTNERS VILLAGE 2A, LLLP, a Florida limited liability limited partnership

Description of real property to be insured/foreclosed situated in Sarasota County, Florida.

Lot 1, WELLEN PARK PUBLIC SAFETY COMPLEX, according to the map or plat thereof as recorded in Plat Book [55, Page 324](#), Public Records of Sarasota County, Florida.

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. Special Warranty Deed from FOURTH QUARTER PROPERTIES XXXII, LLC, a Georgia limited liability company, to THOMAS RANCH LAND PARTNERS VILLAGE 2A, LLLP, a Florida limited liability limited partnership,, recorded May 29, 2014 in Instrument Number [2014062919](#), Public Records of Sarasota County, Florida.
2. Certificate showing that THOMAS RANCH LAND PARTNERS VILLAGE 2A, LLLP, a Florida limited liability limited partnership, changed its name to MAIN STREET RANCLANDS, LLLP recorded in Instrument Number [2015141233](#), Public Records of Sarasota County, Florida.

Mortgages, Assignments and Modifications:

1. Nothing Found

Other Property Liens:

1. General or special taxes and assessments required to be paid for the year(s) 2022 and subsequent years.
2. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded February 18, 2021, under Instrument Number [2021027432](#), Public Records of Sarasota County, Florida.

Restrictions/Easements:

TITLE SEARCH REPORT

Fund File Number: 1205186

1. All matters contained on the Plat of WELLEN PARK PUBLIC SAFETY COMPLEX, as recorded in Plat Book [55, Page 324](#), Public Records of Sarasota County, Florida.
2. Notice of Stipulations and Limitations Encumbering Real Property Pursuant to the Sarasota County Zoning Code recorded in Official Records Book [1823, Page 2263](#), Public Records of Sarasota County, Florida.
3. Declaration of Covenants, Conditions, Easements and Restrictions recorded in Instrument Number [2004216589](#), as amended in Instrument Number [2005257191](#) and Instrument Number [2007018906](#) of the Public Records of Sarasota County, Florida, limited to provisions creating easements in paragraphs 5.1 and 5.3.
4. Declaration of Covenants, Conditions, Easements and Restrictions recorded in Instrument Number [2005197548](#) as amended under Instrument Number [2008099652](#) of the Public Records of Sarasota County, Florida, limited to provisions creating easements in paragraph 3.3.
5. 2019 Amended and Restated Utilities Agreement recorded in Instrument Number [2019125013](#), Public records of Sarasota County, Florida, which contain provisions creating easements, use restrictions, and charges in favor of the City of North Port.
6. Notice of Establishment of West Villages Improvement District, Declaration of Consent to Jurisdiction, Agreement between West Villages Improvement District and Fourth Quarter Properties XXXII, LLC, and other instruments pertaining to said District recorded in Instrument Number [2004223490](#), Instrument Number [2006023618](#), Instrument Number [2007176566](#), Instrument Number [2017111575](#), Instrument Number [2017111576](#), Instrument Number [2017111577](#), Instrument Number [2017111578](#), Instrument Number [2017111579](#), Instrument Number [2017111580](#), Instrument Number [2017111581](#), Instrument Number [2017111582](#), Instrument Number [2017111583](#), Instrument Number [2017111584](#), Instrument Number [2018000839](#), Instrument Number [2018084717](#) and Instrument Number [2018142894](#), Public Records of Sarasota County, Florida.
7. Recorded Notice of Environmental Resource Permit recorded in Instrument Number [2018070339](#), Public Records of Sarasota County, Florida.
8. Agreement Relating to Additional Wastewater Capacity for West Villages recorded in Instrument Number [2018010761](#), Public Records of Sarasota County, Florida.
9. Restrictive Covenant recorded in Instrument Number [2018128694](#), Public Records of Sarasota County, Florida.
10. City of North Port, Florida/Fourth Quarter Properties XXXII, LLC Water and Wastewater System Interim Utilities Agreement recorded in Instrument Number [2005089520](#), Public Records of Sarasota County, Florida.
11. West Villages Developer Agreement (Post Annexation) recorded in Instrument Number [2020042302](#); together with Joinder and Consent recorded in Instrument Number [2020042589](#), Public Records of Sarasota County, Florida.
12. Memorandum of Agreement for West Villages Developer Agreement (Post Annexation) and Joinder and Consent recorded in Instrument Number [2020042654](#), Public Records of Sarasota County, Florida.
13. Easement to Florida Power & Light Company recorded in Instrument Number [2021130904](#), Public Records of Sarasota County, Florida.
14. Declaration of Restrictive Covenants and Rights recorded in Instrument Number [2021153734](#), Public Records of Sarasota County, Florida.

TITLE SEARCH REPORT

Fund File Number: 1205186

15. First Amendment to Irrigation Water Supply Agreement recorded in Instrument Number [2021205095](#), Public Records of Sarasota County, Florida.
16. Rights of the lessees under unrecorded leases.
17. Note: The subject property appears to border on a body of water.

Other Encumbrances:

1. Nothing Found

REAL PROPERTY TAX INFORMATION ATTACHED

Proposed Insured:

A 20-year name search was not performed on the proposed insured. It is the agent's responsibility to obtain a name search if a loan policy to be issued based on this product is other than 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 2022 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 lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*

TITLE SEARCH REPORT

Fund File Number: 1205186

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:
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 - (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.*

The report does not cover bankruptcies or other matters filed in the Federal District Courts of Florida.

In foreclosure proceedings, title should be examined between the effective date of this report and the recording of the lis pendens to assure that all necessary and proper parties are joined. Consideration 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 the plaintiff or the plaintiff's attorney and having or claiming an interest in the property.

Prior to issuance of any policy of title insurance underwritten by Old Republic National Title Insurance Company, the agent must obtain and evaluate a title search for the period between the effective date of this Title Search Report and the recording date(s) of the instrument(s) on which the policy is based.

If this product is not used for the purpose of issuing a policy, then the maximum liability for incorrect information is \$1,000.

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 more.