

TITLE SEARCH REPORT

Fund File Number: 997980

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: The Perry Law Group, L.L.C.

Agent's File Reference: TOECRA

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 8, 2021

Attorneys' Title Fund Services, LLC

Prepared by: Mark Anthony Leblanc, Examiner

Phone Number: (800) 336-3863 x7832

Email Address: mLeBlanc@thefund.com

TITLE SEARCH REPORT

Fund File Number: 997980

Effective Date of approved base title information: May 26, 1967

Effective Date of Search: January 4, 2021 at 11:00 PM

Apparent Title Vested in:

Delories L. Hudson, as to an enhanced life estate, and Michelle Delories Ruiz, as to the remainder interest

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

Lots 1, 2, 3 and 4, Block 3, Holden Bro's Subdivision, according to the plat thereof as recorded in Plat Book C, Page 85, Public Records of Orange 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. Quit Claim Deed from Town of Eatonville to Eatonville Kindergarten and Day Nursery, Inc., a Florida non-profit corporation, recorded May 26, 1967 in O.R. Book 1637, Page 341, Public Records of Orange County, Florida.
2. Quit Claim Deed from Eatonville Kindergarten and Day Nursery to EKDN Properties, recorded July 25, 2006 in O.R. Book 8770, Page 4178, Public Records of Orange County, Florida.
3. Warranty Deed from EKDN Properties, Inc. to Delories L. Hudson, as to an enhanced life estate, and Michelle Delories Ruiz, as to the remainder interest, recorded October 30, 2019 in Clerk's File Number 2019 - 682235, Public Records of Orange 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) 2013, 2015, 2016, 2017, 2018, 2020.

Restrictions/Easements:

1. All matters contained on the Plat of Holden Bro's Subdivision, as recorded in Plat Book C, Page 85, Public Records of Orange County, Florida.
2. Easement on favor of Florida Power Corporation recorded in O.R. Book 2863, Page 1992, Public Records of Orange County, Florida.

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Other Encumbrances:

1. Notice of Tax Lien for Homestead Exemption recorded in O.R. Book 10812, Page 2858; O.R. Book 6707, Page 1670, Public Records of Orange County, Florida.
2. Florida Department of Revenue Tax Warrants recorded in Clerk's File Number 2016 - 28445; Clerk's File Number 2016 - 28446; Clerk's File Number 2016 - 532823; Clerk's File Number 2018 - 26745, Public Records of Orange County, Florida.
3. Rights of the lessees under unrecorded leases.

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 2021 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.*
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*

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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.*

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.

140 S West St.

Property Record - 35-21-29-3660-03-010

Orange County Property Appraiser •
<http://www.ocpafl.org>

Property Summary as of 10/10/2023

Property Name

✕ Divine Individual Day Care
(FKA)

Names

Distressed Solutions LLC

Municipality

EVL - Eatonville

Property Use

1910 - Office Child Care I

Mailing Address

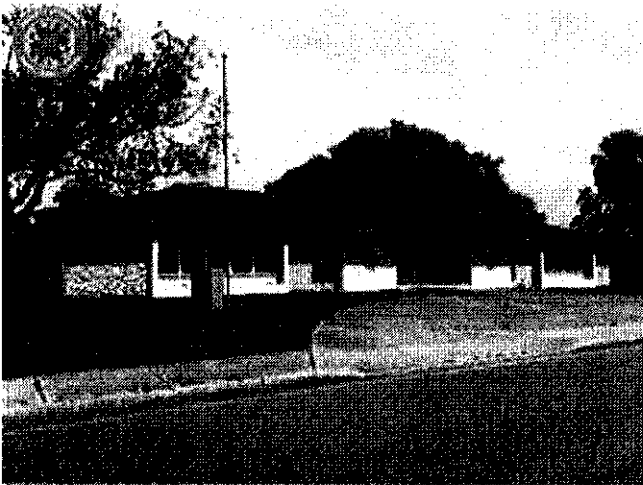
550 N Reo St Ste 202
Tampa, FL 33609-1062

Physical Address

140 S West St
Maitland, FL 32751



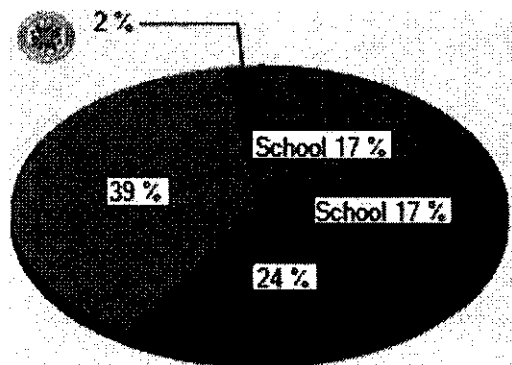
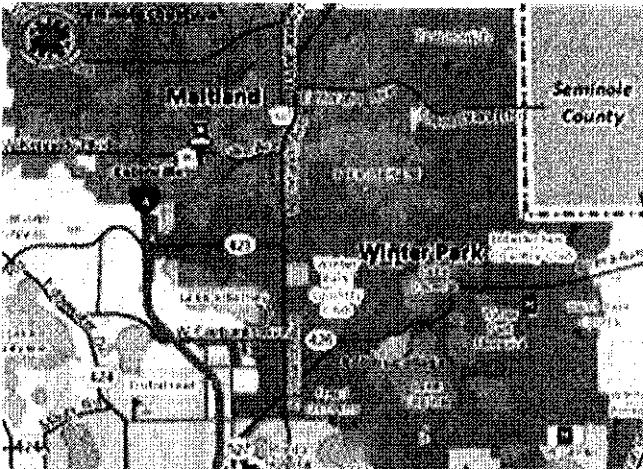
QR Code For Mobile Phone



140 S WEST ST, EATONVILLE, FL 32751 6/22/2023 12:51 PM







292135366003010 03/19/2006



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values		Land		Building(s)		Feature(s)	Market Value	Assessed Value
2023		\$89,241	+	\$396,872	+	\$12,248 =	\$498,361 (10.0%)	\$498,361 (10.0%)
2022		\$84,839	+	\$356,159	+	\$12,248 =	\$453,246 (-7.1%)	\$453,246 (-7.1%)
2021		\$77,235	+	\$398,296	+	\$12,248 =	\$487,779 (9.0%)	\$487,779 (9.0%)
2020		\$77,235	+	\$358,110	+	\$12,248 =	\$447,593	\$447,593

2023 Taxable Value and Estimate of Proposed Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$498,361	\$0	\$498,361	3.1730 (-1.28%)	\$1,581.30	17 %
Public Schools: By Local Board	\$498,361	\$0	\$498,361	3.2480 (0.00%)	\$1,618.68	17 %
Orange County (General)	\$498,361	\$0	\$498,361	4.4347 (0.00%)	\$2,210.08	24 %
Town Of Eatonville	\$498,361	\$0	\$498,361	7.2938 (0.00%)	\$3,634.95	39 %
Library - Operating Budget	\$498,361	\$0	\$498,361	0.3748 (0.00%)	\$186.79	2 %
St Johns Water Management District	\$498,361	\$0	\$498,361	0.1793 (-9.17%)	\$89.36	1 %
				18.7036	\$9,321.16	

2023 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

Property Features

Property Description

HOLDEN BROS SUB C/85 LOTS 1 TO 4 BLK 3

Total Land Area

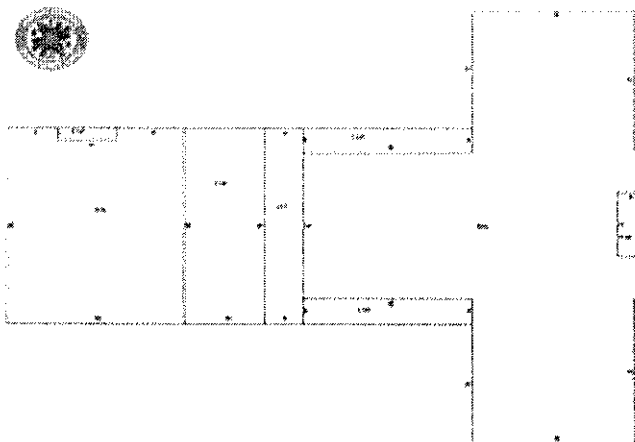
40,018 sqft (+/-) | 0.92 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning Land Units	Unit Price	Land Value	Class Unit Price	Class Value
1910 - Office Child Care R-2 I	40018.23 SQUARE FEET	\$2.23	\$89,241	\$0.00	\$89,241

Buildings

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	1910 - Office Child Care I	BAS - Base Area	7106	\$924,846
Building Value	\$396,872	FOP - F/Opn Prch	1486	\$87,070
Estimated New Cost	\$1,033,521	UST - Unf Storag	414	\$21,605
Actual Year Built	1968			
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	9006 sqft			
Living Area	7106 sqft			
Exterior Wall	Conc/Cindr			
Interior Wall	Drywall			



Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
6040 - Paved Concrete	01/01/1968	2055 Unit(s)	\$4.50	\$9,248
5482 - Large Open Storage Bin	01/01/2006	1 Unit(s)	\$3,000.00	\$3,000

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
06/21/2022	\$320,100	20220403556 /		Warranty Deed	Ruiz Michelle Delories	Distressed Solutions LLC	Improved
06/21/2022	\$0	20220403555 /		Corrective Deed	Ekdn Properties	Hudson Delories L Life Estate Rem: Michelle Delories Ruiz	Improved
10/28/2019	\$100	20190682235 /		Warranty Deed	Ekdn Properties	Hudson Delories L Life Estate Rem: Michelle Delories Ruiz	Improved
07/11/2006	\$100	20060486135 08770 / 4178		Quitclaim Deed	Eatonville Kindergarten Day Nursery Inc	Ekdn Properties	Improved

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
519 Clark St	09/06/2023	\$380,000	\$67	Warranty Deed	7/7	20230524618 /	
1851 S Goldenrod Rd	07/28/2023	\$1,200,000	\$348	Warranty Deed	0/0	20230438172 /	
6924 Forest City Rd	06/23/2023	\$610,000	\$373	Warranty Multiple	0/0	20230365317 /	
1215 Mercy Dr	06/22/2023	\$575,000	\$212	Warranty Deed	0/0	20230390744 /	
5135 Curry Ford Rd	06/14/2023	\$1,400,000	\$315	Warranty Deed	0/0	20230346129 /	
1235 W Michigan St	04/17/2023	\$475,000	\$241	Special Warranty	0/0	20230227913 /	
1912 N Dean Rd	04/04/2023	\$2,035,000	\$293	Special Warranty Multiple	0/0	20230228477 /	
2405 E Kaley Ave	11/10/2022	\$425,000	\$189	Warranty Deed	0/0	20220688710 /	
2600 E Jackson St	11/04/2022	\$283,000	\$137	Warranty Multiple	0/0	20220684177 /	
2610 E Jackson St	11/04/2022	\$193,600	\$163	Warranty Multiple	0/0	20220684177 /	

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value	Business Name(s)	Business Address
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There are no TPP Accounts associated with this parcel.

Schools

Edgewater (High School)

Principal	Heather Haas Kreider
Office Phone	407.835.4900
Grades	2023: 2022: C 2019: B

Hungerford (Elementary)

Principal	Letecia Harris
Office Phone	407.623.1430
Grades	2023: 2022: C 2019: C

Maitland (Middle School)

Principal	Aski Melik Brown
Office Phone	407.623.1462
Grades	2023: 2022: B 2019: A

Community/Neighborhood Association

Name	Calhoun-Hall Neighborhood Group
Gated?	No
Number Of Households	188

Utilities/Services

Electric	Duke Energy
Water	Eatonville
Recycling (Friday)	Orange County
Trash (Thursday)	Orange County
Yard Waste (Friday)	Orange County

Elected Officials

County Commissioner	Christine Moore
School Board Representative	Karen Castor Dentel
State Senate	Geraldine F. "Geri" Thompson
State Representative	Anna Eskamani
US Representative	Maxwell Alejandro Frost

Orange County Property
Appraiser

Amy Mercado

RESOLUTION NO. 47

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, FLORIDA, AUTHORIZING THE SALE OF CERTAIN REAL PROPERTY OWNED BY THE TOWN TO EATONVILLE KINDERGARTEN AND DAY NURSERY, INC., a Florida non-profit corporation.

BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, FLORIDA:

That the Town of Eatonville, through its Town Council and pursuant to Chapter 165.08, Florida Statutes, does deem it in the best interest of the Town of Eatonville and its residents to convey certain property presently owned by the Town of Eatonville to Eatonville Kindergarten and Day Nursery, Inc., a Florida non-profit corporation, it appearing to the Town Council that the nursery primarily cares for the children of the working mothers of the Town of Eatonville, and it further appearing that said nursery is operating at a loss and will not be able to continue its good work without the help of others.

BE IT FURTHER RESOLVED that in consideration of the gifts of others to Eatonville Kindergarten and Day Nursery, Inc., and of the good work it does in the community, the Town of Eatonville, through its Town Council, hereby authorizes the Mayor and Town Clerk to execute a Quit-Claim Deed to the following described property, to-wit:

Lots 1, 2, 3 and 4, Block 3, HOLDEN BROTHERS SUBDIVISION, according to the Plat thereof as recorded in Plat Book "C", Page 86, of the Public Records of Orange County, Florida,

to the Eatonville Kindergarten and Day Nursery, Inc., a Florida non-profit corporation.

That nothing contained in these stipulations and covenants shall restrict or prevent the Kindergarten from obtaining mortgage financing on the above described property, and that all stipulations and covenants contained herein shall be subordinate to any mortgage placed upon the above property through action of the board of directors of the Kindergarten.

Executed this 18 day of May, 1967.

EATONVILLE KINDERGARTEN and
DAY NURSERY, INC.

By: James W. Oelphert
President

ATTEST: Janet W. Hultman
Secretary

STIPULATIONS AND COVENANTS

In consideration of the conveyance of the following described property located in the Town of Eatonville, Florida:

Lots 1, 2, 3 and 4, Block 3, HOLDEN BROTHERS
SUBDIVISION, according to the Plat thereof as
recorded in Plat Book "C", Page 86, of the
Public Records of Orange County, Florida

by the Town of Eatonville, Eatonville, Florida, hereinafter called the "Town", to the Eatonville Kindergarten and Day Nursery, Inc., a Florida non-profit corporation, hereinafter called the "Kindergarten", the Kindergarten by resolution of its board of directors and through its undersigned officers hereby stipulates, covenants and agrees to the following:

That a building to house a kindergarten and day nursery will be constructed on the above described property. That should said building not be commenced within a period of two (2) years from the date of the conveyance of the above property to the Kindergarten, the Kindergarten upon written demand by the Town will re-convey the above described property to the Town.

That in the event the subject property should be sold by the Kindergarten, the Kindergarten will pay to the Town the market price of the subject property, exclusive of buildings and other improvements thereon, at the time of the sale. The market price will be established by agreement of the Kindergarten and the Town, or if an agreement cannot be reached, then the market price will be established by a qualified land appraiser or appraisers acceptable to the Town and to the Kindergarten.

ADOPTED at a regular meeting of the Town Council of
the Town of Eatonville, Florida, held in Town Hall, Eatonville,
Florida, this 15th day of April, 1967.

N. V. Vellum
MAYOR

ATTEST:
Shelma B. Woodward
TOWN CLERK

STIPULATIONS AND COVENANTS

In consideration of the conveyance of the following described property located in the Town of Eatonville, Florida:

Lots 1, 2, 3 and 4, Block 3, HOLDEN BROTHERS
SUBDIVISION, according to the Plat thereof as
recorded in Plat Book "C", Page 36, of the
Public Records of Orange County, Florida

by the Town of Eatonville, Eatonville, Florida, hereinafter called the "Town", to the Eatonville Kindergarten and Day Nursery, Inc., a Florida non-profit corporation, hereinafter called the "Kindergarten", the Kindergarten by resolution of its board of directors and through its undersigned officers hereby stipulates, covenants and agrees to the following:

That a building to house a kindergarten and day nursery will be constructed on the above described property. That should said building not be commenced within a period of two (2) years from the date of the conveyance of the above property to the Kindergarten, the Kindergarten upon written demand by the Town will re-convey the above described property to the Town.

That in the event the subject property should be sold by the Kindergarten, the Kindergarten will pay to the Town the market price of the subject property, exclusive of buildings and other improvements thereon, at the time of the sale. The market price will be established by agreement of the Kindergarten and the Town, or if an agreement cannot be reached, then the market price will be established by a qualified land appraiser or appraisers acceptable to the Town and to the Kindergarten.

That nothing contained in these stipulations and covenants shall restrict or prevent the Kindergarten from obtaining mortgage financing on the above described property, and that all stipulations and covenants contained herein shall be subordinate to any mortgage placed upon the above property through action of the board of directors of the Kindergarten.

Executed this _____ day of _____, 1967.

EATONVILLE KINDERGARTEN and
DAY NURSERY, INC.

By: _____
President

ATTEST:

Secretary

109735
DEC 28 12 33 PM 1966
O.R. 1598 PG 377

325
pl

DEED

THIS INDENTURE, Made this 5 day of December, A. D.,
1966, between THE BOARD OF PUBLIC INSTRUCTION OF ORANGE COUNTY,
FLORIDA, a public corporation under the laws of the State of Florida, Party
of the First Part, and TOWN OF EATONVILLE, Orange County, Florida; ✓

WITNESSETH: That the Party of the First Part, in consideration
of the sum of Six Thousand Five Hundred Fifty and no/100 (\$6,550.00) Dol-
lars to it in hand paid, the receipt whereof is hereby acknowledged, has
granted, bargained, sold, aliened, remised, released, conveyed and con-
firmed, and by these presents does grant, bargain, sell, alien, remise, re-
lease, convey and confirm unto the said Party of the Second Part, its suc-
cessors and assigns, forever, all those certain lots, tracts or parcels of
land lying and being in the County of Orange and State of Florida, described
as follows:

Lots 1, 2, 3, 4, 5, 22, 23, 24, 25, 26 and the East 22.25
feet of Lots 6 and 21, Block 3, Holden Brothers Subdivision,
according to the plat thereof as recorded in Plat Book C,
Page 85, Public Records of Orange County, Florida,

together with all and singular the tenements, hereditaments and appurtenances
thereunto belonging or in anywise appertaining and all the estate, right, title,
interest, property, possession, claim and demand whatsoever, as well in
law as in equity, of the said Party of the First Part, in and to the same and
every part and parcel thereof except as hereinafter set out.

TO HAVE AND TO HOLD said property unto the said Party of
the Second Part and its successors in fee simple forever.

IN WITNESS WHEREOF the Party of the First Part has caused
these presents to be executed in its corporate name by its Chairman and
its Secretary and its corporate seal to be hereunto affixed, all this the day
and year first above written.

Signed, Sealed and Delivered
in the Presence of:

Judy L. Linder
Frances F. Markes

THE BOARD OF PUBLIC INSTRUCTION
OF ORANGE COUNTY, FLORIDA,

By: [Signature]
Chairman

Attest: [Signature]
Secretary

(Corporate Seal)

Eatonville, Fla.

STATE OF FLORIDA :

: ss

O.R. 1598 PC 378

COUNTY OF ORANGE :

I HEREBY CERTIFY that on this day personally appeared before me, the undersigned subscribing officer, JACK JENNINGS and ORVILLE R. DAVIS, to me well known and known to me to be the Chairman and Secretary of The Board of Public Instruction of Orange County, Florida, and they acknowledged before me that they executed the foregoing instrument for the uses and purposes therein expressed and as the act and deed of said corporation; they further acknowledged before me that the corporate seal affixed to said instrument is the corporate seal of said Board.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in said County and said State this 5 day of December A. D., 1966.

Judith Ann Seiders
Notary Public, State of Florida at Large,
My Commission expires:

NOTARY PUBLIC, STATE OF FLORIDA A LARGE
MY COMMISSION EXPIRES FEB. 21, 1970
BONDED THROUGH FRED W. DIESELHORST

(Notarial Seal)

RECORDED & RECORD VERIFIED

John W. Riney Clerk of
Circuit Court, Orange Co., Fla.