



Fidelity National Title Insurance Company

TITLE SEARCH REPORT

Order No.: 9375350

(use for AgentTRAX documents)

To: Head, Moss, Fulton & Griffin, P.A.
1530 Business Center Drive, Suite 4
Fleming Island, FL 32003
Phone: 904-278-8200
Fax: 904-269-8799

The attached Title Search Report is issued for the use of the agent to whom it is addressed. This Report is to be used only by the agent to determine the insurability of title to the property described herein in conjunction with issuance of commitments, policies and endorsements by Chicago Title Insurance Company, Fidelity National Title Insurance Company or Commonwealth Land Title Insurance Company ("the Company").

The agent reviewing this Title Search Report must follow all underwriting guidelines set forth in the underwriting Manual and Bulletins issued by the Company. This is a report of matters appearing in the official land records of the county or city wherein the property is located. No search has been made for any matters recorded in the Federal District Courts. Not included in this Report are matters, such as mortgages, judgments and other liens, for which the Company has found recorded satisfactions or releases, and possible other matters which, according to custom and practice, would not appear in a title search. At the time of this Report, the Company may have had and relied upon title evidence in the form of a title policy, master file, title report or abstract which predates the period searched.

The amount shown in this Report for any deeds of trust, judgments and/or taxes is for informational purposes only. The recipient is responsible for confirming amounts for payoff and/or proration purposes.

Use of this Title Search Report for any reason other than the issuance of a Company commitment, policy or endorsement is not authorized. This Report may not be relied upon by any other party nor may it be relied upon for any other purpose. No liability is assumed by the Company for unauthorized use or reliance. The liability under this Title Search Report is limited to the liability under the policy or policies issued pursuant to this Title Search Report. This Title Search Report is not an opinion, warranty or guarantee of title. The liability under this Title Search Report shall cease and terminate six months after the ending date set forth in the Period of the Search, unless extended in writing by the Company.

Dated: April 12, 2021

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 25, 2021 at 8:00 AM

2. Policy or Policies to be issued:

- A. ALTA Owners 2006 with Florida Modifications
Proposed Insured: City of Green Cove springs
Proposed Amount of Insurance: \$20,000.00

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:

Clay County Habitat for Humanity, Inc.

5. The land is described as follows:

See attached Exhibit "A"

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. Duly authorized Warranty Deed from Clay County Habitat for Humanity, Inc. to City of Green Cove springs, together with evidence satisfactory to the Company of the corporation's good standing under the laws of its domicile state.

NOTE: If the current transaction involves: A. the disposition of substantially all of a corporation's property or assets; B. the conveyance of corporate property to an officer, director or agent who is also a signatory; C. conveyance of property for minimum consideration; or D. the execution of documents incident to the transaction by a person other than the president, chief executive officer, or a vice-president with a corporate seal, then a recordable resolution of the corporation's Board of Directors, Shareholders and/or Members must be obtained. If the transaction involves the sale of substantially all of the assets of the corporation, in addition to a recordable resolution, satisfactory proof that shareholder approval was obtained in accordance with Sec. 607.1202 F.S. must be placed of record. This proof must be approved by the underwriting department.

5. Proof of payment of any outstanding assessments in favor of Clay 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 Clay 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. Record in the Public Records a release or satisfaction of the Code Enforcement Lien, in favor of City of Green Cove, recorded in Official Records Book 3297, Page 2019, as filed on the subject property.
8. Record in the Public Records a release or satisfaction of the Code Enforcement Lien, in favor of City of Green Cove, recorded in Official Records Book 3333, Page 1787, as filed on the subject property.
9. Record in the Public Records a release or satisfaction of the Code Enforcement Lien, in favor of City of Green Cove, recorded in Official Records Book 3470, Page 1921, as filed on the subject property.
10. Record in the Public Records a release or satisfaction of the Code Enforcement Lien, in favor of City of Green Cove, recorded in Official Records Book 3597, Page 171, as filed on the subject property.

TITLE SEARCH REPORT
REQUIREMENTS continued

11. Record in the Public Records a release or satisfaction of the Code Enforcement Lien, in favor of City of Green Cove, recorded in Official Records Book 3703, Page 1242, as filed on the subject property.
12. Record in the Public Records a release or satisfaction of the Code Enforcement Lien, in favor of City of Green Cove, recorded in Official Records Book 3918, Page 1515 corrected in Official Records Book 4130, Page 383, as filed on the subject property.
13. The search did not disclose any open mortgages of record, therefore the Company reserves the right to require further evidence to confirm that the Land is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence. To delete this requirement, the title agent must confirm with the owner that the Land is free and clear of mortgages and include such a recitation in the title affidavit.

NOTE: 2020 Real Property Taxes in the gross amount of \$42.00 are Paid, under Tax I.D. No. 38-06-26-017053-003-00.

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: Official Records Book 2238, Page 133.

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 2021 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 Clay 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, 6420 Southpoint Parkway, Suite 100, Jacksonville, FL 32216; Telephone 904-633-9494.

Searched by: Zach Spencer

TITLE SEARCH REPORT
EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point on the east side of Ruby Street and the Southwest corner of Lot 4 of the ROBERTS BLOCK in the City of Green Cove Springs, Florida, and run thence Easterly along the South line of said Roberts Block a distance of 100 feet to a point; thence turn and run in a Southerly direction and parallel to Ruby Street a distance of 148 feet to a point; thence run Westerly and parallel to the South boundary line of the Roberts Block a distance of 100 feet, more or less, to the East side of Ruby Street; thence Northerly along the East side of Ruby Street a distance of 148 feet, more or less, to the point of beginning, all according to map or plat of the City of Green Cove Springs recorded in the public records of Clay County, Florida.

TOGETHER with an easement for ingress and egress over and across the following described property; Beginning at a point on the East side of Ruby Street which point is the Southwest corner of Lot 4 of Roberts Block in the City of Green Cove Springs, Clay County, Florida, and run thence Northerly along the Easterly line of Ruby Street as Ruby Street is described in Deed Book BB, page 369, public records of Clay County, Florida, a distance of 20 feet to a point; thence run Easterly and parallel to the South line of said Lot 4 a distance of 20 feet to a point; thence run Southerly and parallel to the Easterly line of Ruby Street a distance of 20 feet to a point in the Southerly line of Lot 4; thence run Westerly along the Southerly line of Lot 4 a distance of 20 feet to the point of beginning; all according to a map or plat of Green Cove Springs, recorded in the public records of Clay County, Florida.

Less and except any portion in Official Records Book 2042, Page 320.

Prepared by:
Head, Moss, Fulton & Griffin, P.A.
Alexandra B. Griffin, Esq.
1530 Business Center Drive, Suite 4
Fleming Island, Florida 32003

CORPORATE WARRANTY DEED

THIS INDENTURE, made this ____ day of April, 2021, between Clay County Habitat for Humanity, Inc., a Florida not for profit corporation, whose address is PO Box 240, Orange Park, FL 32067, hereinafter called the Grantor, and City of Green Cove Springs, a Florida municipality, whose address is 229 Walnut St., Green Cove Springs, FL 32043, hereinafter called the Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Clay, State of Florida, to wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Signatures on Following Page

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed and Sealed in Our Presence:

Witness No. 1

Clay County Habitat for Humanity, Inc., a Florida not for profit corporation

Witness Sign Name: _____

By: _____

Witness Print Name: _____

Carolyn Edwards, Executive Director

Witness No. 2

Witness Sign Name: _____

Witness Print Name: _____

State of Florida
County of Clay

The foregoing instrument was acknowledged before me by means of ___ physical presence or ___ online notarization this ____ day of April, 2021, by Carolyn Edwards, as Executive Director of Clay County Habitat for Humanity, Inc., a Florida not for profit corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

(Affix Notary Stamp)

Notary Sign Name: _____

Notary Print Name: _____

Notary Public, State of Florida

Notary Commission Expires: _____

Notary Commission Number: _____

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