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OPINION OF TITLE

December 12, 2023

City of Green Cove Springs
321 Walnut Street
Green Cove Springs, FL 32043

RE: 900 Myrtle Ave., Green Cove Springs, FL 32043


Pursuant to Chapter 177, Florida Statutes, please be advised that I have reviewed a title search of the public records of Clay County, Florida, provided by Westcor Land Title Insurance Company, as to the legal description attached hereto as Exhibit "A: through December 8, 2023 at 8:00 a.m. and certify that the owners of record are Marsha Turner Owens and David L. Owens, her spouse, by virtue of Warranty Deed recorded in O. R. Book 4380, page 2116 public records of Clay County, Florida.

Liens, encumbrances and other instruments of record affecting the title to the above referenced property are as follows:

1. Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat Book 2, at Page 1, of the public records of Clay County, Florida.

The Ad Valorem Real Estate Taxes for the year 2023 and prior years have been paid.
Parcel ID No. 38-06-26-018009-000-00.

IN WITNESS WHEREOF, Dale S. Wilson has issued this Opinion of Title this 12th day of December, 2023.



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