

Investors Title & Settlement Services, Inc.

*413 S. MacDill Avenue, Tampa, Florida 33609
Telephone (813) 879.0261 Facsimile (813) 879.5553*

Title Certificate

DATE: June 3, 2024
EFFECTIVE DATE: May 16, 2024

TO: Habitat for Humanity of Pinellas County, Inc.
13355 49th Street N., Suite B
Clearwater, FL 33762

Re: 1310 Gooden Xing, Seminole, FL 33778 (North Lot)

File No.: PIR1062

To Whom It May Concern:

In accordance with Florida Statutes Section 177.041 this is to certify to the County of Pinellas, that we have made a thorough search of the Public Records of Pinellas, County, Florida, as contained in the office of the Clerk of the Circuit Court, with reference to the last Deed of record and any Easements, unsatisfied Mortgages, Judgments and Liens of record against the following described property, lying and being in Pinellas County, Florida. To-wit:

A PORTION OF THE EAST 100 FEET OF WEST 358.80 FEET OF THE NORTH 130 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 15 EAST, LESS ROAD RIGHT-OF-WAY DESCRIBED IN OFFICIAL RECORDS BOOK 5237, PAGE 2120 AND LESS ROAD RIGHT-OF-WAY PER ROAD PLAT BOOK B, PAGE 159 ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE N00°13'37"E ALONG THE NORTH/SOUTH CENTERLINE OF SAID SECTION 4, 664.80 FEET TO A POINT

ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE S88°59'58"E ALONG SAID NORTH LINE, 1024.17 FEET; THENCE S00°18'50"W, 10.48 FEET TO THE POINT OF BEGINNING; THENCE S00°09'45"W, 4.52 FEET; THENCE S00°16'29"W, 56.09 FEET; THENCE N89°00'14"W, 99.64 FEET TO A POINT ALONG THE EAST RIGHT-OF-WAY OF 13TH LANE SOUTHWEST AS RECORDED IN OFFICIAL RECORDS BOOK 5133, PAGE 627, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N00°17'16"E ALONG SAID EAST RIGHT-OF-WAY OF 13TH LANE SOUTHWEST, A DISTANCE OF 56.02 FEET; THENCE N45°37'33"E ALONG THE SOUTHEASTERLY BOUNDARY OF THAT RIGHT-OF-WAY TAKING AS DESCRIBED IN OFFICIAL RECORDS BOOK 5237, PAGE 2120, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, A DISTANCE OF 2.13 FEET TO A POINT ALONG THE SOUTH RIGHT-OF-WAY OF GOODEN CROSSING AS DEDICATED IN ROAD DEED BOOK B, PAGE 159, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID SOUTH RIGHT-OF-WAY OF GOODEN CROSSING THE FOLLOWING THREE (3) COURSES: (1) S89°48'58"E, A DISTANCE OF 39.97 FEET; (2) N87°19'34"E, A DISTANCE OF 31.72 FEET; (3) N89°58'22"E, A DISTANCE OF 26.45 FEET TO THE POINT OF BEGINNING.

And from said search we find the following, to-wit:

OWNER: Habitat for Humanity of Pinellas County, Inc., a Florida corporation

BY VIRTUE OF: Warranty Deed in Official Record Book 22141, Page 794

SUBJECT TO: The following:

1. Road right-of-way in Official Record Book 5237, Page 1350
2. Ordinance by the City of Largo in Official Record Book 4433, Page 1715

All in the Public Records of Pinellas County, Florida.

SUBJECT TO: The following Mortgages, Judgments, and Liens not satisfied or released of record nor otherwise terminated by law:

1. Mortgage to Pinellas County in Official Record Book 22092, Page 618
2. Land Use Restriction Agreement in Official Record Book 22092, Page 631

County taxes appear paid up to and including the year 2023.

Investors Title & Settlement Services, Inc. assumes no responsibility for any defects or omissions, in any instance, in or from the instruments appearing in the chain of title to the property described herein, which defects or omissions would render such instruments or instruments void or voidable. As this service is furnished for a nominal consideration, the liability of the Company shall not in any event exceed the amount of the charge made for such service.

This Title Certificate is prepared pursuant to Florida Statute 177.041(2).

IN WITNESS HEREOF Investors Title & Settlement Services, Inc. has caused this title Certificate to be executed in its name, and its Corporate Seal to be hereunto affixed, this 3rd day of June, 2023.

Investors Title & Settlement Services, Inc.

By: _____

Jeffrey D Fishman, President

Investors Title & Settlement Services, Inc.

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TO: Habitat for Humanity of Pinellas County, Inc.
13355 49th Street N., Suite B
Clearwater, FL 33762

Re: 1310 Gooden Xing, Seminole, FL 33778 (South Lot)

File No.: PIR1062

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