

TITLE SEARCH REPORT

Vantage Point Title
18167 U.S. Highway 19 N., Floor 3
Clearwater, FL 33764
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FLU-22-01

This Title Search Report has been issued at the request of: Pressman & Associates, Inc.

File Number: FL857656

Effective Date: 3/1/2022

Property Address: 6464 54th Avenue N, Saint Petersburg, FL 33709

Owners of Record: Northridge SP, LLC, a Florida LLC
Estate / Interest: FEE SIMPLE

Legal Description:

The following described real property, situated in the County of Pinellas, State of Florida, together with all improvements thereon, to-wit:

Parcel 1:

The West 1/2 of Farm 7, PINELLAS FARMS in the Northwest 1/4 of Section 5, Township 31 South, Range 16 East, according to the map or plat thereof, as recorded in Plat Book 7, Pages 4 and 5 of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.

LESS the South 30 feet thereof;

LESS the North 5 feet of the South 35 feet thereof;

LESS the North 10 feet of the South 45 feet of the West 137 feet thereof; and

LESS that part thereof lying within 50 feet of the North boundary line of said Section 5.

PARCEL 2:

A portion of Farms 8 and 9, according to the plat of PINELLAS FARMS, as recorded in Plat Book 7, at Pages 4 and 5 of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, being more particularly described as follows:

The East 353.33 feet of said Farm 8,

LESS the West 53.00 feet of the North 135.00 feet of said East 353.33 feet;

And also, the North 1/2 of said Farm 9,

LESS the Southwest 1/4 of the North 1/2 of said Farm 9, all lying within the Northwest 1/4 of Section 5, Township 31 South, Range 16 East, Pinellas County, Florida.

LESS right-of-way for 66th Street North and

LESS right-of-way for 54th Avenue North.

Parcel ID / APN: 05-31-16-70002-200-0701

Documents and Matters of Record

Judgments and Liens of Record

1. Mortgage from Northridge SP, LLC (borrower) dated February 25, 2020 and filed on February 27, 2020 in (book) 20901 (page) 20 (instrument) 2020067928, of the official property records of Pinellas County, Florida in the amount of \$1,631,000.00 and in favor of Wells Fargo Bank, N.A. (lender).

NOTE: Assignment of Security Instrument to Fannie Mae effective February 25, 2020 and recorded February 27, 2020 as Instrument No. 2020067931.

NOTE: LLC Affidavits dated February 25, 2020 for Bert de Alejo III and Tauheed Siddiqui and recorded February 27, 2020 as Instruments No. 2020067922 and 2020067923.

3. UCC Financing Statement from 6522 54th LLC (Debtor) and in favor of Fannie Mae (Secured Party) filed on April 2, 2015 in (instrument) 2015090960, of the official property records of Pinellas County, Florida.

4. UCC Financing Statement from Fannie Mae (Debtor) and in favor of Northridge SP, LLC (Secured Party) filed on February 27, 2020 in (instrument) 2020067925, of the official property records of Pinellas County, Florida.

5. UCC Financing Statement from Northridge SP LLC (Debtor) and in favor of 6522 54th LLC (Secured Party) filed on February 27, 2020 in (instrument) 2017279670, of the official property records of Pinellas County, Florida.

6. UCC Financing Statement from Northridge SP, LLC (Debtor) and in favor of 6522 54th LLC (Secured Party) filed on February 27, 2020 in (instrument) 2020067927, of the official property records of Pinellas County, Florida.

Easements and Restrictions:

1. Plat of PINELLAS FARMS in the Northwest 1/4 of Section 5, Township 31 South, Range 16 East, according to the map or plat thereof, as recorded in Plat Book 7, Pages 4 and 5 of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.

2. Grant of Easement in favor of Spectrum Sunshine State, LLC recorded February 2, 2011 in (book) 21645 (page) 731 (instrument) 2021246110, of the Official Property Records of Pinellas County, Florida.

Chain of Title:

Deed Type: Special Warranty Deed

Grantors: 6522 54th LLC, a Florida LLC

Grantees: Northridge SP, LLC, a Florida LLC

Dated: February 25, 2020

Recorded Date: February 27, 2020

2668

Instrument: 2020067921

THIS TITLE INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. Vantage Point Title, Inc.. ACCEPTS NO LIABILITY TO ANY PARTY IN THE EVENT THIS TITLE SEARCH REPORT IS USED FOR A PURPOSE OTHER THAN STATED HEREIN.

Date Issued: March 11, 2022