

Ownership and Encumbrance Report

First American Issuing Office: First American Title Insurance Company
PO Box 776123
Chicago, IL 60677-6123

Customer Reference Number: 2026-8636

First American File Number: 111206441

Prepared For: The Title Insurance Team, LLLP, dba Title Team
300 S. Orange Ave., Suite 1000
Orlando, FL 32801

Legal Description:

Lot 25, FIRST ADDITION TO HIGHLAND LAKE SUBDIVISION, according to the Map or Plat thereof as recorded in Plat Book 30, Page 2 of the Public Records of Pinellas County, Florida.

1. Grantee(s) In Last Deed of Record:

Manuel Jones

2. Encumbrances/Matters Affecting Title (Includes only mortgages, liens and claims of lien (if not specifically affecting other property only), judgments (certified only), federal tax liens, bankruptcy petitions, death certificates, court orders and decrees, divorce decrees, property settlement agreements, tax warrants, incompetency proceedings and probate proceedings which may affect the title to the property described above (attach an exhibit, if necessary)):

(X) Exhibit Attached () Exhibit Not Attached.

Type of Instrument

Mortgage and Security Agreement

Recording Information

Book 23116, Page 1956

NOTE: The following is for informational purposes only and is given without assurance or guarantee:

Real Estate Taxes for Tax Parcel Number 23-29-15-38826-000-0250 for tax year 2025

Gross Tax: \$ 2,731.13 PAID.

Unpaid Taxes for Prior Years: None

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Certificate

"This Report" is a search limited to the Official Records Books as defined in Sections 28.001(1) and 28.222, Florida Statutes, from April 02, 2025 to April 09, 2026 at 8:00 a.m.. The foregoing Report accurately reflects matters recorded and indexed in the Official Records Books of PINELLAS County, Florida, affecting title to the property described therein. This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.

First American Title Insurance Company

A handwritten signature in black ink, appearing to read "Joe Teichert", is written over a horizontal line.

Joe Teichert, as Sr. VP, Division Region Manager

Dated: 04/14/2026

Illegal Restrictive Covenants

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.