

Ownership and Encumbrance Report

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

Customer Reference Number: TIA24531

First American File Number: 110528329

Prepared For: Wollinka-Wikle Title Insurance Agency, Inc.
3204 Alternate 19 North
Palm Harbor, FL 34683

Legal Description:

Lot 80, REPLAT OF BELLE HAVEN UNIT B, according to the map or plat thereof, as recorded in Plat Book 27, Page 12, Public Records of Pinellas County, Florida.

TOGETHER WITH:

Lots 78 and 79, REPLAT OF BELLE HAVEN UNIT B, according to the map or plat thereof, as recorded in Plat Book 27, Page 12, of the Public Records of Pinellas County, Florida;

LESS that portion of road right-of-way conveyed to State of Florida by deed filed October 7, 1983 in Official Records Book 5619, Page 235, more particularly described as follows:

Commence on the Westerly boundary of Section 10, Township 28 South, Range 16 East, at a point of 0.10 feet N.0°16'06"W. of the Southeast corner of the Northwest 1/4 of said Section 30; said corner being 2678.52 feet S.0°16'06"E. of the Northwest corner of said Section 30; run thence S.89°19'40"E., 0.31 feet; thence S.89°54'31"E., 1412.59 feet; thence N.0° 16'51"W., 60.00 feet to a POINT OF BEGINNING; continue thence N.0°16'51"W., 25.05 feet; thence S.42°23'13"E., 29.83 feet; thence S.89°54'38"E., 232.15 feet; thence N.44°53'26"E., 4.23 feet; thence S.0°18'31"E., 16.06 feet; thence N.89°54'31"W., 125.41 feet; thence N.0°09'21"W., 10.01 feet; thence N.89°54'31"W., 129.77 feet to the POINT OF BEGINNING.

TOGETHER WITH:

South 100 feet of North 500 feet of Lot 20, BELLE HAVEN UNIT B, according to map or plat thereof, as recorded in Plat Book 25, Page 60, Public Records of Pinellas County, Florida.

TOGETHER WITH:

The Northerly 150 feet of the Southerly 160 feet of Lot 20, BELLE HAVEN UNIT B, according to the plat thereof, as recorded in Plat Book 25, Page 60, Public Records of Pinellas County, Florida;

LESS a part thereof described as follows: Commence at the Southwest corner of said Lot 20; thence N.00°15'50"W., (plat bearing and basis of bearings), along the West boundary of said Lot 20, 10.00 feet for a Point of Beginning; thence N.00°15'50"W., continuing along the West boundary of said Lot 20, 25.05 feet; thence S.42°22'34"E., 29.83 feet; thence S.89°54'34"E., 110.00 feet; thence S.00°15'50"E., along the East boundary of said Lot 20, 3.05 feet; thence N.89°54'27"W., 10.00 feet Northerly of and parallel to the South boundary of said Lot 20, 130.00 feet to the Point of Beginning.

Being also described in O.R. Book 5600, Pages 90 and 91, Public Records of Pinellas County, Florida, as follows:

That part of the South 160.00 feet of Lot 20, BELLE HAVEN UNIT B, in Section 30, Township 28 South, Range 16 East, according to map or plat thereof, as recorded in Plat Book 25, Page 60, Public Records of Pinellas County, Florida, lying within the following described boundaries:

Commence on the Westerly boundary of Section 30, Township 28 South, Range 16 East, at a point 0.10 feet N.0°16'06"W. of the Southwest corner of the Northwest 1/4 of said Section 30; said corner being 2678.52 feet S.0°16'06"E. of the Northwest corner of said Section 30; run thence S.89°19'40"E., 0.31 feet; thence S.89°54'31"E., 1412.59 feet; thence N.0°16'51" W., 60.00 feet to a Point of Beginning; continue thence N.0°16'51"W., 25.05 feet; thence S.42°23'13"E., 29.83 feet; thence S.89°54'38" East, 232.15 feet; thence N.44°53'26"E., 4.23 feet; thence S.0°18'31" East, 16.06 feet; thence N.89°54'31"W., 125.41 feet; thence N.0°09'21 West, 10.01 feet; thence N.89°54'31"W., 129.77 feet to the Point of Beginning.

LESS existing rights of way.

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

D & D Strategic Holdings, LLC, a Florida limited liability company, by virtue of Book 22128, Page 2524

2. ***Encumbrances/Matters Affecting Title***

() Exhibit Attached (X) Exhibit Not Attached.

1. Telephone Distribution Easement Deed granted to GTE Florida Incorporated recorded November 9, 1988 in Book 6873, Page 1342.
2. Easement Agreement, by and between, Clifford D. Oldham and Carolyn A. Oldham, his wife and United Auto Service Corporation, recorded August 9, 1990 in Book 7349, Page 1976.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REPLAT OF BELLE HAVEN UNIT B, as recorded in Plat Book 27, Page(s) 12, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
4. Recorded Notice of Environmental Resource Permit recorded February 13, 2023 in Book 22343, Page 2218.
5. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

Copies of the Encumbrances/Matters Affecting Title (**X**) are () are not included with this Report.

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

Real Estate Taxes for Tax Parcel Number 30-28-16-07254-000-2002 for tax year 2024

Gross Tax: \$ 49,887.25 () Paid (X) Not Paid.

Unpaid Taxes for Prior Years: None

Map Code: Assessment: \$

Customer Reference Number:
First American File Number: 110528329

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 earliest public records to October 30, 2024 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 "Michael Abbey", written in a cursive style.

Michael Abbey, as SVP, Division Region Manager

Dated:11/01/2024