



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

1410 N. Westshore Blvd. Ste. 800
Tampa, FL 33607
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OWNER & ENCUMBRANCE PROPERTY INFORMATION REPORT

Agent File No.: 22-0701 OR

File No: 22136117

Republic Land & Title, Inc- TPA RD
3211 Tampa Road
Palm Harbor, FL 34684
Phone: 727-789-0035

ATTN: Aida

THIS TITLE SEARCH IS AN OWNERSHIP AND ENCUMBRANCE SEARCH ONLY AND DOES NOT REFLECT TITLE DEFECTS OR OTHER MATTERS THAT WOULD BE SHOWN BY TITLE INSURANCE.

Legal Description:

Lots 1 and 2, LA MIRAGE OFFICE COMPLEX, according to plat thereof as recorded in Plat Book 129, Page 9, of the Public Records of Pinellas County, Florida.

Last Record Title Holder:

La Mirage Beauty Salon, Inc., a Florida corporation

Documents of Record (copies attached):

1. Warranty Deed from Community Presbyterian Church of Tampa Bay, Incorporated, a Florida Corporation to La Mirage Beauty Salon, Inc., a Florida Corporation, recorded March 3, 1999, in O.R. Book 10426, Page 14. (Underlying of Plat Book 129, Page 9 - Lots 1 and 2)
2. Warranty Deed from Daniel J. Boudreau, as President of La Mirage Beauty Salon, Inc., a Florida corporation to Gerry D. Minear and Diane K. Minear, husband and wife, recorded April 5, 2005, in O.R. Book 14222, Page 2610. (Lot 2)
3. Warranty Deed from Gerry D. Minear and Diane K. Minear, husband and wife to La Mirage Beauty Salon, Inc., a Florida corporation, recorded November 15, 2006, in O.R. Book 15479, Page 1285. (Lot 2) (Note: Mortgage referenced herein is out by statute.)

4. All matters contained on the Plat of LA MIRAGE OFFICE COMPLEX, as recorded in Plat Book 129, Page 9.
5. Sidewalk Easement in favor of Pinellas County recorded in O.R. Book 6500, Page 1802.
6. Drainage Easement in favor of Pinellas County recorded in O.R. Book 6500, Page 1805.
7. Drainage and Sidewalk Easement in favor of Pinellas County recorded in O.R. Book 8568, Page 1978.
8. Distribution Easement in favor of Florida Power Corporation recorded in O.R. Book 6832, Page 688.
9. Subject to matters set forth in that certain Agreement and Affidavit of Unified Control recorded in O.R. Book 6400, Page 850.
10. Cross Covenant of Exclusive Use recorded in O.R. Book 14222, Page 2616.
11. Cross Maintenance and Landscaping Agreement recorded in O.R. Book 14222, Page 2620.
12. Declaration of Restrictions and Restated Agreement recorded in O.R. Book 18472, Page 58.

Period Searched:

From March 3, 1999 to September 23, 2022 @ 8:00AM.

Tax Information:

Tax ID 08-28-16-47437-000-0020 and 08-28-16-47437-000-0010
Number:

2021 Taxes are Paid
Back Taxes: None

1. Note: Taxes for the year 2022 became a lien on the land January 1st although they will not be due or payable until November 1st of said year. Taxes for the year 2021 in the amount of \$22,877.25 are PAID. Tax ID Number 08-28-16-47437-000-0010.
2. Note: Taxes for the year 2022 became a lien on the land January 1st although they will not be due or payable until November 1st of said year. Taxes for the year 2021 in the amount of \$7,482.17 are PAID. Tax ID Number 08-28-16-47437-000-0020.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY has not searched for, nor do we assume any liability as to any, restrictions, easements, reservations, conditions, or limitations of record, further this report does not cover any improvement or special assessments by any county or municipal governmental agency.

This report is not 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 by name in the property information report as the

recipient(s) of the property information report.

Date: October 27, 2022

Tonya E. Hagens

Authorized Signatory