

Old Republic National Title Insurance Company

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Schedule A

Transaction Identification Data for reference only:

Commitment Number: 21-P-0340	Revision Number: None	Issuing Office File Number: 21-P-0340	Issuing Office: B09288
Property Address: 4056 Cedar Ave. SE, Highland City, FL 33846	Loan ID Number: None	ALTA Universal ID: None	Issuing Agent: Putnam, Creighton & Airth, P.A.

1. Commitment Date: May 26, 2021 @ 08:00 AM
2. Policy to be issued: Proposed Policy Amount:

OWNER'S: ALTA Owner's Policy (6/17/06) (With Florida Modifications) \$100.00

Proposed Insured: TBD

MORTGAGEE: ALTA Loan Policy (6/17/06) (With Florida Modifications) \$

Proposed Insured:
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple. (Identify estate covered, i.e., fee, leasehold, etc.)
4. Title to the estate or interest in the Land is at the Commitment Date vested in:

Joseph A. Morrison, Esq. as Personal Representative(s) of the Estate of Billy Joe Towery, deceased
5. The Land is described as follows:

Lot three (3), Block nine (9), Tier seven (7), of Haskell, a subdivision according to the plat thereof recorded in Plat Book 1, Page 5, of the Public Records of Polk County, Florida.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

400 Second Avenue South, Minneapolis, Minnesota 55401 (612) 371-1111

DRAFT

AUTHORIZED SIGNATORY

**Abel A. Putnam
Attorney at Law**

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

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Issuing Office File Number: 21-P-0340

Requirements

All of the following requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - A. Warranty Deed from Joseph A. Morrison, Esq., as Personal Representative of the Estate of Billy Joe Towery, deceased, to TBD.
 - B. Affidavit of person with knowledge establishing that Billy Joe Twoery was not survived by a spouse or minor child.
 - C. Affidavit of No Florida Estate Tax Due.

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Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment.
2.
 - a. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.
 - b. Rights or claims of parties in possession not recorded in the Public Records.
 - c. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
 - d. Easements or claims of easements not recorded in the Public Records.
 - e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.
3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: *Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
4. All matters contained on the Plat of Haskell, as recorded in Plat Book 1, Page 5.
5. Rights of the lessees under unrecorded leases.

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Polk County Tax Collector

generated on 5/31/2021 8:58:52 PM EDT

Tax Record

Last Update: 5/30/2021 1:00:32 AM EDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number		Tax Type		Tax Year	
142924-283000-070930		REAL ESTATE		2020	
Mailing Address TOWERY BILLY JOE PO BOX 141 HIGHLAND CITY FL 33846-0141			Physical Address 4056 CEDAR AVE SE		
			GEO Number 242914-283000-070930		
Exempt Amount			Taxable Value		
\$25,000.00			\$11,512.00		
Exemption Detail		Millage Code		Escrow Code	
HX 25000		900000			
Legal Description 4056 CEDAR AVE SE HASKELL PB 1 PG 5A TIER 7 BLK 9 LOT 3					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Amount
POLK COUNTY					
GENERAL REVENUE FUND	5.5490	36,512	25,000	\$11,512	\$63.88
TRANSPORTATION/ROADS	1.1000	36,512	25,000	\$11,512	\$12.66
EMERGENCY MEDICAL	0.2500	36,512	25,000	\$11,512	\$2.88
POLK COUNTY PARKS MSTU	0.5619	36,512	25,000	\$11,512	\$6.47
POLK COUNTY LIBRARY	0.2109	36,512	25,000	\$11,512	\$2.43
POLK COUNTY STORMWATER	0.1000	36,512	25,000	\$11,512	\$1.15
POLK COUNTY SCHOOL BOARD					
GENERAL FUND	4.4350	36,512	25,000	\$11,512	\$51.05
LOCAL CAPITAL IMP	1.5000	36,512	25,000	\$11,512	\$17.27
SOUTHWEST FLORIDA WATER MGMT	0.2669	36,512	25,000	\$11,512	\$3.07
Total Millage		13.9737	Total Taxes		\$160.86
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
GMN	GARBAGE COLLECTION				\$144.50
GSW	GARBAGE DISPOSAL				\$52.00
F100	POLK COUNTY FIRE SERVICES DIST				\$230.00
Total Assessments					\$426.50
Taxes & Assessments					\$587.36
If Paid By				Amount Due	
				\$0.00	

Date Paid	Transaction	Receipt	Year	Amount Paid
12/10/2020	PAYMENT	4020133.0001	2020	\$569.74

Prior Year Taxes Due
NO DELINQUENT TAXES

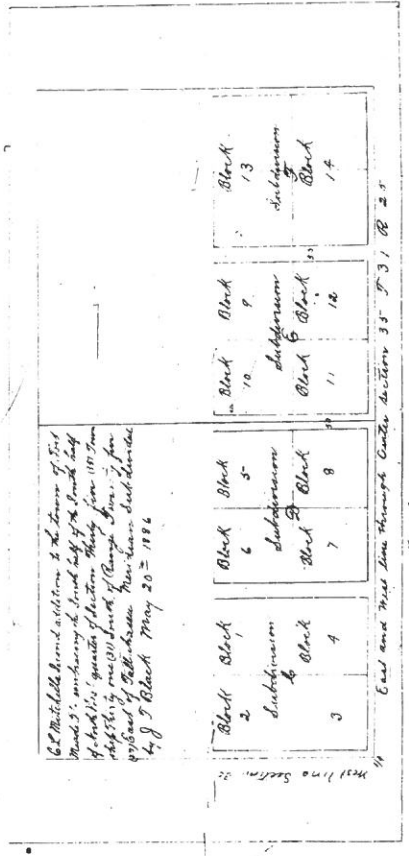
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HASKELL
 POLK COUNTY, FLA.
 NEAR E. 1/4 Sec. 4, T. 1 N., R. 10 E., S. 10 N.
 Section 20, Township 20 S., Range 10 E.,
 3rd P. M., Range 10 E., S. 10 N.

W.F. Jackson
 Esq.

W. H. Jackson
 Esq.



C.P. Haskell owned and built the tower of Hill Street 2, containing the land left of the South half of block 13, quarter section 20, Range 10 E., from 1875 to 1880. He conveyed the same to J. W. Jackson, Esq., by deed of Hill Street, Jacksonville, Fla., dated May 20, 1884.

Filed June 17, 1884
 J. W. Jackson, Esq.

