

DTC DOMINION

TITLE COMPANY

1005 Delridge Avenue • Orlando • FL • 32804
Office: 407-447-9407 • Fax: 407-447-9409
www.dominiontc.com

February 28th, 2025

Maureen Sowers and Sheila Bonnewitz
Kevin Bonnewitz and John Bonnewitz-Coffey
Peggy Bonnewitz and Frank Bonnewitz
803 E Harwood St.
Orlando, FL. 32803

Re: 803 E Harwood St, Orlando, FL. 32803

Dear Alan Frenkel,

Enclosed please find the title search for the property located at 803 E Harwood St. Orlando, FL. 32803. Please feel free to contact me should you have any questions or concerns.

If you have any questions, please give me a call.

Thank you,

Molly Johnson



1005 Delridge Avenue
Orlando, FL 32804
Office 407-447-9407 x109
Molly@dominiontc.com



TITLE SEARCH REPORT

Order No.: 12274111

Customer Reference: 20250070
(use for AgentTRAX documents)

To: Dominion Title Company
1005 Delridge Ave.
Orlando, FL 32804
Phone: 407-447-9407
Fax: 407-447-9409

The attached Title Search Report is issued for the use of the agent to whom it is addressed. This Report is to be used only by the agent to determine the insurability of title to the property described herein in conjunction with issuance of commitments, policies and endorsements by Chicago Title Insurance Company, Fidelity National Title Insurance Company or Commonwealth Land Title Insurance Company ("the Company").

The agent reviewing this Title Search Report must follow all underwriting guidelines set forth in the underwriting Manual and Bulletins issued by the Company. This is a report of matters appearing in the official land records of the county or city wherein the property is located. No search has been made for any matters recorded in the Federal District Courts. Not included in this Report are matters, such as mortgages, judgments and other liens, for which the Company has found recorded satisfactions or releases, and possible other matters which, according to custom and practice, would not appear in a title search. At the time of this Report, the Company may have had and relied upon title evidence in the form of a title policy, master file, title report or abstract which predates the period searched.

The amount shown in this Report for any deeds of trust, judgments and/or taxes is for informational purposes only. The recipient is responsible for confirming amounts for payoff and/or proration purposes.

Use of this Title Search Report for any reason other than the issuance of a Company commitment, policy or endorsement is not authorized. This Report may not be relied upon by any other party nor may it be relied upon for any other purpose. No liability is assumed by the Company for unauthorized use or reliance. The liability under this Title Search Report is limited to the liability under the policy or policies issued pursuant to this Title Search Report. This Title Search Report is not an opinion, warranty or guarantee of title. The liability under this Title Search Report shall cease and terminate six months after the ending date set forth in the Period of the Search, unless extended in writing by the Company.

Dated: February 25, 2025

Chicago Title Insurance Company
TITLE SEARCH REPORT
Schedule A

1. PERIOD SEARCHED:

The period covered in the search commenced with the Base Title as determined by Company and ends on: February 19, 2025 at 11:00 PM

2. Policy or Policies to be issued:

- A. 2021 ALTA Owner's Policy with Florida Modifications
Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Schedule A Item 4 herein
Proposed Amount of Insurance: \$1,295,000.00
The estate or interest to be insured: Fee Simple

3. The estate or interest in the land described or referred to in this report is:

Fee Simple

4. Last grantee of record for the period searched:

Maureen Sowers and Sheila Bonnewitz and Peggy Bonnewitz and Frank Bonnewitz and Kevin Bonnewitz and John Bonnewitz-Coffey and Paul Bonnewitz and, as disclosed in the Public Records, has been since December 17, 2024.

5. The land is described as follows:

See attached Exhibit "A"

TITLE SEARCH REPORT
Schedule B Section 1
Requirements

The following are the requirements to be complied with:

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 Maureen Sowers and Sheila Bonnewitz and Peggy Bonnewitz and Frank Bonnewitz and Kevin Bonnewitz and John Bonnewitz-Coffey and Paul Bonnewitz to Purchaser with contractual rights under a purchase agreement with the vested owner identified at Schedule A Item 4 herein.

NOTE: If the party or parties in title are individuals, and the property is homestead property, the spouse of said party must join in the execution of the Deed. If individuals are unmarried, then indicate this on the Deed. If not homestead, then a statement to that effect must be reflected on the Deed.

5. Proof of payment of any outstanding assessments in favor of Orange County, Florida, any special taxing district and any municipality. NOTE: If this requirement is not satisfied the following exception will appear on Schedule B:

Any outstanding assessments in favor of Orange County, Florida, any special taxing district and any municipality.

6. Proof of payment of service charges for water, sewer, waste and gas, if any, through the date of closing. NOTE: If this requirement is not met the following exception will appear on Schedule B:

Any lien provided for by Florida Statutes in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer, waste or gas system supplying the insured land or service facilities.

7. It appears that Philomena Bonnewitz is deceased. Review and record the following items in the official records of the county in which the Land is situated:

- A. Affidavit confirming the continuous and uninterrupted marriage of the decedent and Van R. Bonnewitz from the time they acquired title until decedent's death
 - B. DR-312 (Affidavit of No Florida Estate Tax Due) or proof that the decedent died a resident of the State of Florida and that the subject transaction is a sale to a bona-fide purchaser for value
- The Company reserves the right to make additional requirements upon review.

8. Probate has been filed in Case 2024-CP-002288-O in the Circuit Court of Orange County, Florida for the Estate of Van Rolfe Bonnewitz. Certified copies of the following documents from that probate must be recorded in the Official Records of the County where the Land is located:

- A. Death certificate
- B. Order admitting last will and testament to probate
- C. Petition for administration

The Company reserves the right to make additional requirements upon review.

TITLE SEARCH REPORT
REQUIREMENTS continued

9. Furnish to the Company satisfactory proof that:

- A. The estate is not taxable, such as the recording of the DR-312 (Affidavit of No Florida Estate Tax Due);
- B. The federal estate taxes against the Estate of Van Rolfe Bonnewitz, if any, have been paid; or
- C. The land to be insured has been released/divested from the lien of such taxes. Any release must be recorded.

10. Record in the Public Records a release or satisfaction of the Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Rocket Mortgage, LLC in the original principal amount of \$265,500.00, dated August 17, 2023 and recorded as Official Record Instrument No. 20230480393.

11. Satisfactory survey, in conformity with the minimum technical standards for land surveys, certified to the Company, and/or its agent, dated no more than 90 days prior to the closing of the subject transaction, disclosing the nature and extent of any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title to the Land. Additional requirements and/or exceptions will be made for any such matters disclosed.

NOTE: Property appraiser's map shows the legal description as Lot 19 and Lot 18, less the West 25.25 feet.

12. This is a preliminary commitment that requires the review and approval by the underwriting department for the company and/or state underwriting counsel. Accordingly, this commitment is not effective to bind the Company until the necessary approval is obtained from the underwriting department and/or state underwriting counsel. The company reserves the right to add additional requirements and/or exceptions as deemed necessary upon said review.

NOTE: 2024 Real Property Taxes in the gross amount of \$4,131.82 are Paid, under Tax I.D. No. 25-22-29-5880-02-190.

NOTE: Because the contemplated transaction involves an all-cash closing, the Company has not performed searches on the names of the purchasers/proposed insured. If the Company is asked to insure a Mortgage from said purchasers, we will require notification of same and we reserve the right to make additional requirements and/or exceptions which we may deem necessary after conducting name searches on the purchasers.

The following note is for informational purposes only, is neither guaranteed nor insured, and is not part of the coverage of this form or policy.

The last conveyance of title that has been of record for more than 24 months and all subsequently recorded conveyances are: Official Records Instrument No. 20240715036; Official Records Book 2931, Page 1502; Official Records Book 2925, Page 379.

NOTE: The Conveyances to Foreign Entities Act in sections 692.201 - 692.205, Florida Statutes (the "Act"), limits and regulates the purchase, sale and ownership of Florida real property by certain buyers who are associated with "foreign countries of concern," specifically the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro and the Syrian Arab Republic. In connection with the purchase of real property, the Act requires each buyer to provide an affidavit confirming the purchaser is in compliance with the Act. Any loss or damage resulting from a violation of the Act is excluded from coverage under the terms of the Policy.

NOTE: Section 695.26 (1)(c), F.S., provides that no instrument conveying, assigning, encumbering or otherwise disposing of an interest in real property which is executed or acknowledged in Florida shall be

TITLE SEARCH REPORT
REQUIREMENTS continued

recorded by the clerk of court unless the post office address of each witness is legibly printed, typed or stamped upon the instrument. If an instrument containing one or more witnesses is recorded, the witnesses' addresses, as well as their names, should appear below their signatures. A business address may be used.

TITLE SEARCH REPORT
Schedule B Section 2
Exceptions

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective 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 form.
2. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable.
3. Standard Exceptions:
 - A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
 - B. Rights or claims of parties in possession not shown by the public records.
 - C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
 - D. Taxes or assessments which are not shown as existing liens in the public records.
4. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
5. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.

NOTE: Exception 1 above shall be deemed deleted as of the time the settlement funds or proceeds of the loan to be secured by the insured mortgage, as applicable, are disbursed by the Company or its authorized agent. Neither the Company nor its agent shall, however, be under any duty to disburse any sum except upon a determination that no such adverse intervening matters have appeared of record or occurred.

NOTES ON STANDARD EXCEPTIONS:

Item 3A will be deleted from the policy(ies) upon receipt of an accurate survey of the Land acceptable to the Company. Exception will be made for any encroachment, setback line violation, overlap, boundary line dispute or other adverse matter disclosed by the survey.

Items 3B, 3C, and 3D will be deleted from the policy(ies) upon receipt of an affidavit acceptable to the Company, affirming that, except as disclosed therein (i) no parties in possession of the Land exist other than the record owner(s); (ii) no improvements have been made to the Land within 90 days prior to closing which have not have been paid for in full; and (iii) no unpaid taxes or assessments are against the Land which are not shown as existing liens in the public records. Exception will be made for matters disclosed in the affidavit.

6. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of A. Nathan's Revised Subdivision, recorded in Plat Book F, Page 81, of the Public Records of Orange County, Florida.
7. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of W. A. Shelby's Addition to Orlando, recorded in Plat Book C, Page 72, of the Public Records of Orange County, Florida.
8. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of N. L. Mill's Addition to Orlando, recorded in Plat Book A, Page 143, of the Public Records of Orange County, Florida.

TITLE SEARCH REPORT
EXCEPTIONS continued

9. Ordinance establishing the Lake Eola Heights Historic District recorded in Official Records Book 4083, Page 1922.
10. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.

NOTE: All recording references in this form shall refer to the public records of Orange County, Florida, unless otherwise noted.

NOTE: In accordance with Florida Statutes Section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting Chicago Title Insurance Company, 2400 Maitland Center Parkway, Suite 200, Maitland, FL 32751; Telephone 866-632-6200.

Searched by: Cher C. Corbitt, Cher.Corbitt@fnf.com, 407-618-2964

TITLE SEARCH REPORT
EXHIBIT "A"
LEGAL DESCRIPTION

Lot 19 and Lot 18, less the West 25.5 feet thereof, Block B, A. Nathan's Revised Subdivision, according to the map or plat thereof, as recorded in Plat Book F, Page(s) 81, of the Public Records of Orange County, Florida.