



American Land Title Association Commitment

**Transaction Identification Data for reference only:**

Issuing Agent: Patriot Title Services, LLC  
Issuing Office: 1705 Colonial Blvd. #A-2, Fort Myers, Florida 33907  
ALTA Universal ID: 1102758  
Commitment Number: PAT-8266  
Issuing Office File Number: 8266  
Property Address: 3120 Sunshine Blvd N, Lehigh Acres, Florida 33971

SCHEDULE A

1. Commitment Date: October 18, 2023 at 08:00 AM
2. Policy to be issued:
  - (a)X 2006 ALTA® Owner's Policy  
Proposed Insured: LEE COUNTY, a political subdivision of the State of Florida  
Proposed Policy Amount: \$100,000.00
  - (b) 2006 ALTA® Loan Policy  
Proposed Insured:  
Proposed Policy Amount:
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple
4. Title to the estate or interest in the Land is at the Commitment Date vested in: Clarence E. Solloway and Deborah L. Solloway, husband and wife
5. The Land is described as follows:

Tract T, Lehigh Acres, Unit 8, East Half of Section 14, Township 44 South, Range 26 East, according to the plat thereof, as recorded in Plat Book 15, Page(s) 63, of the Public Records of Lee County, Florida.

**Patriot Title Services, LLC**  
1705 Colonial Blvd. #A-2, Fort Myers, Florida 33907

By: Shari M Garcia  
AUTHORIZED SIGNATORY

*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.*

  
Agents  
NATIONAL TITLE  
SCHEDULE B-I  
AMERICAN LAND TITLE ASSOCIATION COMMITMENT  
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.
5. 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.
6. Pay the agreed amount for the estate or interest to be insured.
7. Pay the premiums, fees, and charges for the Policy to the Company.
8. 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 Clarence E. Solloway and Deborah L. Solloway, husband and wife to LEE COUNTY, a political subdivision of the State of Florida conveying the property as described in Schedule A of this Commitment.
9. Payment of all taxes levied and assessed against subject premises, which are currently due and payable. Note: The following is for informational purposes only and is given without assurance or guarantee: 2022 taxes show PAID in the amount \$735.94 ; Gross amount \$766.60 ; Tax Identification No. 14-44-26-08-00000.T000.
10. NOTE: Real Estate Taxes for the current year will become due November 1.
11. Payment of all water, sewer, gas, and waste removal charges due and payable to the county or municipality.

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NATIONAL TITLE

## SCHEDULE B-II AMERICAN LAND TITLE ASSOCIATION COMMITMENT 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. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. General or special taxes and assessments required to be paid in the year and subsequent years.
3. Rights or claims of parties in possession not recorded in the Public Records.
4. 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.
5. Easements, or claims of easements, not recorded in the Public Records.
6. Any lien, or right to a lien, for services, labor, or material furnished, imposed by law and not recorded in the Public Records.
7. 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 services by any water systems, sewer systems, or gas systems serving the Land described herein; and any lien for waste fees in favor of any county or municipality.
8. 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.
9. Oil, gas, mineral, phosphate and any related instruments and reservations.
10. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
11. Rights or claims of parties in possession not shown by the Public Records.
12. Any encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land) that would be disclosed by an accurate and complete land survey of the Land.

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# Agents

NATIONAL TITLE

13. Easements, or claims of easements, not shown by the Public Records.
  14. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
  15. Any lien provided by Chapter 159, F.S. in favor of any city, town, village or port authority, for unpaid service charges for service by any water systems, sewer systems, or gas systems serving the land; and any lien for waste fees in favor of any county or municipality.
  16. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled, and artificially exposed lands and lands accreted to such land.
  17. Taxes or special assessments which are not shown as existing liens by the Public Records.
  18. All taxes for the year 2023 and subsequent years, not yet due and payable.
  19. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of UNIT 8, SECTION 14, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, as recorded in Plat Book 15, Page(s) 63, 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).
  20. Declaration of Covenants, Conditions, Restrictions and Easements, including any amendments or modifications thereto, recorded in Book 13, Page 465 , 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).
  21. Sewer and Water Covenants and Restrictions traveling with the land as recorded in Deed Book 317, Page 222 and in O.R. Book 10, Pages 695 and 696, and as amended in O.R. Book 41, Page 264.
  22. Restrictions or reservations affecting rights in oil, gas or any other minerals, lying upon or beneath the lands insured hereby, pursuant to that instrument recorded in Book 553, Page 114. No determination has been made as to the current record owner for the interest excepted herein.
- Note: All of the recording information contained herein refers to the Public Records of Lee County, Florida , unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

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