

Department of County Lands**In House Title Search**

Search No. 30-44-25-P2-0040A.004D

Date: December 5, 2018

Parcel: 109

Project: Work Drive Watermain
Improvements #7094To: J. Keith Gomez, SR/WA
Senior Property Acquisition AgentFrom: Shelia A. Bedwell
Shelia A. Bedwell, CLS, SR/WA
Real Estate Title Examiner

STRAP: 30-44-25-P2-0040A.004D

This search covers the period of time from January 1, 1940, at 8:00 a.m. to October 18, 2018, at 5:00 p.m.

Subject Property: A tract or parcel of land in Lot 4, Block "A" of Southside Industrial Park, a subdivision as recorded in Plat Book 28, Pages 153 and 154 of the Lee County, Florida public records, which is described as follows: From the Northwest corner of said Lot 4, thence North 89°34'17" East along the north boundary of said Lot 4, for 176.93 feet, thence South 0°17'03" East for 344.55 feet to the Point of Beginning, thence continue South 0°17'03" East for 230.0 feet; thence North 89°42'57" East for 176.93 feet; thence North 0°17'03" West for 230.0 feet, thence South 89°42'57" West for 176.93 feet to the Point of Beginning.

Subject to an ingress-egress and utility easement over the westerly 15.0 feet.

Title to the subject property is vested in the following:

Wayne M. Jurick, Sr. and Ralph F. Sites, Sr.

by Warranty Deed from Jacques A. Attala (with non-homestead disclaimer) dated June 13, 1984, recorded June 26, 1984, in Official Record Book 1733, Page 3210, Public Records of Lee County, Florida.

Subject to:

1. Title to oil, gas and mineral rights and leases on subject property is specifically omitted from this report.
2. All streets, drives, drainage and public utility/right of ways and easements on the plat of Southside Industrial Park are dedicated to the perpetual use of the public, as stated on recorded plat of the subdivision.
3. Lee County Ordinances relating to garbage and solid waste collection, recorded in Official Record Book 2189, Pages 3281 and 3334, Public Records of Lee County, Florida.

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4. Grants of Easement from Wayne M. Jurick, Sr. and Ralph F. Sites, Sr., to all present and future owners in Lot 4, Block A, Southside Industrial Park, recorded in Official Record Book 2380, Page 1674, as re-recorded in Official Record Book 2389, Page 3142, and Official Record Book 2435, Page 1478, Public Records of Lee County, Florida.

Tax Status: Taxes for 2018 are due and payable in the gross amount of \$5,631.32; 2017 taxes were paid December 28, 2017, in the amount of \$5,462.38; subject property is assessed at \$227,057 for 2018 with no existing exemptions.

(The end user of this report is responsible for verifying tax and/or assessment information.)

The Department of County Lands has made a diligent search of the Public Record. However, this report contains no guarantees or warranty as to its accuracy.