

Department of County Lands

Updated In House Title Search

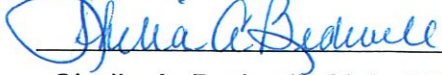
Search No. 07-43-25-00-00001.0200

Date: August 27, 2019

Parcel: 105

Project: North Lee County WTP
Expansion, Project 7619

To: J. Keith Gomez, SR/WA
Senior Property Acquisition Agent

From: 
Shelia A. Bedwell, CLS, SR/WA
Real Estate Title Examiner

STRAP: 07-43-25-00-00001.0200

An update has been requested of In House Title Search No. 07-43-25-00-00001.0200, which covers the period beginning January 1, 1940, at 8:00 a.m. and is now complete through August 19, 2019, at 5:00 p.m.

Subject Property: See attached Exhibit "A"

Title to the subject property is vested in the following:

6350NGR, LLC, a Wyoming limited liability company

by Quit Claim Deed from Neil I. Beecroft and Thomas S. Greig (with no marital status or non-homestead disclaimer), dated November 27, 2007, recorded April 2, 2008, in Instrument Number 2008000086678, 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. Easement for road right-of-way over and across a strip of land fifty feet in width adjacent and west of the subject property, as described in Warranty Deed from J.V. Moore, Jr. and Leona C. Moore, Husband and Wife, to Hugh C. Hislop, dated April 27, 1967, recorded May 5, 1967, in Official Record Book 408, Page 203, Public Records of Lee County, Florida.
3. Right of Way Easement from Hugh C. Hislop and Laura M. Hislop, Husband and Wife, to Lee County Electric Cooperative, Inc., dated March 5, 1973, recorded March 28, 1973, in Official Record Book 921, Page 684, Public Records of Lee County, Florida.
4. 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.

Department of County Lands

Updated In House Title Search

Search No. 07-43-25-00-00001.0200

Date: August 27, 2019

Parcel: 105

Project: North Lee County WTP

Expansion, Project 7619

NOTE: 6350NGR, LLC is a Wyoming limited liability company, but is not filed with the State of Florida Secretary of State, Division of Corporations.

Tax Status: Taxes for 2018 were paid November 21, 2018 in the amount of \$1,412.24; subject property is assessed at \$78,325 for 2019 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 nor warranty as to its accuracy.

Exhibit "A"

THE WEST 248.00 FEET OF LOTS 1 THROUGH 5, BLOCK 2, OF THAT UNRECORDED SUBDIVISION OF J.V. AND LEONA C. MOORE AS DESCRIBED IN OFFICIAL RECORDS BOOK 408 PAGE 204 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 43 SOUTH, RANGE 25 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7; THENCE RUN S.01°28'10"E. FOR 25.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF NALLE GRADE ROAD; THENCE RUN N.87°22'30"E. ALONG SAID RIGHT OF WAY LINE FOR 1200.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

FROM SAID POINT OF BEGINNING CONTINUE RUNNING N.87°22'30"E. FOR 248.00 FEET; THENCE RUN S.01°28'10"E. FOR 1057.20 FEET TO THE SOUTH LINE OF LOT 5 OF SAID SUBDIVISION; THENCE RUN S.87°22'30"W. FOR 248.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE RUN N.01°28'10"W. FOR 1057.20 FEET TO THE POINT OF BEGINNING.

Department of County Lands

In House Title Search

Search No. 07-43-25-00-00001.0160


Date: August 29, 2019

Parcel: 105

Project: North Lee County WTP

Expansion, Project 7619

To: J. Keith Gomez, SR/WA
Senior Property Acquisition Agent

From: 
Shelia A. Bedwell, CLS, SR/WA
Real Estate Title Examiner

STRAP: 07-43-25-00-00001.0160

This search covers the period of time from January 1, 1940, at 8:00 a.m. to August 19, 2019, at 5:00 p.m.

Subject Property: See attached Exhibit "A"

Title to the subject property is vested in the following:

6350 NGR LLC, a Wyoming limited liability company

By Quit Claim Deed from Neil I. Beecroft and Thomas S. Greig (with no marital status or non-homestead disclaimer), dated November 27, 2007, recorded April 2, 2008, in Instrument Number 2008000086678, 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. Right of Way Easement from Hugh C. Hislop and Laura M. Hislop, husband and wife, to Lee County Electric Cooperative, Inc., dated March 5, 1973, recorded March 28, 1973, in Official Record Book 921, Page 684, Public Records of Lee County, Florida.
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.

NOTE: 6350 NGR LLC is a Wyoming limited liability company, but is not filed with the State of Florida Secretary of State, Division of Corporations.

Tax Status: Taxes for 2018 were paid November 21, 2008 in the amount of \$3,482.37; subject property is assessed at \$167,961 for 2019 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.

Exhibit "A"

A tract or parcel of land located in Section 7, Township 43 South, Range 25 East, and being more particularly described as the South 400 feet of the West 350 feet of the following described land:

From the Northwest corner of Section 7, Township 43 South, Range 25 East, run South 25 feet; thence run East 1879.11 feet to the Point of Beginning of the lands described herein;thence South 1057.2 feet; thence West 680.93 feet; thence North to a point 25 feet south of the north line of said Section; thence East to the Point of Beginning.

Described property being a portion of the lands located at 6230 and 6350 Nalle Grade Rd. North Fort Myers.