

Ownership and Encumbrance Report

First American Issuing Office:

First American Title Insurance Company
PO Box 776123
Chicago, IL 60677-6123

Customer Reference Number: City of Avon Park

First American File Number: 110805469

Prepared For:

Mechanik Nuccio Hearne & Wester, P.A.
305 S. Boulevard
Tampa, FL 33606

Legal Description:

Lot Eleven (11), LESS a strip 135 feet wide off the North side, and LESS a strip 150 feet wide off the East side, and LESS a parcel described as the West 300 feet by 50 feet in the Southwest corner of said Lot 11, and LESS a tract of land running 120 feet North and South by 50 feet East and West, the East line thereof abutting on the rear line of Lots "H" and "I" and the North line thereof abutting on a portion of the South line of Lots "D" and "E" of Lot 11, Block 3, Section 23, Township 33 South, Range 28 East, as conveyed by O.V. Emerson and husband to Avon Hills, Inc., as per deed recorded in Deed Book 81, Page 216, public records of Highlands County, Florida, the property hereby conveyed being in Section 23, Township 33 South, Range 28 East.

A portion of Verona Boulevard in Avon Park as referred to in resolution recorded in Official Records Book 580, Page 927, public records of Highlands County, Florida.

Lots Six (6), Seven (7), Eight (8), Nine (9) and Ten (10) of a subdivision of Lot Twelve (12), in Block Three (3), in Section Twenty-three (23), Township 33 south, Range 28 east, City of Avon Park, Highlands County, Florida.

Lots 1 to 7 incl, Block "B" Flomerfelt Sub., and the North ½ of Lot 2, Block 13, and the West 300 feet by 50 feet in the Southwest corner of Block 11, all being in Section 23, Township 33 South, Range 28 East, City of Avon Park, Highlands County, Florida.

1. Grantee(s) In Last Deed of Record:

City of Avon Park, a Florida municipal corporation

2. Encumbrances/Matters Affecting Title:

() Exhibit Attached (X) Exhibit Not Attached.

1. Distribution Easement in favor of Florida Power, a Florida corporation, recorded February 25, 2003 in Book 1657, Page 758.
2. Ordinance No. 10-12 recorded May 25, 2012 in Book 2328, Page 813.
3. Notice of Commencement recorded July 15, 2024 in Book 3055, Page 1737.

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Certificate

"This Report" is a search limited to the Official Records Books as defined in Sections 28.001(1) and 28.222, Florida Statutes, from April 21, 1994 to July 07, 2025 at 8:00 a.m.. The foregoing Report accurately reflects matters recorded and indexed in the Official Records Books of HIGHLANDS County, Florida, affecting title to the property described therein. This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.

First American Title Insurance Company

A handwritten signature in dark ink, appearing to read "Joe Teichert", is written over a horizontal line.

Joe Teichert, as SVP, Division Region Manager

Dated:07/10/2025