

**Old Republic National Title Insurance Company
2300 Maitland Center Parkway #140
Maitland, Florida 32751**

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Transaction Identification Data for reference only:

Issuing Agent: WATSON TITLE SERVICES	ALTA Universal ID:	Commitment Number:	Issuing Office File Number: 4181659
Issuing Office: 1435 W. STATE ROAD 434 SUITE 109 LONGWOOD, FL 32750	Loan Number:	Revision Number:	Property Address: 10710 Lem Turner Rd, Jacksonville, FL 32218

SCHEDULE A

FILE NO.: 18098455 MGM Examiner - Mara McCubbin mmccubbin@oldrepublictitle.com

1. Commitment Date: September 4, 2018 at 05:00pm
2. Policy to be issued:
 - (a) ALTA 2006 OWNER'S POLICY
(with Florida Modifications)
Proposed Insured:

Lisa Fattore Sheikh, as Trustee of the Lisa Fattore Sheikh Trust, dated November 2, 2015

Proposed Policy Amount:
\$335,000.00
 - (b) ALTA 2006 LOAN POLICY
(with Florida Modifications)
Proposed Insured:

N/A

Proposed Policy Amount:
N/A
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:

Christopher Carl Williams and the United States Of America, as their interests may appear

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.

5. The Land is described as follows:

A portion of Lot 2, Lem Turner's subdivision, according to Plat thereof recorded in Plat Book 8, Page 4 of the Public Records Duval County, Florida, being a part of the Southwest 1/4 of Section 10, Township 1 South, Range 26 East of said County and being more particularly described as follows:

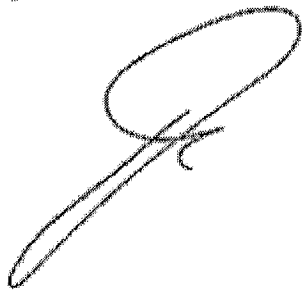
For a point of reference, commence at the intersection of the Northerly right of way line of Capper Road (County Road No. 49) as now established for a width of 100 feet, with the Westerly right of way line of Lem Turner Road (State Road No. 115), as now established for a width of 100 Feet; run thence North 15 degrees 15 minutes 00 seconds East, along said Westerly right of way line, a distance of 252.63 Feet to a point lying in a curve defining said Westerly right of way line. Said curve being concave Northwesterly and having a radius of 1855.86 Feet; Run thence Northeasterly around said curve, an arc distance of 59.51 Feet (said arc being subtended by a chord which bears North 08 degrees 34 minutes 40 seconds East, 59.51 feet); thence continue Northeasterly around said curve, an arc distance of 365.30 feet to the Point of Beginning for this description (said arc being subtended by a chord which bears North 02 degrees 01 minutes 12 seconds East, 364.71 feet). From the Point of Beginning thus described, continue Northwesterly around said 1855.86 foot radius curve defining the Westerly right of way line of Lem Turner Road, an arc distance of 150.68 Feet (said arc being subtended by a chord which bears North 05 degrees 56 minutes 41 seconds West, 150.64 Feet); run thence South 89 degrees 19 minutes 36 seconds West, a distance of 126.15 feet; thence South 00 degrees 40 minutes 24 seconds East, a distance of 150.0 feet; thence North 89 degrees 19 minutes 36 seconds East, a distance of 140.00 Feet to the Point of Beginning.

The above described lands being those same lands as intended to be described as follows:

A portion of Lot 2, Lem Turner's Subdivision, according to Plat thereof recorded in Plat Book 8, Page 4 of the Public Records of Duval County, Florida, being a part of the Southwest 1/4 of Section 10, Township 1 South, Range 24 East of said County and being more particularly described as follows:

For a point of reference, commence at the intersection of the Northerly right of way line of Capper Road (County Road No. 49) as now established for a width of 100 feet, with the Westerly right of way line of Lem Turner Road (State Road No. 115), as now established for a width of 108 feet; run thence North 15 degrees 15 minutes 00 seconds East, along said Westerly right of way line, a distance of 252.63 feet to a point lying in a curve defining said Westerly right of way line, said curve being concave Northwesterly and having a radius of 1855.86 feet; run thence Northeasterly around said curve, an arc distance of 63.86 feet (said arc being subtended by a chord which bears North 08 degrees 30 minutes 38 seconds East, 63.86 feet); thence continue Northeasterly around said curve, an arc distance of 360.95 feet to the point of beginning for this description (said arc being subtended by a chord which bears North 01 degrees 57 minutes 11 seconds East, 360.38 feet). From the Point of Beginning thus described, continue Northwesterly around said 1855.86 foot radius curve defining the Westerly right of way line of Lem Turner Road, and arc distance of 150.68 feet (said arc being subtended by a chord which bears North 05 degrees 56 minutes 41 seconds West, 150.64 feet); run thence South 09 degrees 19 minutes 36 seconds West, a distance of 126.15 feet; thence South 00 degrees 40 minutes 24 seconds East, a distance of 150.0 feet; thence North 89 degrees 19 minutes 36 seconds East, a distance of 140.0 feet to the Point of Beginning.

Issued through the Office of:
WATSON TITLE SERVICES
1435 W. STATE ROAD 434
SUITE 109
LONGWOOD, FL 32750
Phone: 407-645-1310

A handwritten signature in black ink, consisting of a large, stylized loop at the top and a long, sweeping stroke extending downwards and to the left.

Authorized Signature

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.

**ORT Form 4690 FL 8-1-16
ALTA Commitment for Title Insurance with Florida Modifications**

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. Warranty Deed from Christopher Carl Williams, joined by spouse if married or include non homestead language, to the proposed insured.
6. Warranty Deed from United States Of America, to the proposed insured.
7. Satisfaction of the Mortgage from Christopher Carl Williams to Abudans, LLC., recorded May 9, 2013 in O.R. Book 16362, Page 1728, of the Public Records of Duval County, Florida.
8. Satisfaction or Release of the Notice of Violation and/or Order Imposing Fine recorded in O.R. Books 17585, Page 2212, O.R. Book 17836, Page 2325 and O.R. Book 18109, Page 1243, of the Public Records of Duval County, Florida.
Documentation from the appropriate governmental agency must be furnished evidencing that the particular violation affecting the land described in Schedule A has been removed or corrected and no longer constitutes a violation.
9. Redemption of outstanding Tax Certificate(s) numbered 3415.0000 for unpaid taxes against tax parcel number(s) 020399-0040.
10. Redemption of outstanding Tax Certificate(s) numbered 3512.0000 for unpaid taxes against tax parcel number(s) 020399-0040.
11. Proof of payment of taxes for the year 2017 must be furnished.
12. Determination must be made that there are no unrecorded special assessment liens or unrecorded liens arising by virtue of ordinances, unrecorded agreements as to impact or other development fees, unpaid waste fees payable to the county or municipality, or unpaid service charges under Ch. 159, F.S., or county ordinance.
13. Provide a satisfactory Owner's Affidavit of Possession and No Liens. Said affidavit, when properly executed at closing by the seller(s) if any and mortgagor's herein will serve to delete the standard lien and possession exceptions for the policy(ies) to be issued.

NOTE: All recording references in this commitment/policy shall refer to the Public Records of Duval County, unless otherwise noted.

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.

SCHEDULE B SECTION II IS CONTINUED ON AN ADDED PAGE

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.

**ORT Form 4690 FL 8-1-16
ALTA Commitment for Title Insurance with Florida Modifications**

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. 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 Commitment.
2. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described.
3. Rights or claims of parties in possession.
4. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record.
5. Easements or claims of easements not shown by the public records.
6. General or special taxes and assessments required to be paid in the year 2018 and subsequent years.
7. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lem Turner's Subdivision, according to Plat thereof recorded in Plat Book 8, Page 4 of the Public Records of Duval County, Florida.
8. Terms, conditions and easement contained in Grant of Easement recorded in O.R. Book 8597, Page 1115, Public Records of Duval County, Florida.
9. Terms, conditions and easement contained in Grant of Easement for Ingress and Egress recorded in O.R. Book 11115, Page 2241, Public Records of Duval County, Florida.
10. Terms, conditions and easement contained in Non-Exclusive Grant of Easement recorded in O.R. Book 16986, Page 1899, Public Records of Duval County, Florida.
11. Terms, covenants, conditions and other matters contained in any unrecorded Lease(s) and all rights thereunder of the Lessee(s) and of any person claiming by, through or under the Lessee(s).

Taxes for the year 2017 in the gross amount of \$7848.88 are DELINQUENT. Tax ID Number 020399-0040.

Note: The following is for informational purposes only and will not appear in the policy to be issued; The following deed(s) affecting the land described in Schedule A hereof cover a minimum twenty-four month period prior to the effective date of this commitment: O.R. Book 18262, Page 2016, O.R. Book 15695, Page 1049

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.

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.

**ORT Form 4690 FL 8-1-16
ALTA Commitment for Title Insurance with Florida Modifications**