

AUCTION

6pm, Tuesday, October 17

PROPERTY

LOCATION: 506 N. Lake Pleasant Rd, Apopka, FL 32712

PROPERTY ID# 02-21-28-0000-00-040, Orange County

TAXES: \$ 968.99 (2022)

****BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO PAY ON THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.**

UTILITIES: 3 Wells & Septic tank

ZONING: A-1; Agricultural

PREVIEW: 1-4pm, Sunday, October 8th

PROPERTY SPECIFICS:

- Block home built in 1958
- Central Florida Home close to all amenities! No HOA!
- This charming 3 bedroom/2 bath block home is located on 1.36± fenced acres set back from the road for privacy and country feel.
- Plenty of parking for an RV or Boat. 1,450± sf living area with an attached carport.
- 1,450 sf living area, 1,934 total under roof
- Westinghouse wall oven and Kitchen Aid cooktop, water heater, central heat/ac
- Property is completely chain link fenced.
- Close to SR 436/SR 441.
- Just 2 miles to Wekiwa Springs State Park!

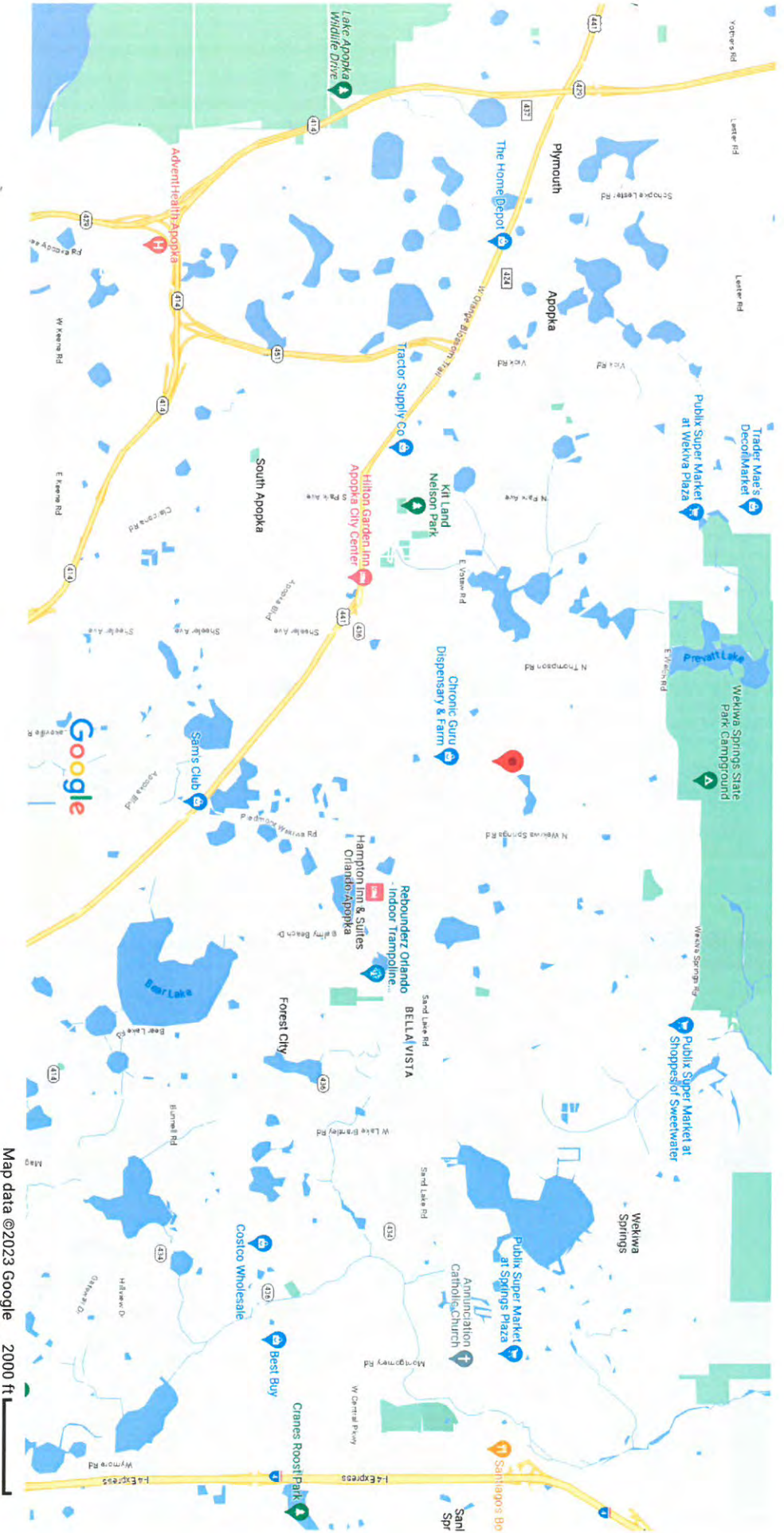
BIDDING TERMS

- Bidding confirms you have inspected the property & agree to the terms of sale in the Contract for Purchase & Sale Agreement
- All property is sold "As-Is" without any further inspections or repairs
- Buyer is responsible to pay the FL documentary stamps
- Closing is set for 30 days – there are no financing or inspection contingencies or other delays allowed.
- Real estate taxes will be prorated to the day of closing.
- The cost of a new survey, if desired, will be paid by the Buyer.

Information Disclaimer

The data provided in this due diligence packet was compiled from several sources, including the public records, as a courtesy to the potential bidder. It is NOT intended to include all the documentation affecting the subject property, but merely a partial collection of some of the frequently requested documentation. A potential bidder should not rely upon the information provided as his sole source of due diligence material. It is each bidder's sole responsibility to accomplish his due diligence in whatever manner he deems advisable. Although all information is derived from sources believed to be correct, neither the broker nor the seller makes any warranty or representation as to the validity or accuracy of any information provided.

Google Maps 506 N Lake Pleasant Rd

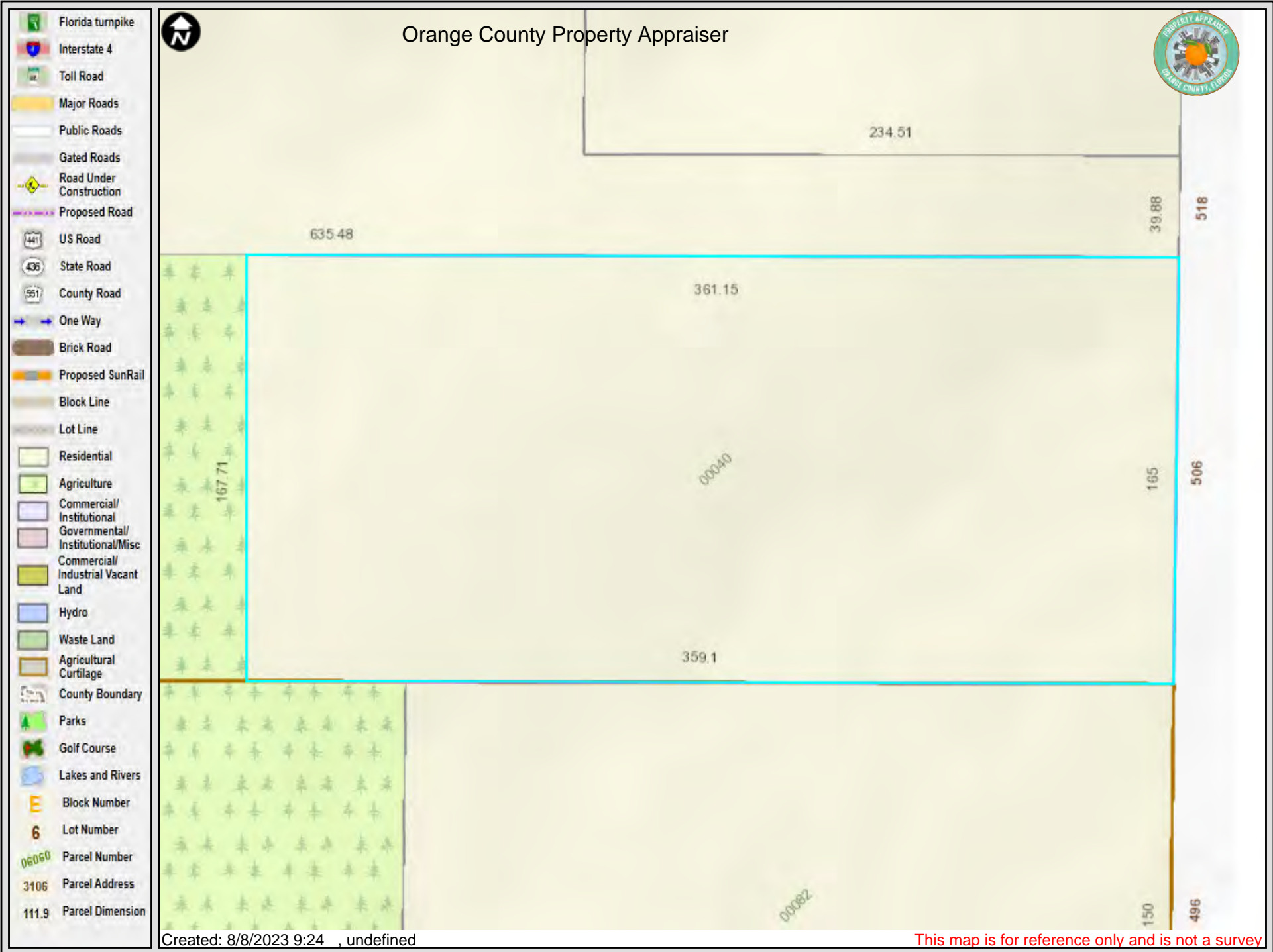


Map data ©2023 Google

2000 ft

Birdseye View

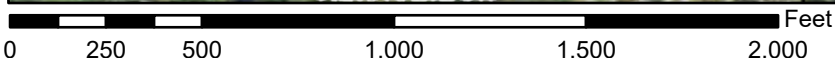
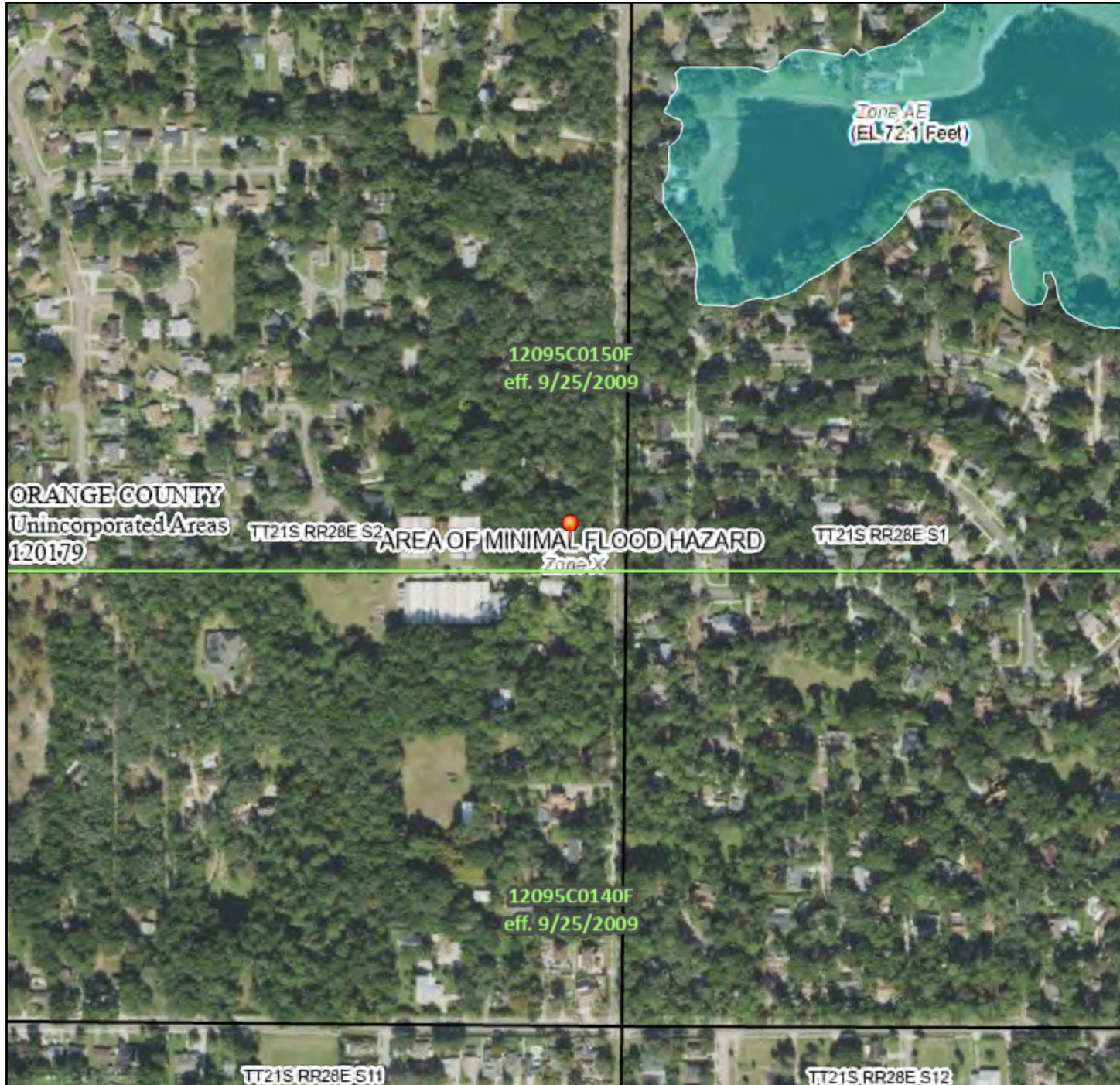




National Flood Hazard Layer FIRMMette



81°28'55"W 28°41'32"N



1:6,000 81°28'18"W 28°41'N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

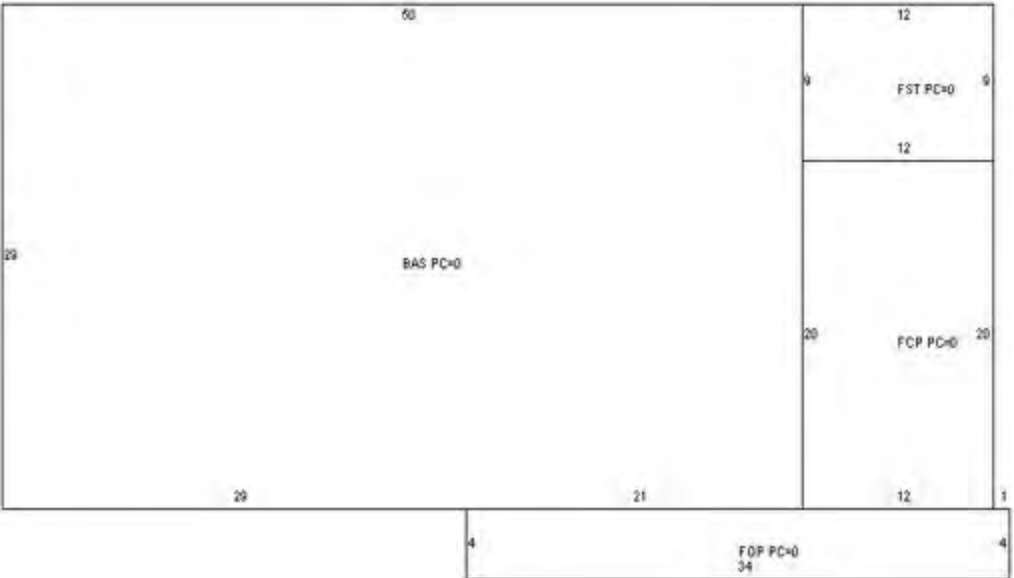
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **8/8/2023 at 9:32 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

506 N Lake Pleasant Rd - Parcel: 02-21-28-0000-00-040

Bldg #	Living Area	Gross Area	Act Year Built	Beds/Baths	Floors
1	1450 sqft	1934 sqft	1958	4/2	1

Building # 1 - Hover over image to enlarge



Comprehensive Rider to the Residential Contract For Sale And Purchase

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR



If initialed by all parties, the clauses below will be incorporated into the Florida Realtors®/Florida Bar Residential Contract For Sale And Purchase between Raymond James Trust N.A. as Trustee for the Mariana M Griffith Rev Trust (SELLER) and _____ (BUYER) concerning the Property described as 506 N Lake Pleasant Dr, Apopka, FL
506 N Lake Pleasant Dr, Apopka, FL

Buyer's Initials _____

Seller's Initials JK

P. LEAD-BASED PAINT DISCLOSURE (Pre-1978 Housing)

Lead-Based Paint Warning Statement

"Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspection in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase."

Seller's Disclosure (INITIAL)

- JK (a) Presence of lead-based paint or lead-based paint hazards (CHECK ONE BELOW):
 Known lead-based paint or lead-based paint hazards are present in the housing.
 Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing.
- JK (b) Records and reports available to the Seller (CHECK ONE BELOW):
 Seller has provided the Buyer with all available records and reports pertaining to lead-based paint or lead-based paint hazards in the housing. List documents: _____
 Seller has no reports or records pertaining to lead-based paint or lead-based paint hazards in the housing.

Buyer's Acknowledgement (INITIAL)

- _____ (c) Buyer has received copies of all information listed above.
- _____ (d) Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.
- _____ (e) Buyer has (CHECK ONE BELOW):
 Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards; or
 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards.

Licensee's Acknowledgement (INITIAL)

- _____ (f) Licensee has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of Licensee's responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>JK</u> SELLER SOPHIA KINSEY, REAL ESTATE TRUST RAYMOND JAMES TRUST, N.A.	<u>8-22-23</u> Date	_____	BUYER	_____	Date
_____	Date	_____	BUYER	_____	Date
Listing Licensee	Date	_____	Selling Licensee	_____	Date

Any person or persons who knowingly violate the provisions of the Residential Lead-Based Paint Hazard Reduction Act of 1992 may be subject to civil and criminal penalties and potential triple damages in a private civil lawsuit.

Old Republic National Title Insurance Company

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Schedule A

Transaction Identification Data for reference only:

Commitment Number: 23-P-0388	Revision Number: None	Issuing Office File Number: 23-P-0388	Issuing Office: B09288
Property Address: 506 N. Pleasant Rd., Apopka, FL 32712	Loan ID Number: None	ALTA Universal ID: None	Issuing Agent: Putnam & Creighton, P.A.

1. Commitment Date: September 6, 2023 @ 08:00 AM
2. Policy to be issued: Proposed Policy Amount:
OWNER'S: ALTA Owner's Policy (6/17/06) (With Florida Modifications) \$1.00
Proposed Insured: TBD
MORTGAGEE: ALTA Loan Policy (6/17/06) (With Florida Modifications) \$
Proposed Insured:
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple. (Identify estate covered, i.e., fee, leasehold, etc.)
4. Title to the estate or interest in the Land is at the Commitment Date vested in:
Estate of Mariana M. Griffith, deceased
5. The Land is described as follows:
See attached Exhibit "A".

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

400 Second Avenue South, Minneapolis, Minnesota 55401 (612) 371-1111

DRAFT

AUTHORIZED SIGNATORY
Abel A. Putnam
Attorney at Law

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.

Old Republic National Title Insurance Company

AMERICAN LAND TITLE ASSOCIATION
COMMITMENT
Schedule B-I

Issuing Office File Number: 23-P-0388

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.
 - A. Warranty Deed from Sophia Kinsey, Real Estate Officer, Raymond James Trust N.A., as Personal Representative of the Estate of Mariana M. Griffith, deceased, to TBD. The deed is to be joined by Raymond James Trust N.A., as Trustee of the Mariana M. Griffith Revocable Living Trust dated March 15, 2004.
 - B. Certified Death Certificate of Mariana M. Griffith.
 - C. Affidavit of No Estate Tax Due with respect to Mariana M. Griffith.
 - D. Affidavit establishing that Mariana M. Griffith was not survived by a spouse or minor child.
 - E. Affidavit or Certification of Trust establishing the identity and authority of the Trustee(s) of the Mariana M. Griffith Revocable Living Trust dated March 15, 2004.
5. NOTE: 2022 Property Taxes have been paid in the amount of \$930.23 on 11/15/2022 for Account No. 0052392-8.
6. Such additional requirements as may be determined upon a full review of the probate proceedings now pending as File No.: 2023-CP-002604-O.

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.

Old Republic National Title Insurance Company

AMERICAN LAND TITLE ASSOCIATION COMMITMENT Schedule B-II

Issuing Office File Number: 23-P-0388

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 Commitment 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.
 - a. General or special taxes and assessments required to be paid in the year 2023 and subsequent years.
 - b. Rights or claims of parties in possession not recorded in the Public Records.
 - c. 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.
 - d. Easements or claims of easements not recorded in the Public Records.
 - e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.
3. 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.*
4. Reservation as contained in Warranty Deed recorded in O.R. Book 2804, Page 1837, Public Records of Orange County, Florida.
5. Easement in favor of Florida Power Corporation recorded in O.R. Book 2472, Page 143, Public Records of Orange County, Florida.
6. Easement in favor of Florida Power Corporation recorded in O.R. Book 5595, Page 1089, Public Records of Orange County, Florida.

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.

Exhibit A

The South 1/4 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4, Section 2, Township 21 South, Range 28 East, Orange County, Florida, LESS the East 30 feet thereof and LESS the following described parcel of land;
Begin at the Southwest corner of the South 1/4 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 2, Township 21 South, Range 28 East, Run thence North 0° 40' 20" East 167.60 feet to the Northwest corner of the said South 1/4 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4, thence South 89° 53' 48" East 268.85 feet along the North line of the said South 1/4 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4, thence South 0° 58' 13" West 167.71 feet to the South line of the said South 1/4 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4, thence North 89° 51' 55" West 270.90 feet to the Point of Beginning.

Parcel Identification Number: 02-21-28-0000-00-040



ORANGE COUNTY TAX COLLECTOR
SCOTT RANDOLPH
INDEPENDENTLY ELECTED TO SERVE YOU

Orange County Notice of Ad Valorem Taxes & Non-Ad Valorem Assessments

GRIFFITH MARIANA M
506 N LAKE PLEASANT RD
APOPKA, FL 32712-3904

Account Number: 0052392-8
Assessed Value: 85,780
Millage Code: 11 ORG
Parcel Number: 02-21-28-0000-00040
Address: 506 N LAKE PLEASANT RD 32712
Exemptions: Homestead, Extra Homestead, Widow

AD VALOREM TAXES

Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied
STATE SCHOOL	85,780	25,500	60,280	3.2140	\$193.74
LOCAL SCHOOL	85,780	25,500	60,280	3.2480	\$195.79
GEN COUNTY	85,780	50,500	35,280	4.4347	\$156.46
CNTY FIRE	85,780	50,500	35,280	2.2437	\$79.16
UTD	85,780	50,500	35,280	1.8043	\$63.66
LIBRARY	85,780	50,500	35,280	.3748	\$13.22
SJWM	85,780	50,500	35,280	.1974	\$6.96

Total Millage: 15.5169 Subtotal: \$708.99

NON-AD VALOREM ASSESSMENTS

Levying Authority	Phone	Amount	Levying Authority	Phone	Amount
331 GARBAGE - ADVANC	(407)836-6601	\$260.00			
					Subtotal: \$260.00

Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments **\$968.99**

Pay Online, Opt-in to E-Billing and Print your Receipt at octaxcol.com.

Payments not received by March 31st are delinquent.

IF YOUR TAXES ARE NOT ESCROWED, PLEASE RETURN THE BOTTOM PORTION WITH YOUR PAYMENT.

0052392-8
506 N LAKE PLEASANT RD 32712
02-21-28-0000-00040
S1/4 OF SE1/4 OF NE1/4 OF SE1/4 (LESS E 30 FT RD &
LESS BEG AT SW COR OF S1/4 OF SE1/4 OF NE1/4 OF
GRIFFITH MARIANA M
506 N LAKE PLEASANT RD
APOPKA, FL 32712-3904

ONLY PAY ONE AMOUNT	
If Paid By	Amount Due
Nov. 30, 2022	\$930.23
Dec. 31, 2022	\$939.92
Jan. 31, 2023	\$949.61
Feb. 28, 2023	\$959.30
Mar. 31, 2023	\$968.99

GRIFFITH MARIANA M
506 N LAKE PLEASANT RD
APOPKA, FL 32712-3904

PAID - DO NOT PAY
PAID 0099-02368570 \$930.23 11/15/2022

PO Box 545100
Orlando FL 32854-5100



112968-4 ORANGE CO., FL AUG 3 11 57 AM '77

GR 2804 R1837

600
PO

WARRANTY DEED
INDIVID TO INDIVID

RAMCO FORM 01

This Warranty Deed Made the 3rd day of August, 1977 A. D. 1977 by
WILLIAM B. GRIFFITH and MARIANA M. GRIFFITH, his wife

hereinafter called the grantor, to

H. PAUL BELLINGER, a single man

whose postoffice address is 496 N. Lake Pleasant Rd., Apopka, Florida 32703

hereinafter called the grantee:

Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantee all that certain land situate in Orange County, Florida, viz:

Description of land being conveyed on Schedule "A" attached hereto.

185 40
68 20

ORANGE COUNTY



Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1976

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Robert B. Hayward, Sammie B. Francisco L.S.
Mariana M. Griffith L.S.

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared William B. Griffith and Mariana M. Griffith, his wife,

to me known to be the persons described in and who executed the foregoing instrument; and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of August, A. D. 1977.

Robert B. Hayward

NOTARY PUBLIC STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES NOV. 2, 1979. BONDING THRU GENERAL INS. UNDERWRITERS

SPACE BELOW FOR RECORDERS USE

This instrument prepared by: Sammie B. Francisco, Attorney-at-Law
Address 927 Bradshaw Terrace, Orlando, Florida 32806

Return to: Daniels Hanson & Hedley, P.A.
PO Box 1340
Winter Garden, FL 32787

Class out

Vol. 2804 #1638

SCHEDULE "A"

Begin at the SW corner of the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 21 South, Range 28 East, Run thence N 0° 40' 20" E 167.60 feet to the NW corner of the said S $\frac{1}{2}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$, thence S 89° 53' 48" E 268.85 feet along the North line of the said S $\frac{1}{2}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$, thence S 0° 58' 13" W 167.71 feet to the South line of the said S $\frac{1}{2}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$, thence N 89° 51' 55" W 270.90 feet to the point of beginning. Containing 1.038 acres. Orange County, Florida.

(Subject to any easements or restrictions of record, but this reference shall not operate to re-impose the same.)

TOGETHER WITH all plants, nursery stock and supplies on premises being conveyed.

TOGETHER WITH a right to retain an electric service pole in its present location on the Grantors' land. Provided however, that all servicing or alterations of this pole must be done from the premises of the Grantee.

RECORDED & RECORD VERIFIED

Theresa A. Smith
County Comptroller, Orange Co., Fla.

This document prepared by Florida Power Corporation BY R. W. NEISER 5th St. So., St. Petersburg, Florida

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, in consideration of the sum of One Dollar and other valuable considerations, the receipt of which is hereby acknowledged, grant and convey to FLORIDA POWER CORPORATION, its successors or assigns, the right, privilege and easement to construct, reconstruct, operate and maintain for such period of time as it may use the same or until the use thereof is abandoned, a single pole line for the transmission and distribution of electricity, including necessary communication and other wires, poles, guys, anchors, ground connections, attachments, fixtures, equipment and accessories (hereinafter collectively referred to as "facilities") desirable in connection therewith over, upon and across the following described land

in Orange County, State of Florida, to wit:

The South 1/2 of the SE 1/4 of the NE 1/4 of the SE 1/4 of Section 2, Township 21 South, Range 28 East (less the East 30 feet thereof for Road).

The South 8 feet of the above described property, herein referred to as Easement Area.



The Easement Area that crosses over the center line of the center line of power line

GRANTEE shall have the right to patrol, inspect, alter, improve, repair, rebuild or remove said facilities, including the right to increase or decrease the number of wires and voltage, together with all rights and privileges reasonably necessary or convenient for the enjoyment or use thereof for the purposes above described. GRANTEE shall also have the right to trim, cut and keep clear trees, limbs, and undergrowth along said line, and trees adjacent thereto, that may endanger the proper operation of the same. GRANTORS further grant the reasonable right to enter upon adjoining lands of the GRANTORS for the purpose of exercising the rights herein granted.

GRANTORS hereby agree that no buildings or structures, other than fences, shall be constructed or located within said Easement Area. However, GRANTORS reserve the right to use said Easement Area for any other purpose which will not unreasonably interfere with the safe and proper construction, installation, operation, maintenance, alteration, repair or removal of said facilities of GRANTEE.

GRANTORS covenant that they have the right to convey the said easement and that the GRANTEE, its successors or assigns shall have quiet and peaceful possession, use and enjoyment of said easement.

All covenants, terms, provisions and conditions hereof shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, successors or assigns.

IN WITNESS WHEREOF, the GRANTORS have hereunto affixed their hands and seals this 25TH day of SEPTEMBER, A.D. 1973

Signed, sealed and delivered in presence of:

[Signature]
[Signature]

M. B. Griffith (L.S.)
Mariona Griffith (L.S.)
____ (L.S.)
____ (L.S.)

STATE OF FLORIDA)
COUNTY OF ORANGE) ss.

I HEREBY CERTIFY that on this 25TH day of SEPTEMBER, A.D. 1973, before me the undersigned authority, personally appeared Wm. B. Griffith and

MARIONA GRIFFITH, HIS WIFE to me known to be the person(s) described in and who executed the foregoing instrument and he vs acknowledged before me that they executed the same.

WITNESS my signature and official seal in said County and State, the day and year last aforesaid. (NOTARIAL SEAL)



Charles O. Dean
Notary Public

RECORDED & RECORD VERIFIED

[Signature]
County Comptroller, Orange Co., Fla.

This document prepared by R. W. NEISER
RETURN TO: Real Estate Dept., Fla. Power Corp.
P. O. Box 14042, St. Petersburg, Fla. 33738

702797 RECORDED NOV 16 8 26 AM '73 FOR 2472 143



DISTRIBUTION EASEMENT

Orange Co FL 1998-0429469
101998 11:13:19am
OR Bk 5595 Pg 1 089
Rec 15.00 DSC .70

COUNTY USE ONLY

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, their heirs, successors, lessees and assigns ("GRANTOR"), in consideration of the mutual benefits, covenants and conditions herein contamed, did grant and convey to FLORIDA POWER CORPORATION, a Florida corporation ("GRANTEE"), P. O. Box 14042, St. Petersburg, Florida 33733, and to its successors, lessees and assigns, an easement to install, operate and maintain in perpetuity or until the use thereof is abandoned, such facilities as may be necessary or desirable for providing electric energy and service and communication services; by GRANTEE or others; said facilities being located in the following described "Easement Area" within GRANTOR'S premises in Orange County, Florida to wit:

A 5 foot wide Easement Area defined as comprising the North 5 feet of the following described property.

The South 1/4 of the SE 1/4 of the NE 1/4 of the SE 1/4 of Section 02, Township 21 South, Range 28 East, Orange County, Florida (LESS the East 30 feet for road & LESS begin at the SW corner of the South 1/4 of the SE 1/4 of the NE 1/4 of the SE 1/4 of said Section 02; thence run North 167.6 feet; thence East 268.85 feet; thence South 167.71 feet; thence West 270.9 feet to the Point of Beginning).

Tax Parcel Number: 02-21-28-0000-00-040

The rights herein granted to GRANTEE by GRANTOR specifically include: (a) the right for GRANTEE to patrol, inspect, alter, improve, repair, rebuild, relocate, and remove said facilities; (b) the right for GRANTEE to increase or decrease the voltage and to change the quantity and type of facilities; (c) the right for GRANTEE to clear the Easement Area of trees, limbs, undergrowth and other physical objects which, in the opinion of GRANTEE, endanger or interfere with the safe and efficient installation, operation or maintenance of said facilities; (d) the right for GRANTEE to trim or remove any timber adjacent to but outside the Easement Area which, in the opinion of GRANTEE, endangers or interferes with the safe and efficient installation, operation or maintenance of said facilities; (e) the reasonable right for GRANTEE to enter upon land of the GRANTOR adjacent to said Easement Area for the purpose of exercising the rights herein granted; and (f) all other rights and privileges reasonable necessary or convenient for GRANTEE's safe and efficient installation, operation and maintenance of said facilities and for the enjoyment and use of said easement for the purposes described above.

GRANTOR hereby covenants and agrees that no buildings, structures or obstacles (except fences) shall be located, constructed, excavated or created within the Easement Area. If fences are installed, they shall be placed so as to allow ready access to GRANTEE's facilities and provide a working space of not less than six feet (6') on the opening side and one foot (1') on the other three sides of any pad mounted transformer. If GRANTOR's future orderly development of the premises is in physical conflict with GRANTEE's facilities, GRANTEE shall, within 60 days after receipt of written request from GRANTOR, relocate said facilities to another mutually agreed upon Easement Area in GRANTOR's premises, provided that prior to the relocation of said facilities to another mutually agreed upon Easement Area in GRANTOR's premises, provided that prior to the relocation of said facilities (a) GRANTOR shall

This document prepared by J. BRADFORD MILES
Real Estate Dept., Florida Power Corp.
P. O. Box 14042, St. Petersburg, FL 33733
Rev. 9-87

PLEASE RETURN TO:
FLORIDA POWER CORPORATION
2620 Lake Luzen Drive, Suite 400
Maitland, FL 32751-7234

REC-126-11 Corporation RESP Head Estate 913 52914

ORIGINAL RECEIVED IN RECORDS MANAGEMENT DEPARTMENT AS IS

REC. TYPE, REG. NO., COUNTY, GRANTEE NAME, GRANTOR NAME, PROJ. NO.
02 21 28 ORANGE Griffith, William B. & Mariana M. AW-98-0294

OR Bk 5595 Pg 1090
Orange Co FL 1998-0429469

COUNTY USE ONLY

pay to GRANTEE the full expected cost of the relocation as estimated by GRANTEE, and (b) GRANTOR shall execute and deliver to GRANTEE, at no cost, an acceptable and recordable easement to cover the relocated facilities. Upon the completion of the relocation, the easement herein shall be considered cancelled as to the portion vacated by such relocation.

GRANTOR covenants not to interfere with GRANTEE's facilities within the Easement Area in GRANTOR's premises, and GRANTOR further covenants to indemnify and hold GRANTEE harmless from any and all damages and injuries, whether to persons or property, resulting from interference with GRANTEE's facilities by GRANTOR or by GRANTOR's agents or employees.

GRANTOR hereby warrants and covenants (a) that GRANTOR is the owner of the fee simple title to the premises in which the above described Easement Area is located, (b) that GRANTOR has full right and lawful authority to grant and convey this easement to GRANTEE, and (c) that GRANTEE shall have quiet and peaceful possession, use and enjoyment of this easement.

All covenants, terms, provisions and conditions herein contained shall inure and extend to and be obligatory upon the heirs, successors, lessees and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the GRANTOR's hands and seals have been hereto affixed this 26th day of May, 1998

WITNESSES:

Kimberly Debn-March
Kimberly Debn-March

Harless A. Turner
Harless A. Turner

GRANTOR(s):

William B. Griffith
William B. Griffith

(I.S.)

*(Names must be typed on or printed under each signature.)

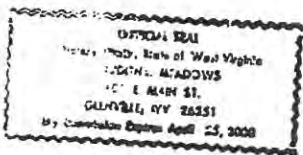
(Grantor(s) mailing address)

506 N. Lake Pleasant Road
Apopka, FL 32712

STATE OF West Virginia)
COUNTY OF Gilmer) ss.

The foregoing Easement was acknowledged before me this 26th day of May, 1998, by William B. Griffith who is/are personally known to me or who has/have produced a Florida Driver's license as identification and who did/did not take an oath.

Judith L. Meadows
Name: Judith L. Meadows
Notary Public
Serial Number:
My Commission Expires: April 25, 2000



913 529151
BACK

ORIGINAL RECEIVED IN RETURN MAILING

OR BK 5595 Pg 1091
Orange Co FL 1998-0429469

Recorded - Martha G. Haynie

IN WITNESS WHEREOF, the GRANTOR's hands and seals have been hereunto affixed this 29th day of May, 19 98.

WITNESSES:

Ben A. Drued
• BEN A. Drued
Erin L. Tott
• ERIN L. TOTT

• (Names must be typed on or printed under each signature.)

GRANTOR(s):

Mariana M. Griffith (U.S.)
MARIANA M. GRIFFITH (U.S.)

(Grantor(s) mailing address)

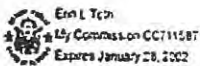
506 N. LAKE PLEASANT RD.
APOPKA, FL 32712

STATE OF Florida)
COUNTY OF Orange) ss.

The foregoing Easement was acknowledged before me this 29th day of May, 19 98, by Mariana M. Griffith who is/are personally known to me or who has/have produced FL Driver's License as identification and who did/did not take an oath.
B613-553-876-0 Erin L. Tott

Name:
Notary Public
Serial Number:
My Commission Expires:

(SEAL)



813 528 (S)
BACK

ORIGINAL RECEIVED IN RECORDS MANAGEMENT AS IS



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
Address: 530 SOUTH MAIN STREET SUITE 1061, AKRON,
OH 44311

OWNER & ENCUMBRANCE SEARCH REPORT

Agent File No: 01-23000887-01S
Loan No:
ATTN:

THIS TITLE SEARCH IS AN OWNERSHIP AND ENCUMBRANCE SEARCH ONLY AND DOES NOT REFLECT TITLE DEFECTS OR OTHER MATTERS THAT WOULD BE SHOWN BY TITLE INSURANCE.

Legal Description: See attached Exhibit A.
506 N LAKE PLEASANT RD, APOPKA, FL 32712

Last Record Title Holder: WILLIAM B. GRIFFITH AND MARIANA M. GRIFFITH, HIS WIFE

Documents of Record:

(1) UPON EXAMINATION OF ORANGE COUNTY RECORDS, WE FIND NO OPEN MORTGAGE OF RECORD. PLEASE VERIFY BY INQUIRY OF ESCROW PERSONNEL AND/OR PROPOSED INSURED WHETHER OR NOT THIS INFORMATION IS CORRECT AND ADVISE THE TITLE DEPARTMENT PRIOR TO CLOSING.

(2) A JUDGMENT SEARCH HAS BEEN PERFORMED IN THE COUNTY LAND RECORDS FOR CURRENT OWNERS OF RECORD, AND AS OF THE EFFECTIVE DATE HEREOF, WE FIND NO JUDGMENT LIENS WHICH AFFECT CAPTION PREMISES.

Period Searched-As of Date: 01/04/2023

Taxes-See Attached Tax Certification

Comments and Additional Information:

(1) AFFIDAVIT UNDER FICTICIOUS NAME STATUTE RECORDED ON 09/11/1973 AS INSTRUMENT NO 673011 AT BOOK 2449 AND PAGE 1384, FOR WILLIAM B. GRIFFITH, MARIANA M. GRIFFITH AND CONSTANCE GRIFFITH TO BE KNOWN AS FLORIDA GREEN FOLIAGE

(2) EASEMENT RECORDED ON 11/16/1973 AS INSTRUMENT NO 702797 AT BOOK 2472 AND PAGE 143

(3) AGREEMENT RECORDED ON 03/26/1976 AS INSTRUMENT NO 978834 AT BOOK 2687 AND PAGE 1811

(4) ADDENDUM TO AGREEMENT RECORDED ON 03/23/1976 AT BOOK 2687 AND PAGE 1816

(5) DISSOLUTION OF PARTNERSHIP AGREEMENT RECORDED ON 06/24/1977 AS INSTRUMENT NO 1116625 AT BOOK 2794 AND PAGE 1239, BETWEEN WILLIAM B. GRIFFITH, MARIANA M. GRIFFITH AND CONSTANCE GRIFFITH, DOING BUSINESS AS FLORIDA GREEN FOLIAGE

(6) DISTRIBUTION EASEMENT RECORDED ON 10/19/1998 AS INSTRUMENT NO 1998-0429469 AT BOOK 5595 AND PAGE 1089


OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY has not searched for, nor do we assume any liability as to any, restrictions, easements, reservations, conditions, or limitations of record, further this report does not cover any improvement or special assessments by any county or municipal governmental agency.

FL4640 Ownership and Encumbrance Report

This report is not 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 by name in the property information report as the recipient(s) of the property information report.”

Date: 3/29/2023

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By  President

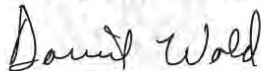
Attest  Secretary

EXHIBIT "A"

SITUATED IN THE COUNTY OF ORANGE AND THE STATE OF FLORIDA:

SOUTH 1/4 OF THE SE 1/4 OF THE NE 1/4 OF THE SE 1/4 (LESS THE EAST 30 FEET THEREOF)
SECTION 2, TOWNSHIP 21 SOUTH, RANGE 28 EAST.

LESS AND EXCEPTING:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTH 1/4 OF THE SOUTHEAST 1/4 OF THE
NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 28 EAST,
RUN THENCE NORTH 0 DEGREES 40 MINUTES 20 SECONDS EAST 167.60 FEET TO THE
NORTHWEST CORNER OF THE SAID SOUTH 1/4 OF SOUTHEAST 1/4 OF NORTHEAST 1/4 OF
SOUTHEAST 1/4, THENCE SOUTH 89 DEGREES 53 MINUTES 48 SECONDS EAST 268.85 FEET
ALONG THE NORTH LINE OF THE SAID SOUTH 1/4 OF SOUTHEAST 1/4 OF NORTHEAST 1/4 OF
SOUTHEAST 1/4, THENCE SOUTH 0 DEGREES 58 MINUTES 13 SECONDS WEST 167.71 FEET TO
THE SOUTH LINE OF THE SAID SOUTH 1/4 OF SOUTHEAST 1/4 OF NORTHEAST 1/4 OF SOUTHEAST
1/4, THENCE NORTH 89 DEGREES 51 MINUTES 55 SECONDS WEST 270.90 FEET TO THE POINT OF
BEGINNING. CONTAINING 1.038 ACRES, ORANGE COUNTY, FLORIDA.

ADDRESS: 506 N LAKE PLEASANT RD APOPKA, FL 32712

TAX ID NO: 02-21-28-0000-00-040

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: JOHN J. HIPPS AND ELSIE A. HIPPS, HIS WIFE
GRANTEE: WILLIAM B. GRIFFITH AND MARIANA M. GRIFFITH, HIS WIFE
DATED: 11/10/1966
RECORDED: 11/17/1966
BOOK-PAGE/DOC#: 1589-318 /104017
COMMENTS: