

OWNER'S POLICY OF TITLE INSURANCE
Issued by
Old Republic National Title Insurance Company

SCHEDULE A

Name and Address of Title Insurance Company:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
1410 N. Westshore Blvd
Suite 800, Tampa, Florida 33607-4547

Policy No.: **OXFL-08644533**

File No.: **CM181014**

Address Reference: **731 Mason Avenue, Daytona Beach, FL 32117**

Amount of Insurance: **\$35,000.00**

Premium: **\$201.25**

Date of Policy: **February 23, 2018, at 2:16pm**

1. Name of Insured:
Big Cypress Capital LLC, a Florida limited liability company
2. The estate or interest in the Land that is insured by this policy is:
Fee Simple
3. Title is vested in:
Big Cypress Capital LLC, a Florida limited liability company
4. The Land referred to in this policy is described as follows:
LOTS 8 AND 9, BLOCK C, GEORGIANA PARK, "EXCEPT NORTH 10 FEET FOR STREET", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 47, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Countersigned:
Southern Title Holding Company, LLC



Authorized Signatory

**Old Republic National Title Insurance
Company**
President



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SCHEDULE B

Policy No.: **OXFL-08644533**

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

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 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. Standard Exceptions:
 - a. Rights or claims of parties in possession not shown by the public records.
 - b. Easements, or claims or easements, not shown by the public records.
 - c. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
 - d. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.
 - e. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of lands insured here under, including submerged, filled and artificially exposed lands and lands accreted to such lands.
 - f. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
 - g. Liability as to all unpaid utility bills and county and municipal assessments and fees is hereby limited to only those which have been filed in the Official Records Book of the County noted on Schedule A hereof as of date of policy which contain name of the owner, legal description and lien amount.
3. Taxes for the year 2018 and subsequent years which are not yet due and payable.

Items 1, 2a thru 2e & 2g are hereby deleted

3. **All matters as set forth on plat of subdivision recorded in Map Book 7, Page 47, of the Public Records of Volusia County, Florida.**
4. **Encroachment of driveway upon the road right of way on the northerly and easterly property lines, as shown on survey prepared by Target Surveying, dated 2/23/18.**

