

Ownership and Encumbrance Property Information Report

Issuer: Attorneys' Title Fund Services, LLC

Recipient: Boone Boone & Boone, P.A.

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Fund File Number: 1069381

Agent's File Reference: G143-17092

Effective Dates: ***From*** December 17, 1987 at 8:00AM

To April 19, 2021 at 11:00 PM

This title search commences from the date of the last outstanding institutional first mortgage on the property. If there is no outstanding mortgage, the search commences with the date record title vested in the current record owner.

Description of Real Property Situated in Sarasota County, Florida.

Tract 2 of the unrecorded plat of KENT ACRES, more particularly described as follows:

The West 304 feet of the East 641 feet of the North 726 feet of that part of Section 9, Township 39 South, Range 19 East, Sarasota County, Florida, lying South of the existing road right-of-way of Venice Avenue East.

Apparent Title Vested in:

FNG Holdings-Land, LLC, a Florida limited liability company by Warranty Deed and Quit Claim Deed recorded in O.R. Book 1996, Page 2183; Instrument Number [2009070104](#), Public Records of Sarasota County, Florida. (Affidavit recorded in Instrument Number [20130170161](#) shown for information)

This search does not cover matters other than those recorded in the Official Records Book of the county and does not assure the legality or validity of the referenced instruments.

Ad Valorem tax information is not provided.

Prepared Date: April 28, 2021

Prepared by: Lou Feagans

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ENCUMBRANCES

1. Utility Easement recorded in Instrument Number [2005189797](#), Public Records of Sarasota County, Florida.

A 20-year name search has been performed on parties acquiring an interest within the time period covered by this search.

This Title Search is prepared and furnished for information only. It is not an opinion of title and may not be used as a title base for the issuance of a title insurance commitment and/or policy, nor should it be used for the preparation of foreclosure proceedings or other litigation.

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.