

**Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:**

Issuing Agent: The Closing Agent, LLC

Issuing Office: The Closing Agent, LLC

Issuing Office's ALTA Registry ID: 1063782

Loan ID Number:

Issuing Office File Number: 2138078

Property Address: 20865 South West 70th Street Dunnellon, FL 34431

Revision Number:

**SCHEDULE A**

1. Commitment Date: **January 18, 2023, at 5:00 pm**
2. Policy to be Issued:
  - (a) ☐ ALTA® 2021 Owner's Policy  
Proposed Insured: **TBD**  
  
Proposed Policy Amount: **\$1,000.00**  
The estate or interest to be insured: **Fee Simple**
  - (b) ☐ ALTA® 2021 Loan Policy  
Proposed Insured: **Lender with contractual obligations under a loan agreement with the vested owner identified at Item 4 below, or proposed purchaser**  
  
Proposed Policy Amount: **\$1,000.00**  
The estate or interest to be insured: **Fee Simple**
3. The estate or interest in the Land at the Commitment Date is: **Fee Simple**
4. The Title is, at the Commitment Date, vested in  
**Maria Elizabeth Rance**  
**and, as disclosed in the Public Records, has been since August 19, 2016**  
and, as disclosed in the Public Records, has been since
5. The Land is described as follows:  
**Lot 11, Block 50, RAINBOW ACRES UNIT No. 4, according to the plat thereof, as recorded in Plat Book G, Pages 98, 98A - 98G, inclusive, Public Records of Marion County, Florida.**

**OLD REPUBLIC NATIONAL TITLE INSURANCE  
COMPANY**By: \_\_\_\_\_  
Authorized Signatory

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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**SCHEDULE B, PART I - 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 Maria Elizabeth Rance, joined by spouse, if married, or include non-homestead language to the proposed insured.**
6. **Mortgage from Purchaser with contractual rights under a purchase agreement, joined by spouse, if married, or include non-homestead language to the proposed insured mortgagee.**
7. **Provide a satisfactory Owner's Affidavit of Possession and No Liens. Said affidavit, when properly executed at closing by the seller(s) or mortgagor(s) herein will serve to delete the standard lien and possession exceptions for the policy(ies) to be issued.**

**NOTE: No open mortgage(s) were found of record. Agent must confirm with the owner that the property is free and clear.**

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## **SCHEDULE B, PART II - Exceptions**

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

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. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.**
- 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 2023 and subsequent years.**
- 7. Any lien provided by County Ordinance or by Ch. 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.**
- 8. Rights of The Commercial Bank & Trust Company of Ocala, and all persons claiming by, through or under same, by virtue of the reservation of 1/2 of all rents and royalties under oil, gas and mineral leases, and a 1/2 interest in all oil, gas and minerals at a depth greater than 150 feet, and leases to Sun oil Company and Superior Phosphate Company as evidenced by and set forth in Warranty Deed recorded in Deed Book 281, Page 551; Public Records of Marion County, Florida. No determination has been made as to the current record owner for the interest excepted herein. Notwithstanding the ALTA 9-06, or similar Endorsement attached hereto, the coverages contained therein do not extend to this exception.**
- 9. Restrictions, conditions, reservations, easements, dedications and other matters contained on the plat of RAINBOW ACRES UNIT No. 4, as recorded in Plat Book G, Page 98, Public Records of Marion County, Florida.**
- 10. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants, Rainbow Acres recorded in O.R. Book 131, Page 114; as amended in Reinstatement and Amendment to Restrictive Covenants of Rainbow Acres recorded in O.R. Book 2578, Page 1959, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.**

**Taxes for the year 2022 in the gross amount of \$143.71 are Paid. Tax ID Number 1754-050-011.**

**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 6442, Page 866**

**[BII Docs Click Here](#)**