

FIRST AMERICAN TITLE INSURANCE COMPANY

Commitment Number: 29-04144-FL

SCHEDULE A

1. Commitment Date: September 11, 2009 at 11:59 PM
2. Policy (or Policies) to be issued: Policy Amount
 - (a) Owner's Policy (ALTA Own. Policy (10/17/92))
Proposed Insured:
TO BE DETERMINED
 - (b) Loan Policy (ALTA Loan Policy (10/17/92))
Proposed Insured:
 - (c) ()
Proposed Insured:
3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by:
FEDERAL NATIONAL MORTGAGE ASSOCIATION
4. The land referred to in the Commitment is described as follows:
LOTS 15-17, BLOCK 25, PARADISE HEIGHTS SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "O", PAGES 31-33, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

WATSON TITLE INSURANCE AGENCY, INC.

By: _____
WATSON TITLE INSURANCE AGENCY, INC.

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**SCHEDULE B - SECTION I
REQUIREMENTS**

The following requirements must be met:

1. Payment to, or for the account of, the grantors or mortgagors of the full consideration for the estate or interest to be insured.
2. Payment of all taxes, assessments levied and assessed against subject premises, which are due and payable.
3. Satisfactory evidence shall be produced that all improvements and/or repairs or alterations thereto are completed; that contractor, subcontractor, labor and materialmen are paid in full.
4. Instruments in insurable form which must be property executed, delivered and duly filed for record.
5. Affidavit from the owner of the subject property, or some other person having actual knowledge, establishing that no person other than the owner is in possession.
6. Closing funds are to be disbursed by or at the direction of the closing agent identified at the bottom of the Schedule A hereof.
7. A search commencing with the effective date of this commitment will be performed prior to the closing of this transaction. If this search reveals a title defect or other objectionable matters, an endorsement will be issued requiring that this defect or objection will be cleared on or before closing.
8. A determination must be made that there are no unrecorded special assessments, 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 service charges under Chapter 159, F.S., or county ordinance.
9. If mortgagee coverage is to be issued in connection herewith, a survey meeting underwriter's requirements must be furnished. If such survey reveals any encroachments, overlaps, boundary line disputes, or other adverse matters, they will appear as exceptions in the policy to be issued based upon this commitment.
10. Non-Identity Affidavit or other proof satisfactory to agent that no adverse matters exist in the public records of ORANGE County, Florida against any purchaser to be insured hereunder.
11. Warranty Deed to be executed by FEDERAL NATIONAL MORTGAGE ASSOCIATION to TO BE DETERMINED.
12. Mortgage given to TO BE DETERMINED in favor of in the original principal sum of \$.
13. Joinder of spouse required on any mortgages executed on homestead property.
14. VERIFICATION THAT BUYERS NAME HAS BEEN CLEARED FROM THE PATRIOT ACT WEBSITE:

(<http://www.treas.gov/offices/enforcement/ofac/sdn/index.shtml>)
15. FOLIO: #29-21-28-6640-25-150 ; 2008 REAL ESTATE TAXES WERE PAID ON 11/01/08 IN THE AMOUNT OF \$1289.24 ; GROSS AMOUNT \$1342.96 ; \$25,000.00 HOMESTEAD EXEMPTION.

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**SCHEDULE B - SECTION II
EXCEPTIONS**

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

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 of the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Any adverse claim to any portion of said land which has been created by artificial means or has accreted to any such portion so created and riparian rights, if any.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. Taxes for the year 2009 which are not yet due and payable.
9. The rights of tenants in possession under bona fide leases pursuant to the provisions of the Federal 'Helping Families Save Their Homes Act of 2009
10. Any lien as provided for by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer, or gas systems supplying the lands described herein .
11. RESTRICTIONS, RESERVATIONS AND EASEMENTS AS INDICATED AND/OR SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK O, PAGE 31, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ALL OF THE RECORDING INFORMATION CONTAINED HEREIN REFERS TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE INDICATED.