

# Fidelity National Title Insurance

## ALTA COMMITMENT

Agent's File Number: 090111

FRS File Number: 612539

### Schedule A

Effective Date: **September 17, 2009 at 05:00:00 PM**

1. Policy or Policies to be issued: Policy Amount

ALTA Owner's Policy - 1992 (Owner's Form) **TBD**

Proposed Insured:

ALTA Loan Policy - 1992 (Lender's Form) **TBD**

Proposed Insured:

2. Fee Simple interest in the land described in this commitment is owned, at the Commitment Date,  
By:

**Sutton Funding, LLC**

3. The land referred to in this Commitment is located in the County of Pasco, State of Florida and described as follows:

The Southwest 1/4 of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 9, Township 24 South, Range 17 East, Less the South 25 feet thereof for Road right of Way, also being a portion of Lot 17, of the unrecorded plat of Hudson Groves Estates in the Public Records of Pasco County, Florida.

Issued Date: **October 2, 2009**

**Masterpiece Title** as issuing agent for  
**Fidelity National Title Insurance**



By: \_\_\_\_\_

Authorized Signatory

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### Schedule B-I

Part I. The following are the requirements to be compiled with

1. Payment to, or for the account of the grantors and/or mortgagors of the full consideration for the estate or interest to be insured.
2. Payment of all taxes and/or assessments, levied and assessed against property, which are due and payable.
3. Proper documents creating the estate or interest to be insured must be executed and duly filed for record, to wit:
  - a. Warranty Deed executed by Sutton Funding, LLC a Delaware Limited Liability Company to TBD conveying the land described in Schedule "A".
4. Submit proof that any outstanding municipal and/or county tax assessments which are due, have been paid.
5. Submit proof of payment of county and/or municipal service charges for water, sewer, natural gas and waste, if any.
6. Submit proof that any outstanding assessments, special assessments and/or other fees which are due to any county/city/town or other municipality (WHICH ARE NOT PAID WITH THE AD VALOREM AND NON-AD VALOREM TAXES) have been paid in full.
7. Any reference to O.R. (Official Records) or Public Records shall be deemed to be located in the Official Records of the County where the subject property is located.
8. The Company reserves the right to add additional exceptions or make further requirements after review of the requested documentation.

NOTE: Folio #09-24-17-0010-01700-0020. Taxes for the year 2008 have been paid in the amount of \$1,595.27. (Gross Amt. \$1,661.74).

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### Schedule B-II

Part II. Schedule B of the policy or policies to be issued will contain exception to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public record of attaching subsequent to the effective 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. Rights or claim of parties in possession not shown by the public records.
3. Easements, or claim 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 and inspection of the premises.
5. Any liens, or right to a lien, for services, labor or material hereto or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessment not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
7. Rights of dower, homestead or other marital rights of the spouse, if any, of any individual insured.
8. Any minerals or mineral rights leased, granted or retained by current or prior owner.

Special Exceptions:

9. Taxes for the year 2009 which are not yet due and payable.
10. Covenants, conditions, restrictions, easements, and assessments as contained in instrument recorded in O.R. Book 396, Page 665 and O.R. Book 396, Page 667.
11. Reservation of oil, gas and minerals as set forth in O.R. Book 33, Page 96, without right of entry.