

OWNERSHIP AND ENCUMBRANCE REPORT

Order No.: 5631703

Certified Party:

Gillespie & Allison, P.A.  
33 Southeast Fifth Street, Suite 100  
Boca Raton, FL 33432  
Phone: 561-368-5758  
Fax: 561-395-0917

This will serve to certify that Chicago Title Insurance Company has caused to be made a search of the Public Records of St. Lucie County, Florida, ("Public Records") as contained in the office of the Clerk of the Circuit Court of said County, from June 19, 1964, through November 09, 2015 at 11:00 PM, as to the following described real property lying and being in the aforesaid County, to-wit:

Parcel I:

A parcel of land being part of Lots 1 and 2, Block D, ANDREWS AND RICHARDS RE-SUBDIVISION, as per the Plat thereof, as recorded in Plat Book 1, Page 191, St. Lucie County, Florida, Public Records being more particularly described as follows:

Commence at the Northwest corner of said Lot 1, Block D, run South 89°54'45" East (basis of bearings) along the North line of said Lot 1, a distance of 172.48 feet; thence continue South 89°54'45" East, a distance of 61.38 feet to the Point of Beginning; thence run south 12°04'45" East a distance of 178.64 feet to the South line of said Lot 2, Block D; thence run along said South line North 89°51'32" West, a distance of 29.76 feet to the monumented East right of way line of Indian River Drive (a variable width right of way); thence run North 11°43'16" West along said East right of way line, a distance of 52.07 feet; thence leaving said East right of way line run North 01°27'42" East, a distance of 123.67 feet to the Point of Beginning.

Parcel II:

A parcel of land being part Section 10, Township 35 South, Range 40 East, St. Lucie County, Florida and abutting Lot 3, Block D of ANDREWS AND RICHARDS RE-SUBDIVISION, as per the Plat thereof, as recorded in Plat Book 1, Page 191, St. Lucie County, Florida, Public Records being more particularly described as follows:

Beginning at the Northwest corner of Lot 3, Block D, ANDREWS AND RICHARDS Resubdivision, as per the Plat thereof, as recorded in Plat Book 1, Page 191, St. Lucie County, Florida, run South 17°06'20" East (basis of bearings) along the West line of said Lot 3, a distance of 91.62 feet; thence run North 89°51'35" West, a distance of 4.19 feet; thence run North 17°06'20" West, a distance of 92.62 feet; thence run South 89°51'35" East, a distance of 4.19 feet to the Point of Beginning.

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

Parcel I:

City of Fort Pierce, a municipal corporation, by virtue of Quit Claim Deed recorded in Official Records Book 92, Page 524.

Parcel II:

Road Right of Way by virtue of Andrews & Richards Addition to Fort Pierce recorded in Plat Book 1, Page 191.

The following documents of conveyance against the said real property recorded in the aforesaid public records have been found:

Parcel I:

1. Quit Claim Deed to City of Fort Pierce, a municipal corporation recorded in Official Records Book 92, Page 524.
2. State of Florida Right of Way Map recorded in Plat Book 59, Pages 28 through 29.

Parcel II:

1. Plat of Andrews & Richards Addition to Fort Pierce recorded in Plat Book 1, Page 191.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the Certified Party only, and it may not be used or relied upon by any other party. This Report may not be used by a Chicago Title Insurance Company agent for the purpose of issuing a Chicago Title Insurance Company title insurance commitment or policy.

In accordance with Florida Statutes Section 627.7843, the liability Chicago Title Insurance Company may sustain for providing incorrect information in this Report shall be the actual loss or damage of the Certified Party named above up to a maximum amount of \$1,000.00.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused this Report to be issued in accordance with its By-Laws.

Chicago Title Insurance Company

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Ellen Klempert



**LIMITATIONS OF LIABILITY**

THIS REPORT IS LIMITED IN SCOPE. IT IS NOT A COMMITMENT, ABSTRACT OF TITLE, TITLE OPINION, CERTIFICATE OF TITLE OR PRELIMINARY TITLE REPORT, NOR IS IT A REPRESENTATION OF THE STATUS OF TITLE, AND ITS ACCURACY IS NOT INSURED. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, THE COMPANY MAKES NO REPRESENTATIONS AS TO ITS ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU OR ANY THIRD PARTY, DOES NOT INTEND FOR YOU OR ANY THIRD PARTY TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABTRACTOR OF TITLE. IF IT IS DESIRED THAT LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE. CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT, THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT. IN NO EVENT WILL THE COMPANY, ITS SUBSIDIARIES, AFFILIATES, EMPLOYEES, SUBCONTRACTORS OR AGENTS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, DIRECT, INDIRECT, PUNITIVE, EXEMPLARY OR SPECIAL DAMAGES REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE OF THE COMPANY, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE.

STATE OF FLORIDA DOCUMENTARY STAMP TAX JUN 26 1964 COMPTROLLER PR. 100218 2030

This Quit-Claim Deed, Executed this 19<sup>th</sup> day of JUNE, A. D. 19 64, by HELENA M. HATZES, joined by her husband, GEORGE A. HATZES,

first party, to

CITY OF FORT PIERCE, a municipal corporation, whose postoffice address is Fort Pierce, Florida

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ 10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby, remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Lucie State of Florida, to-wit:

From the northwest corner of Lot 1, Block D, ANDREWS AND RICHARDS Re-Subdivision, as per plat thereof recorded in Plat Book 1, page 191, St. Lucie County, Florida, public records, run South 89° 58' East, 172.48 feet to the Point of Beginning of the lands herein described:

From said Point of Beginning continue South 89° 58' East, 61.38 feet, to the east line of proposed right-of-way of Indian River Drive; thence South 12° 08' East, along the east line of proposed right-of-way of Indian River Drive, 178.9 feet, to the eastward projection of the south line of Lot 2 of aforesaid Block D of ANDREWS AND RICHARDS Re-Subdivision; thence West, along the projection of the south line of said Lot 2, 61.37 feet to the west edge of sidewalk as now constructed; thence North 12° 08' West, along the West edge of existing sidewalk, 178.9 feet to the Point of Beginning.

To Have and to Hold the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Witness signatures: [Signature] as to Mr. and Mrs. Hatzes

Helena M. Hatzes [Signature] U.S. George A. Hatzes [Signature] U.S.

STATE OF FLORIDA, COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared HELENA M. HATZES, joined by her husband, GEORGE A. HATZES,

whom I know to be the person described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 19<sup>th</sup> day of JUNE, A. D. 19 64.

Notary Seal: STATE OF FLORIDA AT LARGE, PUBLIC, JUNE 23 1964

[Signature] Notary Public, State of Florida at Large. My commission expires:

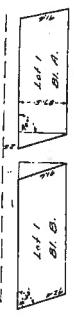
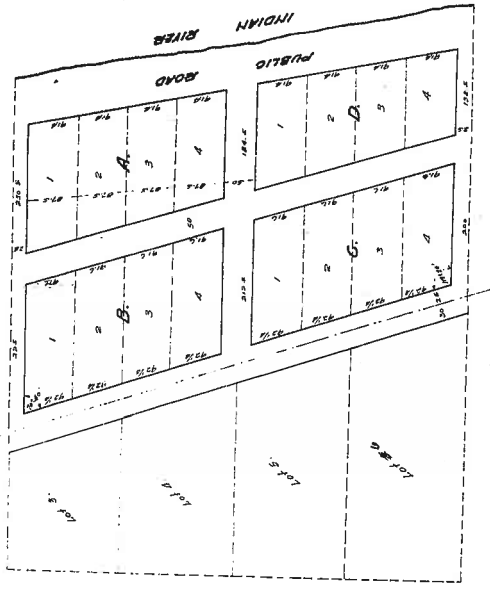
Notary Public, State of Florida at Large My Commission Expires June 23, 1967 Bonded By American Surety Co. of N. Y.

92 524

1-191

1-191

WILLIAM F. RICHARDS  
 AND  
 JAMES ANDREWS  
 SUBDIVISION OF LOTS 3, 4, 5, 6  
 EAST OF RAILWAY  
 OF TYLEBS SUBDIVISION OF LOT  
 4-SEC. 10-T. 35 S.-R. 40 E.  
 BEING  
 ANDREWS & RICHARDS  
 ADDITION TO  
 FOET PIECE  
 Recorded July 21, 1900.



Subdivision of Lot 1, Block A,  
 of above addition. " B."  
 Dec. 15/1900.



