

Property Title Search Services

Phone: 866-425-1184 – Fax: 866-425-1185

Email: info@propertytitle.com

Invoice for Order #: Granada Street Properties, LLC.

PREPARED FOR:

Customer: Granada Street Properties, LLC.

Order #: Granada Street Properties, LLC.

Date Ordered: 4/1/2019

Total: \$50.00

SUMMARY OF PRODUCTS BILLED FOR ORDER

Product	Code	Price
FL RES O and E	FLOE	\$50.00

PROPERTY ADDRESS ORDER PARTIES

Street Address	Frances Ave
City	Fort Pierce
State	Florida
County	St. Lucie

Property Title Search Services
TITLE SEARCH REPORT

File #: Granada Street Properties, LLC.

Associated File # 9912252

Property Title Search Services and/or their agent has searched the St. Lucie County, Florida records for the period shown relative to title to the real property described below and provides the following title search report (TSR) for Granada Street Properties, LLC.

Search Type: FL RES O and E

The search period was to at 08:00

Property Address: Frances Ave., Fort Pierce, FL

Seller:

Buyer/Borrower:

Title Vested In:

Interest or estate (Fee Simple/leasehold):

Taxes

Mortgage, Liens & court

Note: O and E Order, please see attached report

Additional Matters of Record

Note: O and E Order, please see attached report

County Notes

Tax Contact Info:
772.462.1650

Tax Site:
<http://www.tcslc.com/home/default.asp>

Notice: This report, as written (and any supplements or amendments hereto), is issued solely for use in connection with the issuance of Commitments for Title Insurance, Policies of Title Insurance, Preliminary and Final Judicial Reports, or Title Guarantees of Premier Title Guaranty Company. This report shall not be considered, nor used as a commitment or policy of title insurance.

THIS REPORT IS NOT AN ABSTRACT, EXAMINATION, REPORT, OR REPRESENTATION OF FACT OR TITLE AND DOES NOT CREATE AND SHALL NOT BE THE BASIS OF ANY CLAIM FOR NEGLIGENCE, NEGLIGENT MISREPRESENTATION OR OTHER TORT CLAIM OR ACTION. THE SOLE LIABILITY OF COMPANY AND ITS TITLE INSURANCE AGENT SHALL ARISE UNDER AND BE GOVERNED BY THE CONDITIONS OF THE COMMITMENT.

Document List:

Link to download all images: [TSR Images](#)

RECORDED	PARTY 1	PARTY 2	INST. TYPE	INST. NO.	REMARKS
01/07/1970	County of ST. Lucie	Palm Haven	PLAT (Plat_map)	<u>Book 8, Page</u> <u>44</u>	

CERTIFICATE OF DECLARATION
 MADE BY OWNER
 I, the undersigned, do hereby certify that the above described property is not subject to any other lien or encumbrance, and that the same is being offered for sale in accordance with the provisions of the Florida Statutes, Chapter 709, Section 709.01, et seq.

IN WITNESS WHEREOF, I have hereunto set my hand and seal at the City of Jacksonville, Florida, this 1st day of February, 1948.

Public Trustee

CERTIFICATE OF APPROVAL
 I, the undersigned, do hereby certify that the above described property is not subject to any other lien or encumbrance, and that the same is being offered for sale in accordance with the provisions of the Florida Statutes, Chapter 709, Section 709.01, et seq.

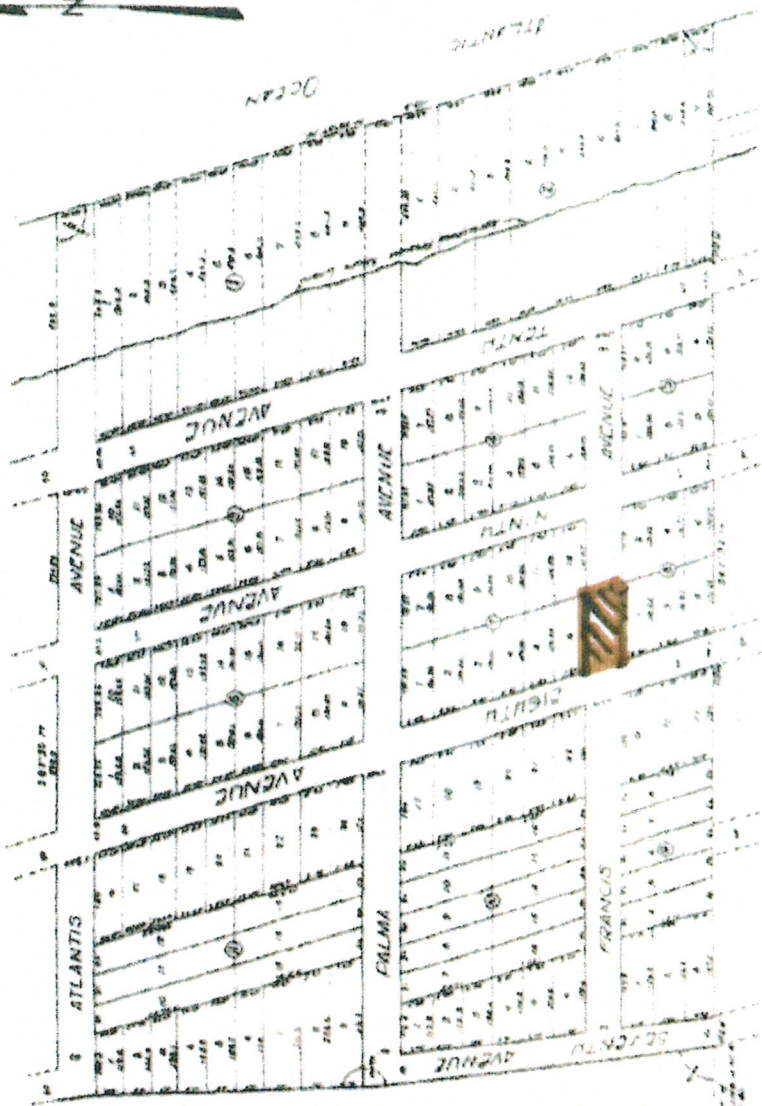
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Notary Public
 My Commission Expires



SUBDIVISION MAP
 PALM HAVEN
 SUBDIVISION
 MADE BY



PALM HAVEN SUBDIVISION

37, LUCE COUNTY, FLA.

RECORDED FEBRUARY 9, 1948

Being the South West 1/4 of Section 14 and North West 1/4 of Section 15, Township 31 S., Range 21 W., 1st Meridian, Dade County, Florida.

ENGINEER'S CERTIFICATE
 I, the undersigned, do hereby certify that the above described property is not subject to any other lien or encumbrance, and that the same is being offered for sale in accordance with the provisions of the Florida Statutes, Chapter 709, Section 709.01, et seq.

Notary Public

Property Info Corporation

File No.: Granada Street Properties, LLC.

OWNERSHIP AND ENCUMBRANCE REPORT

THIS CERTIFIES, that according to the records in the Office of the Clerk of the Circuit Court of St. Lucie County, State of Florida, from 3/9/1948 to 4/12/2019 @ 08:00 AM:
NO DEEDS FOUND OF RECORD of the following described land (hereafter referred to as the "Property"), situate, lying and being in the County of St. Lucie, State of Florida, to-wit:

LEGAL DESCRIPTION:

Frances Avenue as depicted in Revised Plat of Palm Haven Subdivision according to the plat thereof as recorded in Plat Book 8, Page 44, Public records of St. Lucie County, Florida.

SUBJECT TO THE FOLLOWING:

N/A

MISCELLANEOUS INSTRUMENTS:

Dedication to Public noted on plat recorded in Plat Book 8, Page 44, Public records of St. Lucie County, Florida.

(The items shown herein are the only pertinent instruments affecting the above land, for the period stated above)

THIS COMPANY, in issuing this O and E Report (hereinafter referred to as the "report"), assumes no liability on account of any instrument or proceedings, in the chain of title to the property, which may contain defects that would render such instrument or proceedings null and void or defective. All instruments in the chain of title to the Property are assumed to be good and valid.

The Company's liability for this report is limited to \$1,000 and extends only to the Customer who placed the order with the Company. No one else may rely upon this report. Customer, by accepting this report, agrees to indemnify and hold Company harmless from any claims or losses in excess of the limited amount stated above. This Report contains no expressed or implied opinion, warranty, guarantee, insurance or other similar assurance as to the status of title to real property. This report should only be relied upon for title information and, therefore, should be verified by a commitment for title insurance.

Issued: 4/12/2019
Property Info Corporation