

ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B – I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 114273

Requirements:

A. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.

1. Review and Record of the Public Records of Escambia County, Florida, the Petition for Administration, Order Admitting Will to Probate and Affidavit as to No Florida Estate Tax Due filed under Escambia County Probate Case No. 97-CP-0042 as to the Estate of James H. Baroco, deceased.

NOTE: James H. Baroco, heir to the Estate of Martha J. Baroco, deceased failed to convey out his individual interest in the said estate.

2. Record a Warranty Deed from the Determined Successor Trustee of the James H. Baroco Revocable Trust to Beit Investments, LLC, an Arizona Limited Liability Company conveying the property in Schedule "A".

1. The original trust agreement and all amendments thereto must be provided to ascertain the identity of the successor trustee(s)

2. Proof, acceptable to the company, must be obtained establishing that the contingency(ies) leading to the prior trustee(s) no longer serving in such capacity have occurred and such proof recorded along with the certification of trust.

3. Certification of Trust to be executed by the Successor Trustees and recorded along with the deed or mortgage exhibits from items 1 and 2 above, establishing the identity of the successor trustees and proof that the contingency(ies) leading to the prior trustee(s) no longer serving in such capacity have occurred.

3. Review and Record of the Public Records of Escambia County, Florida, the Petition Requesting Authorization for Paul T. Baroco, Guardian, to sell Real Property, on behalf of Mary Marguerite Acton, ward and the Court Order Authorizing the Sale of the property as described Schedule A, filed under Escambia County Guardianship Case No. 94-GA-0323 as to the Guardianship of Mary Marguerite Acton, ward.

NOTE: The requested documents were not found upon review of the guardianship docket. Should it be revealed that Paul T. Baroco, Guardianship did not have Court Order to execute the Deed recorded in Official Records [Book 4295, Page 123](#), re-recorded in Official Records [Book 4396, Page 475](#), of the Public Records of Escambia County, Florida, the following will be required:

Review and Record of the Public Records of Escambia County, Florida, the Petition for Administration, Order Admitting Will to Probate and Affidavit as to No Florida Estate Tax Due filed under Escambia County Probate Case No. 99-CP-0722 as to the Estate of Mary Marguerite Acton, deceased.

Record a Warranty Deed from Martha Julia Clark and Reginald Gaines Acton, heirs and/or devisees of the Estate of Mary Marguerite Acton, deceased to Beit Investments, LLC, an Arizona Limited Liability Company conveying the property in Schedule "A".

Copyright 2006-2009 American Land Title Association. All rights reserved.

The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

File No.: 114273

ALTA Commitment for Title Insurance with Florida Modifications 06-17-06

Page 3 of 7

AMERICAN
LAND TITLE
ASSOCIATION



ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B – I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

4. Corrective Warranty Deed from the Determined Successor Trustee(s), Successor Trustee(s) of the Acton Family Trust uad 01/27/1992 to Beit Investments, LLC, an Arizona Limited Liability Company conveying the property described in Schedule "A" hereof.
 1. The original trust agreement and all amendments thereto must be provided to ascertain the identity of the successor trustee(s)
 2. Proof, acceptable to the company, must be obtained establishing that the contingency(ies) leading to the prior trustee(s) no longer serving in such capacity have occurred and such proof recorded along with the certification of trust.
 3. Certification of Trust to be executed by the Successor Trustees and recorded along with the deed or mortgage exhibits from items 1 and 2 above, establishing the identity of the successor trustees and proof that the contingency(ies) leading to the prior trustee(s) no longer serving in such capacity have occurred.
 5. Record a Warranty Deed from Beit Investments, LLC, an Arizona Limited Liability Company to Jonny Leon Letson and Donny Lee Letson conveying the property in Schedule "A".
NOTE: If the grantors are individuals, and the property is homestead property, the spouse of said grantor must join in the execution of the Deed/Mortgage. If not homestead, then a statement to that effect must be reflected on the Deed/Mortgage.
 6. Affidavit from the current owner stating there are no open mortgages that would affect the subject property. The company reserves the right to make such additional requirements as it may deem necessary.
 7. Release of Notice of Lien executed by Escambia County against Martha J. Baroco in the original amount of \$7.72, recorded 10/06/1998, in Official Records [Book 4318, Page 1180](#), of the Public Records of Escambia County, Florida.
 8. Taxes for the year 2016 under Tax ID [10-0334-000](#) in the gross amount of \$98.82 and special assessments, if any must be paid.
 9. Payment of any and all Special Assessments, Bills, Charges or Municipal Liens levied and/or assessed against subject property, which are currently due and payable, if any..
- B. Affidavit from the seller and borrower stating:
1. That there are no matters pending against them that could give rise to a lien that would attach to the subject property between the effective date of the Commitment and the recording of instruments giving rise to the interest to be insured.
 2. That the affiants have not executed and will not execute any instruments that would adversely affect the title to the subject property or the lien of any mortgage to be insured pursuant to the Commitment.
 3. A sample form of this affidavit is available upon request.

Copyright 2006-2009 American Land Title Association. All rights reserved.

The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

File No.: 114273

ALTA Commitment for Title Insurance with Florida Modifications 06-17-06

Page 4 of 7

