

TITLE SEARCH

Showing Ownership and Encumbrances

Fund File Number: 03-2009-3118

Provided For: Matthew D. Weidner, PA

Agent's File Reference: Castle Heights

Effective Dates: **From** April 13, 2005 at 4:13 AM

To December 11, 2009 at 8:00 AM

This title search commences from the date of the last outstanding institutional first mortgage on the property. If there is no outstanding mortgage, the search commences with the date record title vested in the current record owner.

Description of Real Property Situated in Hillsborough County, Florida.

The South 86.00 feet of Lot 29 and 30, Block H, Map of Castle Heights, according to the map or plat thereof as recorded in Plat Book 10, Page 32, Public Records of Hillsborough County, Florida.

Apparent Title Vested in:

[REDACTED]

Recorded in:

[REDACTED]

This search does not cover matters other than those recorded in the Official Records Book of the county and does not assure the legality or validity of the referenced instruments.

Ad Valorem tax information is not provided.

Prepared this 16th day of December, 2009.

Attorneys' Title Fund Services, LLC

Prepared by: Evelyn Thomas
Phone Number: 1-800-282-3830

TITLE SEARCH

Showing Ownership and Encumbrances

Fund File Number: 03-2009-3118

ENCUMBRANCES

1. Mortgage to Mortgage Electronic Registration Systems, Inc., as nominee for Amnet Mortgage, Inc., DBA American Mortgage Network of Florida, mortgagee(s), recorded under O.R. Book 14877, Page 1301, as assigned to Indymac Federal Bank, FSB, f/k/a Indymac Bank, FSB, assignee, by assignment recorded September 21, 2009, under O.R. Book 19475, Page 1596, Public Records of Hillsborough County, Florida. (Note: Legal description on Assignment of Mortgage is incorrect)
2. Proceedings pending in the Circuit Court of Hillsborough County, Florida, Case No. 29-2008-CA-020745, a Notice of Lis Pendens having been filed September 2, 2009, and recorded in O.R. Book 19445, Page 894, and O.R. Book 19456, Page 1687, Public Records of Hillsborough County, Florida.
3. Mortgage to Mortgage Electronic Registration Systems, Inc., as nominee for Amnet Mortgage, Inc., DBA American Mortgage Network of Florida, mortgagee(s), recorded under O.R. Book 14877, Page 1320, Public Records of Hillsborough County, Florida.
4. Order Imposing Lien recorded in O.R. Book 18825, Page 1170, Public Records of Hillsborough County, Florida.
5. Judgments and/or liens against [REDACTED] or a similar name, copies of which are recorded in the following Books and Pages: 15402/339; 16014/1071; 15452/1526 & 15073/108.

A 20-year name search has been performed on parties acquiring an interest within the time period covered by this search.

This Title Search is prepared and furnished for information only. It is not an opinion of title and may not be used as a title base for the issuance of a title insurance commitment and/or policy, nor should it be used for the preparation of foreclosure proceedings or other litigation. Maximum liability for incorrect information is \$1000 under Sec. 627.7843, F.S.

TITLE SEARCH

Showing Ownership and Encumbrances

Fund File Number: 03-2009-3164

Provided For: Matthew D. Weidner, P.A.

Agent's File Reference: Castle Hts 2

Effective Dates: **From** November 12, 2008 at 2:28 PM

To December 15, 2009 at 8:00 AM

This title search commences from the date of the last outstanding institutional first mortgage on the property. If there is no outstanding mortgage, the search commences with the date record title vested in the current record owner.

Description of Real Property Situated in Hillsborough County, Florida.

Lots 29 and 30 LESS the South 86.00 feet thereof and all of Lots 31 and 32, Block H, MAP OF CASTLE HEIGHTS, according to the map or plat thereof as recorded in Plat Book 10, Page 32, Public Records of Hillsborough County, Florida.

Apparent Title Vested in:

ial Warranty Deed

Recorded in: O.R. Book 18957, Page 671, Public Records of Hillsborough County, Florida

This search does not cover matters other than those recorded in the Official Records Book of the county and does not assure the legality or validity of the referenced instruments.

Ad Valorem tax information is not provided.

Prepared this 21st day of December, 2009.

Attorneys' Title Fund Services, LLC

Prepared by: Jana Woslum
Phone Number: 1-800-282-3830

TITLE SEARCH

Showing Ownership and Encumbrances

Fund File Number: 03-2009-3164

ENCUMBRANCES

1. Note: Assignment of Mortgage recorded in O.R. Book 19475, Page 1596, Public Records of Hillsborough County, Florida, provided for information only. Assignment of mortgage contains an incorrect legal description.

A 20-year name search has been performed on parties acquiring an interest within the time period covered by this search.

This Title Search is prepared and furnished for information only. It is not an opinion of title and may not be used as a title base for the issuance of a title insurance commitment and/or policy, nor should it be used for the preparation of foreclosure proceedings or other litigation. Maximum liability for incorrect information is \$1000 under Sec. 627.7843, F.S.