

# Ownership and Encumbrance Property Information Report

**Issuer: Attorneys' Title Fund Services, LLC**  
**Recipient: Gilligan Gooding Franjola & Batsel, P.A.**

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***Fund File Number:*** 1295247

***Agent's File Reference:*** LONG HAMMOCK RANCH

***Effective Dates:***     ***From*** January 11, 1961 at 2:00 PM  
                                  ***To***     July 5, 2022 at 11:00 PM

***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 Sumter County, Florida.***

See Exhibit A

***Apparent Title Vested in:***

Sumter County, Florida by Quit Claim Deed recorded in O.R. Book [26, Page 455](#), Public Records of Sumter 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 Date:*** July 18, 2022

***Prepared by:*** Luis Rentas

***Phone Number:*** (800) 683-0392 x5836

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## ENCUMBRANCES

1. Final Judgment recorded in O.R. Book [320, Page 438](#), Public Records of Sumter County, Florida.
2. Right of Way Easement recorded in O.R. Book [3392, Page 479](#); O.R. Book [3392, Page 481](#); O.R. Book [3392, Page 483](#), Public Records of Sumter County, Florida.
3. Rights of the lessees under unrecorded leases.

*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.*

*This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.*

# Ownership and Encumbrance Property Information Report

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## Exhibit A

**Fund File Number:** 1295247

COUNTY ROAD 246  
SUMTER COUNTY, FL

LEGAL DESCRIPTION OF A PORTION OF COUNTY ROAD 246 IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FL; 30 FOOT WIDE, BEING 15 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE MEASURED AT RIGHT ANGLES, FOR ABROGATION AND VACATION.

COMMENCE AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE RUN S.89°53'46"W. ALONG THE NORTH BOUNDARY OF SAID SECTION 17, A DISTANCE OF 277.68 FEET; THENCE DEPARTING SAID NORTH BOUNDARY OF SECTION 17, S.00°31'16"W. A DISTANCE OF 23.51 FEET TO THE CENTERLINE OF A 16 FOOT WIDE PAVED ROAD BEING THE POINT OF BEGINNING OF THE CENTERLINE OF COUNTY ROAD 246, 30' WIDE RIGHT OF WAY, THENCE FOLLOWING THE CENTERLINE OF THE PAVED ROAD, S.89°46'58"W., 1069.75 FEET; THENCE N.88°05'29"W., 155.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 352.42 FEET AND A CENTRAL ANGLE OF 33°39'28", THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 207.03 FEET; THENCE S.53°21'55"W., 240.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2273.50 FEET AND A CENTRAL ANGLE OF 7°04'28", THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 280.71 FEET; THENCE S.65°15'41"W., 119.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 458.22 FEET AND A CENTRAL ANGLE OF 28°03'54", THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 224.45 FEET; THENCE N.89°13'43"W., 320.37 FEET; THENCE N.87°09'31"W., 60.88 FEET; THENCE N.84°26'38"W., 123.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 787.42 FEET AND A CENTRAL ANGLE OF 33°26'57", THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 459.70 FEET; THENCE S.54°01'41"W., 153.96 FEET; THENCE S.49°37'34"W., 183.42 FEET; THENCE S.48°21'47"W., 359.14' FEET; THENCE S.47°23'25"W., 261.23 FEET; THENCE S.46°16'17"W., 236.34 FEET TO IT'S INTERSECTION OF THE SOUTH BOUNDARY OF THE NORTH ½ OF THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 22 EAST, BEING THE POINT OF TERMINUS OF THE CENTERLINE OF THE PORTION OF THE 30' RIGHT OF WAY FOR COUNTY ROAD 246 SUMTER COUNTY.