

OPINION OF TITLE

To: Miami-Dade County

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance of and in compliance with Chapter 28, Subdivision Code, and as an inducement for acceptance of a proposed final subdivision plat or waiver of plat covering the real property described in Exhibit A attached hereto, it is hereby certified that I have examined a complete Abstract of Title or Title Insurance Policy **3155412-4007209** issued by **WFG NATIONAL TITLE INSURANCE COMPANY** dated **October 21, 2020**, and the following: **TITLE SEARCH REPORT NO. 7223-6365986** issued by **FIRST AMERICAN TITLE INSURANCE COMPANY**, covering the period from the beginning to the **16th day of February, 2023**, at the hour of **8:00 a.m.**

I am of the opinion that on the last mentioned dated, the fee simple title to the above-described real property was vested in:

ERNESTO ARGUELLO and ASHLEY ARGUELLO, husband and wife

Subject to the following encumbrances, liens and other exceptions (If "none" please indicate):

1. RECORDED MORTGAGES:

- a. Mortgage recorded in OR Book 33485 Page 2206, public records of Miami-Dade County, Florida.
- b. Balloon Mortgage recorded in OR Book 33568 Page 2176, public records of Miami-Dade County, Florida.

2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:

NONE

3. GENERAL EXCEPTIONS:

- A. All taxes for the year in which this opinion is rendered, unless noted below that such taxes have been paid.
- B. Rights of persons other than the above owners who are in possession.
- C. Facts that would be disclosed upon accurate survey.
- D. Any unrecorded labor, mechanics or materialmen's liens.
- E. Zoning and other restrictions imposed by governmental authority
- F. Mortgage recorded in OR Book 33485, Page 2206, Public Records of Miami-Dade County, Florida.
- G. Balloon Mortgage recorded in OR Book 33568, Page 2176, Public Records of Miami-Dade County, Florida.

4. SPECIAL EXCEPTIONS:

- A. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Nautilus Subdivision, recorded in Plat Book 8, Page 95, of the public records of Miami-Dade County, Florida.
- B. Ordinance recorded in Official Records Book 14857 Page 3433.
- C. Ordinance No. 81-19 recorded in Official Records 11114 Page 822.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions.

Therefore, it is my opinion that the following party(ies) must join in the agreement in order for the agreement to be a valid and binding covenant on the lands described herein.

<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
City National Bank of Florida, a National Banking Association	Mortgage Holder	1a.
Benjamin Shabtai	Mortgage Holder	1b.

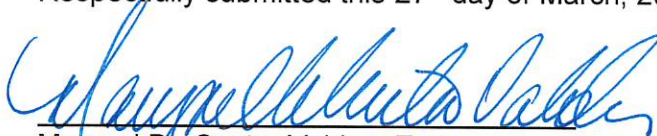
The following is a description of the aforementioned abstract and its continuations:

<u>Number</u>	<u>Company Certifying</u>	<u>No. of Entries</u>	<u>Period Covered</u>
3155412-4007209	WFG NATIONAL TITLE INSURANCE COMPANY	4	Beginning of time – 10/21/20
7223-6365986	FIRST AMERICAN TITLE INSURANCE CO.	3	6/1/2017 – 2/16/23

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 27th day of March, 2023



Maryvel De Castro Valdes, Esq.
Florida Bar No. 712841
201 Alhambra Circle, 11th Floor
Coral Gables, FL 33134

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 27th day of March, 2023, by Maryvel De Castro Valdes, Esq., who { } physically appeared or { } via online notarization, is { } personally known to me or has { } produced identification: _____.

Maribel Dones

Notary Public

Maribel Dones

Printed Name



MARIBEL DONES
Commission # GG 945675
Expires January 12, 2024
Bonded Thru Budget Notary Services

EXHIBIT A

Lot 44, Block 1 of NAUTILUS SUBDIVISION, according to the plat thereof, recorded in Plat Book 8, Page 95, of the Public Records of Miami-Dade County, Florida.

Also that part of Lot 45, Block 1 of NAUTILUS SUBDIVISION, according to the plat thereof, as recorded in Plat Book 8, Page 95, of the Public Records of Miami-Dade County, Florida, described as follows:

Beginning at the Southeast corner of said Lot 45 and runs West 9 feet along the South line thereof to the beginning of a curve concave to the Southwest, having a radius of 239 feet; run thence Northwesterly 156.43 feet along said curve to the Northerly line of said Lot 45 at a point of 16 feet Easterly from the Northwest corner thereof; run thence Easterly 133 feet along the Northerly line of said Lot 45 to the Northeast corner thereof; run thence Southerly 100 feet along the Easterly line of said Lot 45 to the Point of Beginning.

Also that part of Lot 43, Block 1 of NAUTILUS SUBDIVISION, according to the plat thereof, as recorded in Plat Book 8, Page 95, of the Public Records of Miami-Dade County, Florida, described as follows:

Beginning at the Southeast corner of said Lot 43 run thence Westerly 108 feet along the Southerly line of said Lot 43 to the beginning of a curve concave to the Southeasterly, having a radius of 768 feet; run thence Northeasterly 144 feet along said curve to the Easterly line of said Lot 43; run thence Southerly 85 feet along said line of the Point of Beginning.