

PURCHASER'S TITLE AFFIDAVIT

STATE OF: FLORIDA

COUNTY OF: MIAMI-DADE

BEFORE ME, the undersigned authority, personally appeared:

PurnaDivya Thuraga and Naga Venkata Someswara Rao Gonaboyina, wife and husband

who, being duly sworn according to law, depose(s) and say(s) as follows (as used in this Affidavit, the terms "Affiant" and "Affiants" shall include all parties executing this Affidavit):

1. That Affiant
 - a. Has Agreed to purchase from Lennar Homes, LLC; and
 - b. Will execute a mortgage/trust deed to Lennar Mortgage, LLC encumbering the following described property situated in the County of Miami-Dade, State of Florida.

Lot 11, in Block 43, of Westview North, according to the plat thereof recorded in Plat Book 176, Page 64, of the Public records of Miami-Dade County, Florida.
2. Where the Borrower is a corporation the affiant(s) state that they hold the offices set forth on the loan documents and that the corporation is in good standing and is validly formed and currently existing under the laws of its state of incorporation, and is authorized to engage in this transaction in the State of Florida and that they executed this affidavit not only in their individual capacities, but also in their capacities as officers of the Corporation as the act and deed of the Corporation.
3. That, to the knowledge of Affiant, there are no parties who have any interest in said property other than the Seller and there are no facts known to Affiant which could give rise to a Claim Being Adversely asserted to any of said property, EXCEPT: None
4. That, other than as shown in Item 1, Affiant has entered into no agreement, contract, or commitment for the sale, lease, mortgage, option or creation of any other encumbrance of said property, EXCEPT: None
5. That, to the knowledge of Affiant, there have been no improvements, repairs, additions or alterations performed upon said property within the past 90 days; that the Affiant has not entered into any agreement or contract with any party for the furnishing of any labor, services or material in connection with any improvements, repairs, additions or alterations within the referenced time period, and that there are no parties who have any claim or right to a lien for services, labor or material in connection with any improvements, repairs, additions or alterations on said property.
6. That, to the knowledge of Affiant, there are no taxes, liens or assessments due or about to become due which have attached or could be attached to said property, EXCEPT: None
7. That Affiant is a citizen of the United States, of legal age, under no legal disabilities and has never been known by any other name other than that shown above.
8. That there are no matters pending against the Affiant that could give rise to a lien that would attach to the property between the disbursing of funds and the recording of the interest to be insured and that the Affiant has not and will not execute any instrument that would adversely affect the title or interest to be insured. That Affiant has never been adjudged incompetent or bankrupt, and has never had any judgments, liens or federal tax liens filed against Affiant.
9. That, to the knowledge of the Affiant, the binder/commitment of Old Republic National Title Company under NO. 111601-012899 correctly and accurately reflects the status of the title to said property including all liens, mortgages and other encumbrances affecting said property.
10. Affiant makes this Affidavit for the purpose of inducing Old Republic National Title Company to issue its Policy or Policies of Title Insurance in connection with the above referenced transaction(s).

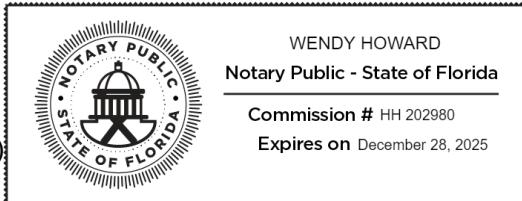
FURTHER AFFIANT(S) SAYETH NOT.


PurnaDivya Thuraga


Naga Venkata Someswara Rao Gonaboyina

SWORN TO AND SUBSCRIBED before me by means of physical presence or online notarization, this 25th day of July, 2023 by PurnaDivya Thuraga and Naga Venkata Someswara Rao Gonaboyina, who is personally known to me or who has produced _____ Photo ID _____ as Identification.

(SEAL)




Wendy Howard
Notary Public, State of Florida

Print Name

Notarized online using audio-video communication