

ALTA COMMITMENT FOR TITLE INSURANCE WITH FLORIDA MODIFICATIONS

SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition

5.e.:

Issuing Agent: Title Geeks, LLC
Issuing Office: 3500 N State Rd 7, Ste 437, Fort Lauderdale, FL 33319
ALTA® Universal ID:
Loan ID Number: 1015061-0000041686-0
Commitment Number: 270294FL
Issuing Office File Number: 2025-204
Property Address: 5211 SW 57th Street, Davie, FL 33314
Revision Number:

1. Commitment Date: October 19, 2025 at 8:00AM

2. Policy to Be Issued: Proposed Amount of Insurance

a. 2021 ALTA® Owner's Policy with Florida Modifications \$401,000.00

Proposed Insured: DONGAL INVESTMENTS LLC, a Florida limited liability company

b. 2021 ALTA® Loan Policy with Florida Modifications \$368,800.00
Proposed Insured: Vontive, Inc., ISAOA/ATIMA

3. The estate or interest in the Land at the Commitment Date is:

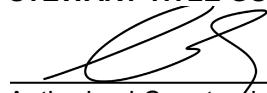
FEE SIMPLE

4. The Title is, at the Commitment Date, vested in
Kaitlyn Navarro, Ryan Doyle and Connor Doyle, by virtue of that certain Warranty Deed recorded in Official Records
Instrument 120041219, of the Public Records of Broward County, Florida.
and, as disclosed in the Public Records, has been since October 26, 1988.

5. The land is described as follows:

See Exhibit "A" Attached Hereto

STEWART TITLE GUARANTY COMPANY



Authorized Countersignature

Title Geeks, LLC

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**ALTA COMMITMENT FOR TITLE INSURANCE WITH FLORIDA MODIFICATIONS
EXHIBIT "A"
LEGAL DESCRIPTION**

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Lot 8, Block 6, Silver Lake, according to the plat thereof, recorded in Plat Book 51, Page 31, of the Public Records of Broward County, Florida.

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SCHEDULE B – I

ISSUED BY
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Requirements

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All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Affidavit from the seller (sale transaction) or borrower (refinance transaction) attesting:

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; and

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.

6. The closing funds pertaining to the transaction must be disbursed by or at the direction of the Company or its agent.
7. An updated title examination, commencing as of the effective date of this Commitment, which shall be performed at or shortly prior to the closing of the transaction, should not reveal any title defects or other adverse matters not disposed of prior to closing to the satisfaction of the Company or its agent.
8. Record a Warranty Deed from Kaitlyn Navarro, Ryan Doyle, and Connor Doyle to Dongal Investments, LLC, a Florida Limited Liability Company 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. If not homestead, then a statement to that effect must be reflected on the Deed.
9. Mortgage executed by Dongal Investments, LLC, a Florida Limited Liability Company to the Vontive, Inc. encumbering the lands described in Schedule "A".
10. The Company will require the following as to Dongal Investments, LLC, a Florida Limited Liability Company:
 - A. Satisfactory evidence must be furnished establishing that Dongal Investments, LLC, a Florida Limited Liability Company is duly organized, validly existing, and in good standing under the laws of the state of formation and at date it acquired an interest in the insured property. A certificate of good standing (or its equivalent) from the appropriate agency in the state of formation is sufficient.
 - B. Copy of the Articles of Organization (and any amendments thereto) filed with the appropriate agency in the state of formation.
 - C. Copy of the Operating Agreement (and any amendments thereto).Record in the Public Records where the property is located a resolution, affidavit or certificate executed by the Manager(s) and/or Member(s) (as applicable) which:(i) authorizes the transaction; (ii) identifies the person

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SCHEDULE B – I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

authorized to execute the instrument(s) to be insured; and(iii) states either: (a) there has been no amendments to the Articles of Organization or the Operating Agreement; or (b) all copies of the Articles of Organization, Operating Agreement and all amendments thereto have been provided. Upon review of these items, the Company reserves the right to make additional requirement or raise additional exceptions, as deemed necessary.

11. 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.
12. Record a death certificate of Kevin L. Doyle, deceased.
13. Payment of any and all Special Assessments, Bills, Charges or Municipal Liens levied and/or assessed.
14. This Company is required by Federal Law to collect certain additional information from you and the parties representing you regarding the purchase of real property. US Code Title 31-Sec 5326 authorizes the U.S. Department of Treasury to collect information about certain transaction as specified in various geographic targeting orders for the purpose of preventing evasion of the Bank Secrecy Act. As a result of a Geographic Targeting Order ("GTO") issued by the United States Department of Treasury, Financial Crimes Enforcement Network ("FinCEN"), this transaction may be responsive to the requirements of the GTO. You may be required, as a condition of the issuance of the policy to provide additional information that will be reported to FinCEN. Please contact this Company and provide the details of this transaction in order to comply with the GTO.

If the transaction meets the reporting requirement, you will be asked to provide information on the identity of the parties to the transaction, which will be reported to FinCEN. This company is prohibited from issuing its policy if the transaction is reportable and the information is not provided for reporting. Additional exceptions and or requirements may be raised.

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SCHEDULE B – PART II

ISSUED BY
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Exceptions

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Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Standard Exceptions:
 - a. Rights or claims of parties in possession not shown by the public records.
 - b. Easements, or claims of easements, not shown by the public records.
 - c. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
 - d. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.
 - e. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled, and artificially exposed lands and lands accreted to such lands.

Special Exceptions:

3. General or special taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable.
4. Any lien arising under Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water system, sewer system or gas system servicing the lands described herein.
5. All matters shown on the plat recorded in Plat Book 51, Page 31, of the Public Records of Broward County, Florida.
6. Covenants, conditions, easements and restrictions, recorded in Official Records Book 2380, Page 260, of the Public Records of Broward County, Florida, together with all amendments thereto, which may provide for association dues, fees and/or assessments, building set back requirements, option to purchase, right of first refusal and any special assessments but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. NOTE: A breach or violation of the above noted restrictions will not cause a forfeiture or reversion of title.

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ISSUED BY
STEWART TITLE GUARANTY COMPANY

7. Ordinance recorded in Official Records Book 34145, Page 1891, of the Public Records of Broward County, Florida.

NOTE: The following is for informational purposes only and is provided without any assurance or guarantee. Taxes and assessments for the year 2024 under Tax I.D. Number 504135-05-0740, showing a gross amount of \$2,029.95 were paid in the amount of \$2,009.65 on 02/07/2025.

NOTE: The following 24 month chain of title is shown for informational purposes only and not the purpose of insuring: Warranty Deed recorded on 02/07/2025, in Official Records Instrument 120041219, of the Public Records of Broward County, Florida.

Quitclaim Deed recorded on 02/08/2000, in Official Records Instrument 100072887, of the Public Records of Broward County, Florida.

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