Terrain

Legal & Vesting Report

26 Larkspur Lane, Cedar Hollow, Florida 33999

Order	3104	Effective	November 5, 2026
File	26-0612	Delivered	November 6, 2026
County	Sample County, Florida	Parcel	00-12-35-61-04-000-0080

SUMMARY OF FINDINGS

Fee simple title to the land described below is vested in Morgan Lee and Avery Lee, spouses, as tenants by the entirety, by the warranty deed below. The owners of record match the county's assessment record for the parcel.

VESTING DEED

Recorded	Grantor	Grantee	Reference
Sept. 14, 2020	Quinn Harper	Morgan Lee and Avery Lee	OR 30418/552

Warranty deed dated September 10, 2020. A copy is attached as Exhibit A.

LEGAL DESCRIPTION

Lot 8, Block 6, Larkspur Village, according to the plat thereof as recorded in Plat Book 44, Page 19, of the Public Records of Sample County, Florida, less the North 5 feet thereof for road right of way.

PARCEL

Parcel 00-12-35-61-04-000-0080, assessed to Morgan Lee and Avery Lee at 26 Larkspur Lane, Cedar Hollow, Florida 33999. The assessed owners and address match the vesting deed.