Terrain

# Owner & Encumbrance Report

1187 Juniper Court, Cedar Hollow, Florida 33999

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| Order | 2318 | Effective | November 5, 2026 |
| File | 26-0583 | Delivered | November 6, 2026 |
| County | Sample County, Florida | Parcel | 00-12-34-58-02-000-0310 |

## SUMMARY OF FINDINGS

Title to the land described below is vested in Elliot Park, an unmarried person. Two mortgages and a homeowners association lien remain open of record. No judgments, federal tax liens, or bankruptcies were found against the owner. The 2025 taxes are paid.

## VESTING DEED

Warranty deed from Harper Lane Homes, LLC to Elliot Park, dated April 9, 2019, and recorded April 11, 2019, in Official Records Book 29874, Page 215.

## LEGAL DESCRIPTION

Lot 31, Block 2, Juniper Court, according to the plat thereof as recorded in Plat Book 51, Page 37, of the Public Records of Sample County, Florida.

## OPEN MORTGAGES

| Holder | Recorded | Reference | Amount |
|---|---|---|---|
| Example Bank, N.A. | Apr. 11, 2019 | OR 29874/218 | $356,000.00 |
| Sample Credit Union | Feb. 2, 2023 | OR 31877/044 | $60,000.00 |

## LIENS AND JUDGMENTS

| Claimant | Type | Reference | Amount |
|---|---|---|---|
| Juniper Court HOA, Inc. | Claim of lien | OR 32610/301 | $2,418.50 |

## TAXES

The 2025 taxes of $5,112.64 are paid. The 2026 taxes are not yet billed.