

**SALLY JEAN ROBERTS, PLLC
ATTORNEY AT LAW**

PO Box 2026, Perry, Florida 32348
850-584-3812
sally@sjrobertslaw.com

PRELIMINARY TITLE INFORMATION REPORT FOR PROSPECTIVE BIDDERS

AUCTION PROPERTY: LIVE OAK, FLORIDA, 6.90 ACRES/ TRACT 1

AUCTION DATE: August 25, 2026 at 11:00 a.m. Eastern Time.

PROPERTY LOCATION: 442 72ND TRACE NW, LIVE OAK, FL 32060

PARCEL IDENTIFICATION NUMBER: SUWANNEE COUNTY, FL PARCEL ID: 12-02S-13E-04946-001000

This Preliminary Title Information Report has been prepared in connection with the proposed auction sale of the property identified below. It is intended to provide the Seller, auction company, and prospective bidders with a summary of the ownership information and material title matters disclosed by the preliminary public-record search described below.

This Report is provided for informational purposes only. It is not an abstract of title, title opinion, title insurance commitment, guarantee of title, survey, environmental report, or representation concerning the property's condition, permitted use, acreage, boundaries, access, utilities, zoning, or suitability for any particular purpose. Any title insurance coverage will be governed exclusively by the terms, conditions, requirements, exceptions, and exclusions contained in the title insurance commitment and policy, if issued.

This Report is based upon a preliminary title search of the public records of Suwannee County, Florida, having an effective date of July 28, 2026 at 11:00 p.m. The information remains subject to matters recorded after that effective date and to further title review before closing.

This Report reflects information available as of its stated effective date. Additional matters, title requirements, exceptions, or corrective documents may be identified during the closing and title-insurance review. An updated title search and formal title insurance commitment may be obtained or issued after the successful bidder executes the purchase agreement.

Property/Tract Designation: LIVE OAK, FLORIDA, 6.90 ACRES/ TRACT 1

Street Address or General Location: 442 72ND TRACE NW, LIVE OAK, FL 32060

County: SUWANNEE

Parcel Identification Number: 12-02S-13E-04946-001000

Reported Acreage: 6.90 *Any acreage shown is approximate and is provided only for identification. Bidders should rely upon the legal description and their own survey or investigation rather than advertised acreage.*

Current Record Owner: Ag-Pro Real Estate Investments, LLC, a Georgia limited liability company
Source of Title: Warranty Deed, recorded on March 9, 2017, Official Records Book 1973, Page 437, Public Records of Suwannee County, Florida

Legal Description:

Lot 1, Suwannee Business Park, according to the map or plat thereof as recorded in Plat Book 1, Page 583, Public Records of Suwannee County, Florida.

A. Current Record Ownership

Based upon the preliminary title search, record title to the property is presently vested in:

Ag-Pro Real Estate Investments, LLC, a Georgia limited liability company

Title was acquired by Warranty Deed recorded in Official Records Book 1973, Page 437, Public Records of Suwannee County, Florida.

B. Matters Expected to Remain After Closing

1. All matters contained on the Plat of Suwannee Business Park, as recorded in Plat Book 1, Page 583, Public Records of Suwannee County, Florida.
2. Rights of Lessees: Rights of lessees, tenants, or occupants under any unrecorded leases or occupancy arrangements affecting the property. Prospective bidders should independently confirm the existence and status of any current tenants, leases, or rights of possession.

C. Matters Expected to Be Satisfied or Addressed at Closing

No matters requiring satisfaction, release, or other curative action at closing were identified in the preliminary title search.

D. Real Estate Taxes and Assessments

1. The preliminary title search reports that the 2025 real estate taxes for Suwannee County Parcel Identification Number 12-02S-13E-04946-001000 were paid on November 17, 2025, in the gross amount of \$4,916.04.
2. The property remains subject to 2026 real estate taxes and assessments, which are not yet due and payable. The allocation and proration of current-year taxes will be governed by the auction purchase agreement and closing documents. Prospective bidders should independently verify current taxes and assessments with the Suwannee County Tax Collector and other applicable governmental authorities.

E. Matters Not Covered by the Public-Record Search

The preliminary public-record search does not determine or insure:

1. Rights or claims of parties in possession not shown by the public records.
2. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
3. Easements or claims of easements not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Any owner policy issued pursuant hereto will contain under Schedule B the following exception: 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.

6. Federal liens and judgment liens, if any, filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:
 - (a) Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and
 - (b) Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)
7. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.

F. Prospective Bidder Due Diligence

Each prospective bidder is responsible for conducting such inspections and investigations as the bidder considers appropriate before bidding. This may include review of the complete title documents, survey, access, zoning and land-use regulations, governmental approvals, utilities, environmental conditions, flood-zone information, taxes, assessments, and the physical condition and suitability of the property. The successful bidder's rights and obligations will be controlled by the final auction purchase agreement and related auction terms. If there is any conflict between this Report and the executed purchase agreement, title insurance commitment, closing documents, or recorded instruments, those documents will control.

Sally Jean Roberts, PLLC

BY: /s/Sally Roberts
Sally Roberts