# **Opinion of Title**

# To: Miami-Dade County

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance of Declaration of Restrictions pursuant to a CDMP Public Hearing No. CDMP\_\_\_\_\_\_ it is hereby certified that I have examined [*Please write in one of the following*: a complete Abstract of Title or Title Insurance Policy (identified by company name and policy number)] covering the period from the beginning to the \_\_\_\_\_\_ day of \_\_\_\_\_\_, at the hour of \_\_\_\_\_\_, at the hour of \_\_\_\_\_\_, inclusive, of the property described on Exhibit A hereto. [*if examining Title Insurance Policy, please also include:]* All title instruments, policies, and documents referenced above are collectively referred to as the "Title Evidence". I know of no reason that this Title Evidence is inaccurate or incomplete.

I am of the opinion, based on my review of the Title Evidence that on the last mentioned date, the fee simple title to the above-described real property was vested in:

# Note: For Limited Partnership, Limited Liability Company or Joint Venture indicate parties comprising the Limited Partnership, Limited Liability Company or Joint Venture and identify who is authorized to execute.

Subject to the following encumbrances, liens and other exceptions (If "none" please indicate):

## 1. **RECORDED MORTGAGES**:

[if there is an entity listed in this section, a joinder is required of that entity]

## 2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**

## 3. **GENERAL EXCEPTIONS:**

## 4. **SPECIAL EXCEPTIONS:**

*I HEREBY CERTIFY* that I have reviewed all the aforementioned encumbrances and exceptions and that none of them hinder or affect the recording or enforcement of the Declaration of Restrictions.

Therefore, it is my opinion that the following party(ies) must join in the agreement in order to make the Declaration of Restrictions a valid and binding covenant on the lands described herein.

NameInterestSpecial Exception Number

The following is a description of the aforementioned abstract and its continuations:

Number Company Certifying No. of Entries Period Covered

*I HEREBY CERTIFY* that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_,

Name

Print Name
Florida Bar No. \_\_\_\_\_
Address:

#### STATE OF FLORIDA COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of (how the individual appeared check

one):

 $\boxtimes$  physical presence  $\square$  online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. (*date*) (*month*)(*year*)

by \_\_\_\_\_

(name of individual acknowledging)

as \_\_\_\_\_

\_\_\_\_\_ for \_\_\_\_\_

(type of authority, e.g., Officer, Attorney-in Fact))(Name of party on behalf of whom executed)

RER Planning - Oct 2020 «

(Signature of Notary Public)

(typed, printed, or stamped name of Notary Public)

\_\_\_\_\_

(affix Florida Notary Seal above)

#### DO NOT WRITE BELOW THIS LINE - GOVERNMENT USE ONLY

(Date)

[insert name of County employee]

(Witness Name) (Witness Name)

[insert title of County employee]