

STATEMENT OF MARKETABLE TITLE ACTION

Windsong Owners Association, Inc. ("Association") has taken action to ensure that the Declaration of Covenants, Conditions and Restrictions recorded, supplemented, and currently burdening the property of each and every member of the Association, retains its status as the source of marketable title with regard to the transfer of a member's residence. To this end, the Association shall cause the notice required by chapter 712, Florida Statutes, to be recorded in the Public Records of Osceola County, Florida. Copies of this Notice and its attachments are available through the Association pursuant to the Association's governing documents, regarding official records of the Association.

Legal Description:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 25 SOUTH RANGE 23 EAST, OSCEOLA COUNTY, FLORIDA RUN 500°02'24"E 1325.63 FEET TO THE SOUTH LINE AT THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 15; THENCE S 89°59'41" W 40.00 FEET ALONG SAID SOUTH LINE TO THE WEST RIGHT-OF-WAY OF MICHIGAN AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE S 89°59'41" W 1625.50 FEET TO THE EASTERLY RIGHT-OF-WAY OF THE SEABOARD COASTLINE RAILROAD, THENCE ALONG SAID RAILROAD RIGHT-OF-WAY N 11°59'35" E 1109.90 FEET, THENCE N 89°42'55" E 1054.13 FEET; THENCE N 00°02'24" W 200.00 FEET TO THE SOUTH RIGHT-OF-WAY OF DONEGAN AVENUE THENCE ALONG SAID RIGHT-OF-WAY N 89°42'55" E 140.00 FEET; THENCE 500°02'24"E 200.00 FEET; THENCE N 89°42'55" E 200.00 FEET TO THE WEST RIGHT-OF-WAY OF MICHIGAN AVENUE THENCE ALONG SAID RIGHT-OF-WAY 500°02'24"E 1092.43 FEET TO THE POINT-OF-BEGINNING.

Less Lot 29 of WindSong Subdivision as per plat thereof recorded in Plat Book 4, page 122, public records of Osceola County, Florida.

COVENANTS OR RESTRICTIONS BEING PRESERVED WHICH AFFECT THE LAND:

The covenants or restrictions being preserved are set forth on the Plat(s) and in the governing documents identified hereinafter as (the "Governing Documents"). Copies of the Governing Documents containing the covenants or restrictions being preserved are recorded in the Public Records of Osceola County, Florida as follows:

<u>Document</u>	<u>O.R. Book</u>	<u>Page</u>
Declaration of Conditions, Covenants and Restrictions of Windsong	784	1130
First Amendment to the Declaration of Covenants, Conditions and Restrictions of Windsong	792	2191
Second Amendment to the Declaration of Covenants, Conditions and Restrictions of Windsong	797	518

Windsong Owners Association, Inc.
c/o Association Solutions of Central Florida
811 Mabbette St.
Kissimmee, Florida 34741

Dated this 23 day of September, 2015.

Witnesses

Windsong Owners Association, Inc.

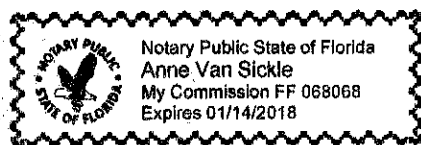
Witness: [Signature]
Print Name: Sara Windsor

By: [Signature]
As its: President

Witness: [Signature]
Print Name: JOE SMITHWICK III

STATE OF FLORIDA)
)
COUNTY OF Osceola)

The foregoing instrument was acknowledged before me this 23 day of September, 2015, by Rita Maldonado who is the President of Windsong Owners Association, Inc. who are ☒ personally known to me or ☒ have produced FLDL as identification and who did not take an oath.



[Signature]
NOTARY PUBLIC
Print Name: Anne Van Sickle
My Commission Expires: 01-14-2018

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