

PRELIMINARY REPORT FORM

Issued By:

Prelim Number: 123456

In response to the application for a policy of title insurance referenced herein, hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(ies) of title insurance to be issued hereunder will be policy(ies) of , a corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

ORDER NO. 123456

ISSUING OFFICE	FOR SETTLEMENT INQUIRIES CONTACT:
Company Name: Street Address: City: State: Zip: Phone: Website:	Company Name: Street Address: 1100 W Town and Country City: Orange State: CA Zip: 92868 Phone: 7149539300 Website:

Property Address(es): 123 Main Street, San Ana, CA

Effective Date: March 23, 2018

The form of Policy or Policies of Title Insurance contemplated by this Report is:

1. The estate or interest in the Land hereinafter described or referred to covered by this Report is:

Fee Simple

2. Title to said estate or interest at the date hereof is vested in:

Joe Smith and Jane Smith, husband and wife, as joint tenants with right of survivorship as joint tenants with right to survivorship and not as a community property estate and not as tenants in common

3. The Land referred to in this report is described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CHANDLER, COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 1, MARKWOOD NORTH, A SUBDIVISION RECORDED IN BOOK 123 OF MAPS PAGE 1 RECORDS .

Assessor's Parcel Number: 123-45-678

At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2018-2019.

2. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area: 800306
Tax Identification No.: 123-45-678
Fiscal Year: 2017-2018
1st Installment: \$1,663.25, Paid
2nd Installment: \$1,663.25, Open
Exemption:
Land: \$33,503.00
Improvements:
Personal Property: \$0.00

3. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2018.

4. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$100,000.00
Dated: January 1, 2006
Trustor/Grantor: Joe Smith and Jane Smith
Trustee: PRLAP Inc.
Beneficiary: Bank of America, NA
Loan No: 123456789
Recording Date: January 1, 2006
Recording No.: 200602563

An agreement recorded January 15, 2006 at 20060001234 which states that this instrument was subordinated to the document or interest described in the instrument

Recording Date: January 21, 2006
Recording No: 20060001234, Official Records

Amendment to said deed of trust for a credit limit increase.

Executed By: Bank of America, N.A.
New Principal Amount: \$88,100.00
Recording Date: January 2, 2013
Recording No.: 20130001960

5. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$324,000.00
Dated: December 26, 2012
Trustor/Grantor: Joe Smith and Jane Smith, husband and wife as joint tenants with Right of Survivorship
Trustee: Security Title Agency
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Pacific Union Financial, LLC D/B/A Clearvision Funding
Loan No.: 60706622
Recording Date: January 2, 2013
Recording No.: 20130001958

6. In order to complete this report, the Company requires a Statement of Information to be completed by the following party(s),

Party(s): All Parties

The Company reserves the right to add additional items or make further requirements after review of the requested Statement of Information.

NOTE: The Statement of Information is necessary to complete the search and examination of title under this order. Any title search includes matters that are indexed by name only, and having a completed Statement of Information assists the Company in the elimination of certain matters which appear to involve the parties but in fact affect another party with the same or similar name. Be assured that the Statement of Information is essential and will be kept strictly confidential to this file.

END OF ITEMS

1. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
2. Payment of taxes for the SECOND half of the year 2017, plus interest and penalties, if any now Delinquent.
3. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.
4. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

END OF NOTES