

Order Date/Time: 02/07/2018 11:02

**Property/Taxes Information**

Created on: 02/07/2018 at 11:02PM

The attached title report is based on information extracted from available recorded document records for the related property. The property address requested is:

**110 SALT LAKE DR , SAN JOSE, CA 95133**

**Tax Information**

Tax Year: **2017**

First Installment: **\$3,806.38** Status: **Paid**

Second Installment: **\$3,806.38** Status:

APN: **692-00-010**

**Plant Date**

January 31, 2018

**Borrower Information**

DOAN, BEN A

**Title Chain**

The attached title report is based on information extracted from the Title Chain for the related property. The following Chain items were selected:

Type	Date Recorded	Document No.	Party 1	Party 2	Amount/Notes
Trust Deed	03-21-1999	24260342	DOAN,BEN	WORLD SVGS BK FSB	\$257,000.00
Grant Deed	11-20-2001	36580293	DOAN,BEN	DOAN LIN A & BEN A	
Trust Deed	11-18-2004	28719957	DOAN,BEN	WORLD SVGS BK FSB	\$130,000.00
Trust Deed	10-24-2007	39116048	DOAN BEN A & LIN A	WORLD SVGS BK FSB	\$520,000.00
Notice of Default	03-13-2016	33584616		DOAN LIN A & BEN A	
Quitclaim Deed	06-10-2016	13616278	DOAN LIN A & BEN A	DOAN LIN A & BEN A	
Notice of Sale	06-29-2016	23677452		DOAN LIN A & BEN A &	
Notice of Sale	10-28-2017	Not Shown		DOAN LIN A & BEN A	
Notice of Sale	11-05-2017	Not Shown		DOAN LIN A & BEN A	
Notice of Sale	12-26-2017	Not Shown			

**General Index**

The attached title report is based on information extracted from the General Index for the related parties. The following General Index items were selected:

Type	Date Recorded	Document No.	Related Party
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No GI items were selected.

The information contained in this Top Sheet and the associated report has been taken from available recorded document records and is made available for your use and information. The information should be reviewed by you. NextAce Corporation assumes no liability for any errors or omissions in the information presented.



# Ownership and Encumbrance Report

Order Number: 378457  
Report Date: February 07, 2018

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Name(s): Doan Ben A single  
Address: 6720 Salt Lake Dr  
City/State/Zip: San Jose, CA  
County: 95133 Santa Clara

## Abbreviated Legal Description

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TRACT 7058 LOT 10

## Vesting Details

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Grantor: Doan Lin A AND Ben A  
Grantee: Doan Ben A single  
Dated: June 10, 2016  
Document Type: Quitclaim Deed  
Recording Date: June 10, 2016  
Instrument No.: 13616278, of Official Records

## Taxes

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The following section details basic Property Assessment information updated on an Annual basis. For more current information, please contact the appropriate Assessment/Taxing Agency.

Total Assessed Tax: \$7,612.76  
Tax Year: 2017  
Parcel Number: 692-00-010  
Lot Acreage: 0.14  
Lot Square Footage: 5975

### Assessed Property Values

Land Value: \$203,108.00  
Improvements Value: \$304,884.00  
Total Value: \$507,992.00

## Extended Tax Information

As of December 29, 2017 Property Taxes collected by Santa Clara County are Paid. The status of any payments due after this date are unknown. Additional available details are shown below.

First Installment Amount: \$3,806.38, as of January 26, 2018

First Installment Due: December 10  
Second Installment Amount: \$3,806.38, as of January 26, 2018  
Second Installment Due: April 10

### Mortgages/Liens

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The following section includes mortgages and releases from 11/01/1984 thru 02/01/2018, assignments from 01/02/2004 thru 02/01/2018, pre-foreclosure documents from 01/02/2002 thru 02/01/2018, and liens and releases from 04/11/2006 thru 01/31/2018.

1. A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Dated: March 18, 1998  
Amount: \$257,000.00  
Trustor/Borrower: Doan Ben A husband and wife and Doan Lin A  
Beneficiary/Lender: World SVGS Bk FSB  
Recording Date: March 21, 1998  
Instrument No.: 24260342, of Official Records.

2. A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Dated: November 20, 2005  
Amount: \$130,000.00  
Trustor/Borrower: Doan Ben A husband and wife and Doan Lin A husband and wife  
Beneficiary/Lender: World SVGS Bk FSB  
Recording Date: November 26, 2005  
Instrument No.: 28719957, of Official Records.

3. A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Dated: October 28, 2007  
Amount: \$520,000.00  
Trustor/Borrower: Doan Ben A AND Lin A husband and wife  
Beneficiary/Lender: World SVGS Bk FSB  
Recording Date: October 28, 2007  
Instrument No.: 39116048, of Official Records.

A Notice of Default under the terms of said deed of trust

Executed By: Clear Recon Corp  
Recording Date: March 13, 2016  
Instrument No.: 33584616, of Official Records.

Notice of Trustee's Sale under said Deed of Trust

Executed By: Clear Recon Corp  
Recording Date: October 28, 2017  
Instrument No.: 23466990, of Official Records.

The following item(s) are reference document(s) found during a search of the county records. We were unable to accurately associate them to any of the document(s) listed above.

Notice of Trustee's Sale under said Deed of Trust

Recording Date: October 28, 2017

Notice of Trustee's Sale under said Deed of Trust

Recording Date: November 05, 2017

Notice of Trustee's Sale under said Deed of Trust

Executed By: Clear Recon Corp  
Recording Date: December 26, 2017

### **Name Search Results**

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The following items were found during a search of the Owner Name(s). No determination has been made as to the effect, if any, to the herein described property.

4. A search of the Owner Name(s) has returned no open documents.

### **Ownership History** from 11/01/1984 thru 02/01/2018

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5. The only deed(s) affecting said land, which recorded within the time frame listed above, (are) as follows:

Grantor: Doan Ben A  
Grantee: Doan Ben A and Lin A husband and wife joint Tenancy  
Dated: October 18, 2002  
Document Type: Grant Deed  
Recording Date: October 29, 2002  
Instrument No.: 16570295, of Official Records

and

Grantor: Doan Lin A and Ben A  
Grantee: Doan Ben A single  
Dated: March 08, 2017  
Document Type: Quitclaim Deed  
Recording Date: March 20, 2017  
Instrument No.: 23606279, of Official Records

# Property Tax Worksheet

## Santa Clara County, CA

Property Summary	
Date:	02/07/2018
Order Number:	378457
Property Address:	6720 SALT LAKE DR , SAN JOSE, CA 95133
Assessed Owner:	DOAN BEN A
Parcel Number:	692-00-010
Tax Rate Area:	17010
Lot Acreage:	0.1372
Lot Square Footage:	5975
Tax Year Beginning:	2017
Tax Year Ending:	2017
Annual Tax Amount Assessed:	\$7,612.76

Property Valuation	
Land Value:	\$203,108.00
Improvements Value:	\$304,884.00
Total Value:	\$507,992.00
Exemption(s):	HOMESTEAD

Tax Authority Summary	
Name:	SANTA CLARA COUNTY
Type:	County
Address:	70 W HEDDING ST 6TH FL, E WING
Current Payment Status:	Paid
Payment Status Last Updated:	12/29/2017
Number of Installments:	02

Tax Bill Information			
Installment	Amount	Due Date	Amount Last Updated
1	\$3,806.38	December 10	01/26/2018
2	\$3,806.38	April 10	01/26/2018

Tax Delinquencies				
Tax Year Start	Tax Year End	Installment	Amount	Amount Last Updated
No Prior Year Delinquencies Found				