

ATTORNEY'S PRELIMINARY REPORT ON TITLE

The undersigned has examined the record title on the if within a municipality) for the period shown below relative to title to the	County records (and municipal tax ne real property described below, and gives the follow).	and assessment records owing opinion of status:
Owner(s):		
Interest or estate:		
Property Description: (or attach copy of legal description)		
Subject to the uninitialed STANDARD EXCEPTIONS attached here Also subject to the following SPECIAL INFORMATION AND EXCEPTIONS (Taxes: 1. Ad valorem taxes are paid through and including those for the year: 2. Taxes now due and payable: 3. Taxes, a lien, deferred or otherwise, but not yet due and payable: 4. Special levies or assessments now due or payable in future installment for the state or inheritance taxes: Restrictive Covenants? 1. Book(s)		
1. Book(s), F	Page(s)	
Access to Public Right of Way? Access is Over which the easement crosses? (If private easement, attach copy).	If over a private easement, has a search been made	of the servient property
Property Occupied By:		
Updating from Previous Title Insurance Policy? (Fidelity pol (Attach copy if prior is with another title company). If "Yes", has you current owner(s) of the property?	icy#). r search of the public records included a 10 year	judgment search on the
Other Easements, Liens, Deeds of Trust, Objections or Defects:		
D/T to Trustee for	, in the amount of \$, recorded in
Book, Page		
D/T to Trustee for Book, Page	, in the amount of \$, recorded in
General service and utility easements. The improvements presently located on the land consist of a mobile Other:	e home.	
(Continue on ne:	st page if necessary)	
This opinion of title is for the parties to whom it is furnished, is not traprior written consent of the undersigned.	,	on or entity without the
The Search Period was fromatat	to	at
Telephone:		
•		
Address:	Ву:	, Attorney

TITLE INSURANCE APPLICATION

1.	Use of Property:
2.	Owner's Insurance: (purchase price/value).
	(a.) Insured:
	(b.) Policy Type:
3.	Mortgage Insurance: (loan amount).
	(a.) Insured:
	(b.) Lender's Address:
	(c.) Loan is:
	(d.) The following Standard ALTA Endorsements are requested: ALTA 4 []; ALTA 5 []; ALTA 6 []; ALTA 7 []; ALTA 8.1 []; ALTA 9 []; Other:
	(e.) Policy Type:
4.	If a Short Form Policy has been requested, we will need the following additional info:
	(a.) Loan Number:
	(b.) Property's Street Address:
	(c.) Closing Date:
_	
5.	Routing Instructions:
	(a.) Original Binder needed:
	(b.) Fax to: E-Mail to:
	(c.) Is a Closing Protection Letter needed:
	(d.) Fax to: E-Mail to:
6.	Other:
Th	e attorney should initial any exceptions that are to be ELIMINATED on the line to the left of the exception.
	(a) Unrecorded Mechanics' or Materialsmen's liens. (Liens may be filed by persons or entities furnishing labor or materials to any improvements of real property within 120 days from the last day of performance and will upon perfection relate in priority to the first day of performance as a valid lien on real property.) (b) Unrecorded leases. (Under North Carolina law, parties in possession of the premises under a verbal or unrecorded lease of three years.)
	or less duration may remain in possession under terms of tenancy.)
	(c) Matters that may defeat or impair title which do not appear on the record. (Evidence revealing missing heirs, forgeries, etc. may not be on the public records, but such facts if properly established may impair or defeat what appears to be a good title on the record.) (d) Taxes, special assessments and other governmental charges that are not shown as existing liens by the public records. (Governmental charges may be made for acreage fees, tap-on fees, cost of weed cutting, demolition of condemned buildings and other matters that are not shown as existing liens on the property by the public records.) (e) Unlisted personal property taxes. (If discovered, such taxes and any penalties may be assessed as a lien on the subject property.)
	2. Matters occurring prior to and subsequent to the inclusive dates of examination.
	2. Matters which would be revealed by a review of the public records regarding the proposed purchaser/borrower, who is not a current
	owner of the property.
	4. Any inaccuracies and discrepancies which an accurate survey of the property may disclose. (A survey, if procured from a competent surveyor or civil engineer, will normally determine whether improvements lie within the boundaries of the property, whether existing utility lines, roads or other easements cross the premises, and whether there are any encroachments.)
	5. Security interests that may have attached to fixtures on the subject property as provided in Article 9 of the Uniform Commercial Code of North Carolina.
	6. Compliance with any local, county, state or federal government law or regulation relative to environment, zoning, subdivision, occupancy, use, construction or development of the subject property.
	7. Federal judgments, liens, and proceedings filed only in the Federal Court. (Upon the filing of a petition in Bankruptcy, title to real property vests in the Trustee in Bankruptcy and notice thereof is not always required to be filed in the County in which the Bankrupt owns property; federal condemnation proceedings may vest property in the federal government and notice thereof is not required to be recorded among the County records.)
	8. Civil actions where no notice of <i>lis pendens</i> against subject property appears of record.
nu	te: The matters included in Standard Exceptions Number One (1) above set forth are items that cannot be checked. Standard Exceptions mbered 2, 3, 4, 5, 6, 7, and 8 are not included in a normal search of the County records during examination of title. Upon special request, litional investigation may be made, and Standard Exceptions numbered 2, 3, 4, 5, 6, 7, and 8 can be eliminated. Any such elimination is denced by the initialing of such exception in the left margin by the attorney.
	TT-NC Preliminary 05)