# **EXCEPTION SHEET**

**FILE NAME/NO.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ COUNTY**

**SEARCH PERIOD**: From: To: AM / PM

If update from prior policy--Policy # & Title Company (Attach Copy)

If search is not an update from prior policy and does not begin with a warranty deed recorded at least

30 years ago, explain below:

**BUYER/INSURED**:

**SELLER/CURRENT VESTED OWNER**:

**INSTRUMENT (ATTACHED) VESTING TITLE IN CURRENT OWNER RECORDED IN**: Bk Pg

**ADDRESS**:

**BRIEF LEGAL DESCRIPTION**:

**USE OF PROPERTY**: COMMERCIAL RESIDENTIAL OTHER

**SALES PRICE**: $ **LOAN AMOUNT**: $

**NEW LENDER**:

**LOAN TYPE**: CONV \_\_\_\_ FHA \_\_\_\_ VA \_\_\_\_ Perm Const \_\_\_\_ Temp Const \_\_\_\_ Other

**TITLE ENDORSEMENTS**: ALTA 4(Condo) ALTA 5(PUD) ALTA 6(Variable Rate)

ALTA 7(Mobile Home) ALTA 8.1(Environmental) ALTA 9(Comprehensive)

Other

**MOBILE HOME LOCATED ON PROPERTY**? If yes, to be insured as real estate?

# **TAX PARCEL NO**: **ASSESSED VALUE**: $

# **TAXES PAID THRU**: **TAXES NOW DUE & PAYABLE**: $

**EXEMPTIONS/DEFERRALS:** Type: Amount: $

**ASSESSMENTS DUE OR PAYABLE IN FUTURE INSTALLMENTS**: $

**DEEDS OF TRUST OF RECORD**: (Copies Attached)

To: Trustee:

Date: Book Page Amount $

Circle one: Pay Remain Subordinate

To: Trustee:

Date: Book Page Amount $

Circle one: Pay Remain Subordinate

To: Trustee:

Date: Book Page Amount $

Circle one: Pay Remain Subordinate

**RESTRICTIVE COVENANTS**:

Book Page ; Book Page ;

Book Page ; Book Page ;

Book Page ; Book Page ;

Setbacks: Front: Side: Interior: Rear:

Easements per convenants:

Other:

**PLAT OR MAP**: Book Page ;

Setbacks: Front: Side: Interior: Rear:

Easements per plat:

Private roads, common areas, restrictions, or other matters:

**ACCESS TO PUBLIC RIGHT OF WAY**:

Access to Public Right of Way: Yes [\_\_\_\_] No [\_\_\_\_].

Direct [\_\_\_\_]; or over a private easement [\_\_\_\_]

If over a private easement, has a search been made of the easement and underlying tract prior to easement creation? Yes [\_\_\_\_] No [\_\_\_\_]

**EASEMENTS, UCC’S OR OTHER DEFECTS, LIENS OR ENCUMBRANCES:**

**MISCELLANEOUS NOTES OR REMARKS**:

**SEARCH CHECKLIST**:

Seller

Buyer

Property

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Owner/Dates/Deed in | Taxes | Outs / Register of Deeds | Judgments, Liens & Lis Pendens (*from* 10 years prior to search *to* date sold) | Civil Actions | Special Proceedings  (all owners) | Misc |
|  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |

Notes:

Attach Estate Abstract Sheet, if applicable.