



## Title Report

Issued To:

**Client**  
**123 Main Street**  
**Your Town, USA 12345**

**County:** Any County, CA  
**Project:** RC105696  
**Reference:** 12345  
**Fee:**  
**Total:**

Dated As Of: **January 10, 2008 @ 7:30 a.m.**

Property Address: **526 Melrose Ave., Your Town, CA 95811**

The latest available equalized assessment roll in the office of the Assessor of said County discloses the following with respect to the land referred to herein:

Assessor's Parcel No:	<b>123-456-789</b>	Tax Year:	<b>2007-2008</b>
Homeowner's Exemptions:	<b>(\$7,000.00)</b>	First Installment:	<b>\$1,300.00 PAID</b>
Land Valuation:	<b>\$50,000.00</b>	Second Installment:	<b>\$1,300.00 PAID</b>
Improvements:	<b>\$100,000.00</b>		

The estate or interest in the land hereinafter described or referred to covered by this report is fee simple as created by the following described instrument(s):

Document: **Warranty Deed** Dated: **January 1, 1993** Transfer Tax: **\$123.50**  
Grantor: **Robert P. Doe and Mary P. Doe, husband and wife**  
Grantee: **JOHN D. SMITH and MARY B. SMITH, husband and wife, as Joint Tenants**  
Recorded: **January 2, 1993** Series: **1234566** Book: **234** Page: **455**

Subject to any conflicts in boundary lines, or discrepancies that would be revealed by a correct survey, the land referred to in this report is situated in the County shown herein, in the State of California and is more particularly described as follows:

**LOT 1, IN BLOCK 2, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "THE TRACT MAP", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF ANY, STATE OF CALIFORNIA ON JANUARY 1, 1999 IN BOOK 12 OF MAPS AT PAGE 34.**

According to the Official Records of the County shown herein, in the State of California, in reference to the property described herein, there are no mortgages or liens purporting to affect said land other than those set out below. Provided, however that no liability is assumed with respect to the identity, legal effect or priority of any matter, shown or not shown, herein.

1. DEED of TRUST for the original amount shown below, and any other amounts payable under the terms hereof.

Original Amount: \$100,000.00  
Mortgagor: John D. Smith and Mary B. Smith, husband and wife  
Mortgagee: The Lending Company  
Dated: January 1, 1999  
Recorded, Official Records: January 2, 1999  
Series/Instrument No.: 1234567  
Book/Reel: 234  
Page/Image: 456

ASSIGNMENT of the beneficial interest under said Mortgage by instrument:

Assignee: The Assignee Company  
Recorded, Official Records: January 2, 1999  
Series/Instrument No.: 1234568  
Book/Reel: 234  
Page/Image: 457

2. JUDGMENT for the amount shown below, plus any interest and costs:

Court: Any County Superior Court  
Case No.: 123456  
Debtor: John D. Smith and Mary B. Smith  
Creditor: The Credit Card Company  
Amount: \$10,000.00  
Recorded, Official Records: June 1, 1995  
Series/Instrument No.: 456900  
Book/Reel: 567  
Page/Image: 890

3. STATE OF CALIFORNIA TAX LIEN, for the amount shown below, plus interest,

Taxpayer: John D. Smith and Mary B. Smith  
Certificate No. 24678  
Amount: \$10,000.00  
Recorded, Official Records: July 1, 1995  
Series/Instrument No.: 234678  
Book/Reel: 590  
Page/Image: 123

5. FEDERAL TAX LIEN in favor of the United States of America, for the amount shown below plus interest.

Taxpayer:	John D. Smith and Mary B. Smith
Serial No.:	265894723
Amount:	\$10,000.00
Recorded, Official Records:	August 1, 1995
Series/Instrument No.:	876234
Book/Reel:	600
Page/Image:	234

**END REPORT**

We certify our information to be complete and accurate by using reasonable diligence in searching the records within the County Recorder's Office. However, the ultimate responsibility for maintaining files rests with the filing officer and we will accept no liability beyond the exercise of reasonable care. No guarantee is given, nor liability assumed, with respect to the identity of any party named or referred to above with respect to the validity, legal effect or priority of any matter shown therein. In no event shall the Company's liability exceed the fee amount set forth above.