

**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 covenants: \_\_\_\_\_  
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:**  
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**MISCELLANEOUS NOTES OR REMARKS:**  
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**SEARCH CHECKLIST:**

Seller \_\_\_\_\_  
 Buyer \_\_\_\_\_  
 Property \_\_\_\_\_

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

Notes: \_\_\_\_\_  
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Attach Estate Abstract Sheet, if applicable.