

Title Report

Client File No. 16-DEA-618004

CLIENT REF: 16-DEA-618004 **EFFECTIVE DATE:** 7/5/2018 at 8:00 AM
L&T REF: **SEARCH DATE:** 7/18/2018

PROPERTY ADDRESS: Indian River St, Horizon City, TX

1. Title to Fee Simple estate or interest in the Land described or referred to in this Report is at the effective date hereof vested in:

Record Owner(s): **Dalia A. Valencia**

Source of Title: Special Warranty Deed from Samuel Velasco dated 12/13/2011, filed 01/12/2012 recorded in Doc No: 20120003827 in Official Public Records of El Paso County, Texas.

2. The Land referred to in this Report is described as follows:

See attached "Exhibit A"

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SCHEDULE B - PART I

REQUIREMENTS

The following are the requirements to be complied with; otherwise, they will appear as exceptions in the final policy to be issued:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Pay all taxes and/or assessments, levied and assessed against the land, which are due and payable.
4. You must tell us in writing the name of anyone not referred to in this Report who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
5. In the Loan Policy to be issued, the company will insure against defects in the title which are filed for record during the period of time between the effective date of this Report and the date of filing for record of the documents creating the estate or interest being insured, except for matters of which the insured has any knowledge. Any provisions in this Report which are in conflict herewith are hereby deemed deleted.
6. Documents, satisfactory to us, creating the interest in the land and/or the mortgage to be insured, must be signed, delivered and recorded:
7. Receipt of survey satisfying the Minimum Standard Detail Requirements of the American Land Title Association dated within 90 days of closing.
8. Owner's Affidavit in a form acceptable to Company.
9. Final Order of Forfeiture As To Real Property Located filed by United States of America against Dalia Valencia, a.k.a. Dalia Velasco, a.k.a Dalia Krantz, a.k.a. Dalia Krantz-Valencia (10) in the amount of \$unk, dated 01/26/2018, filed 02/23/2018 and recorded in Doc Id: 20180014763, aforesaid records.

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SCHEDULE B - PART II

EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Report.
2. Rights or claims of parties in possession not shown by public records, including, but not limited to, the rights of tenants in possession, if any, and all parties claiming by, through or under said tenants.
3. Easements of claims of easements not shown by the public records.
4. Encroachments, overlaps, shortage in area, boundary line disputes or other matters which would be disclosed by an accurate survey or inspection of the Land.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. Any bills, fees, charges or taxes for water, sewer, sanitation or other public services.
7. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
8. No insurance is afforded as to the exact amount of acreage as contained in the captioned property as described herein.
9. Service Members Civil Relief Act.
10. Any association assessments (special and general) recreational lease payments dues or other fees, if any.
11. Taxes and special assessments for the year 2018 and all subsequent years, as well as the lien for any additional taxes for prior years due to reassessments or rebilling.
12. Rights of spouses or parties arising under laws regarding marital homestead, tenancy by the entirety or marital interests in the subject property.

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13. Rights of redemption held by any party with regards to any judicial, quasi-judicial or non-judicial sale.
14. Affidavit Of Facts Concerning the Identity of Heirs dated 01/17/2008, filed 01/22/2008 and recorded in Doc No: 20080005069, aforesaid records
15. Affidavit Of Facts Concerning the Identity of Heirs dated 01/17/2008, filed 01/22/2008 and recorded in Doc No: 20080005068, aforesaid records

NOTE: This title report is prepared based on information furnished to our office by an independent third-party title examiner. This Report does not contain or constitute a legal opinion regarding the status of the title to the subject real property. If you require a legal opinion of title or an attorney title opinion, please let us know and we will obtain a legal opinion or attorney title opinion from an attorney licensed to practice law in the state in which the property is located.

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Exhibit A

All the following described lot, tract or parcel of land, to-wit:
Lot 10, Block 491, Horizon City (Unit Sixty-Four), an Addition in El Paso County,
Texas, according to the Plat thereof recorded in Volume 20, Page 33, Plat Records of El
Paso County, Texas.

Property Address: Indian River St, Horizon City, TX
Parcel ID: H779-064-4910-0100