

Date Issued: September 7, 2018

Commitment No.: 2050469

Other Reference No.: 13-FBI-005238

Property Address: 308 Schley Street, Itta Bena, Mississippi 38941

Name and Address of First American Title Insurance Company

Title Insurance Company: 1 First American Way
Santa Ana, CA 92707

SCHEDULE A

- 1. Commitment Date: August 30, 2018 at 7:59 a.m.
- 2. Policy or Policies to be issued:
 - (a) 2006 ALTA Owner's Policy
Proposed Insured: **TBD TBD**
Proposed Policy Amount: **TBD TBD**
 - (b) 2006 ALTA Loan Policy
Proposed Insured:
Proposed Policy Amount:
 - (c) _____ ALTA _____ Policy
Proposed Insured: N/A
Proposed Amount: N/A

- 3. The estate or interest in the land described or referred to in this Commitment is FEE SIMPLE
- 4. Title to the estate or interest in the Land is at the Commitment Date vested in:


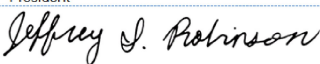
Regina King and Robert King, wife and husband, as tenants by the entirety with full rights of survivorship and not as tenants in common

SOURCE OF TITLE:
Book 428, Page 436
Recorder's Office, Leflore County, Mississippi.

- 5. The Land is described as follows:
(Continued on Second Page)

Countersigned: 

Authorized Officer or Agent
Title First Agency, Inc.
3650 Olentangy River Road, Suite 400
Columbus, Ohio 43214

First American Title Insurance Company

Dennis J. Gilmore President

Jeffrey S. Robinson Secretary

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

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Schedule A – Continued

All the real property in the County of Leflore and State of Mississippi, described as follows:

Lots 3 and 6 in Block 36 of the Haley Addition to the Town of Itta Bena, Leflore County, Mississippi, as shown by plat of said Addition in Book 1, at Page 1, of the Records of Maps on file in the office of the Chancery Clerk of Leflore County, Mississippi.

LESS AND EXCEPT:

28 feet off the South side of Lot 6 in Block 36 of the Haley Addition to the Town of Itta Bena, Leflore County, Mississippi.

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SCHEDULE B, Part I

Requirements

Commitment No: 2050469

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. All parties to the transaction must provide identification sufficient to comply with the USA Patriot Act as determined by their lender and the policy issuing agent.
6. Duly executed Owners Affidavit covering matters of Title, in a form acceptable to the Company.
7. Further exceptions and/or requirements may be made upon review of the proposed documents and/or upon further ascertaining the details of the transaction.

Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

8. Record a Final Order of Forfeiture in favor of the United States of America, pursuant to Preliminary Order of Forfeiture and Notice of Lis Pendens, Case No.: 4:13-cr-00107-MPM-JMV
9. Limited Warranty Deed from The United States of America, to TBD TBD.
10. Cancellation of the tax lien(s) shown Schedule B, Section II.
11. Pay unpaid taxes and assessments unless shown as paid:

2017 Annual Taxes: \$0.00 - No Taxes Assessed

Tax Parcel Identification:

Tax Parcel No.: 09620011200200

Assessed Value: \$0.00 - No Taxes Assessed

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SCHEDULE B, Section II

Exceptions

Commitment No: 2050469

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey.
5. 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.

SPECIAL EXCEPTIONS

6. State Tax Lien against Regina Swims King, dated January 12, 2010, filed for record January 26, 2010, Case No. 313786, to secure \$3,568.76.
7. State Tax Lien against Robert Swims, dated November 2, 2010, filed for record November 8, 2010, Cause No. 126786, to secure \$2,106.80.
8. State Tax Lien against Angelic Hospice & Palliative, dated February 15, 2011, filed for record February 18, 2011, Cause No. 324861, to secure \$1,276.00.
9. State Tax Lien against Regina Swims King, dated March 6, 2012, filed for record April 18, 2012, Cause No. 52619506, to secure \$57,796.00.
10. Federal Tax Lien against Regina Swims-King, dated July 29, 2013, filed for record August 6, 2013 and being recorded in Book 2, Page K85 and S96, Recorder's Office, Leflore County, Mississippi, to secure \$32,786.24.
11. State Tax Lien against Regina King, dated August 20, 2013, filed for record October 17, 2014, Cause No. 148843, to secure \$14,387.10.
12. State Tax Lien against Regina King, dated November 20, 2013, filed for record December 29, 2014, Cause No. 199755, to secure \$101,363.41.

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File No. 2050469

13. State Tax Lien against Regina King, dated November 20, 2013, filed for record December 31, 2014, Cause Number 281469, to secure \$14,700.94.
14. Federal Lien against Regina Swims-King, dated December 18, 2014, filed for record January 9, 2015 and being recorded in Book 2, Page K86 and S121, Recorder's Office, Leflore County, Mississippi, to secure \$7,941,435.26.
15. Federal Tax Lien against Regina Swims-King and Angelic Hospice and Palliative, dated September 28, 2015, filed for record October 6, 2015 and being recorded in Book 2, Page A101, K86 and S121, Recorder's Office, Leflore County, Mississippi, to secure \$280,965.04.
16. Building lines, easements, rights of way, restrictions and all matters as disclosed on the plat recorded in Book 1, at Page 1, Clerk's Office, Leflore County, Mississippi.
17. The lien of all taxes for the year 2018 and thereafter, but which are not yet due and payable.
18. Any easements or servitudes in the public records.
19. Any lease, grant, exception or reservation of minerals or mineral rights appearing in the public records.
20. Any matter related to the ownership of the common area of a homeowner's association or organization.
21. Delinquent Sewer and Water Bills may become a lien on the real estate. No liability is assumed by the company for ascertaining the status of utility charges and the insured is cautioned to obtain the current status of these payments.

NOTE: No liability is assumed by Company for uncertified encumbrances and the purchase contract shall be binding unless the contract is silent or ambiguous. If the contract is silent or ambiguous, the buyer assumes the risk.

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