

Preliminary Title Report

CLIENT REF: 13-DEA-583353 **EFFECTIVE DATE:** 10/25/2018 8:00 AM
L&T REF: 13-DEA-583353 **SEARCH DATE:** 11/05/2018

PROPERTY ADDRESS: 2287 Left Fork, Blackberry Road, Ransom, KY 41558

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): United States of America
Instrument type: Final Decree and Order of Forfeiture
Grantor: Ted M. Slone
Date: 07/09/2015
Rec. date: 07/24/2015
Rec. Vol.: 102/25
Consideration: NA
Case No.: 7:12-cr-00005-ART-EBA

All as recorded in the public records of Pike County, Kentucky

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

See attached "Exhibit A"

Title Report

SCHEDULE B - PART I

REQUIREMENTS

Client File No.: 13-DEA-583353

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. Mortgages:
 - a. Instrument: Mortgage
 - Type: Mortgage
 - Borrower: Ted Michael Slone and Sabrina Slone
 - Lender: Dora Elizabeth Hurley
 - Nominee: NA
 - Amount: \$22,000.00
 - Date: 03/01/2012
 - Rec. date: 03/01/2012
 - Rec. Vol.: 890/310
 - Lienholder Address: P.O. Box 71, Edgbaston, WV

Title Report

10. Delinquent taxes: None reported

Notes: Please review the attached letter and decree of forfeiture regarding this property. The letter states that the property should be removed from the tax roll as of July 2015 due to the forfeiture of the same to the U.S. government. There are no current taxes due on the subject property, in that, the U.S. Government is exempt from the same.

11. Judgments/Liens: See Exhibit "B"

12. Such other matters set forth in Exhibit "B" attached hereto.

Title Report

SCHEDULE B - PART II

EXCEPTIONS

Client File No.: 13-DEA-583353

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 entireties or marital interests in the subject property.
13. Rights of redemption held by any party with regards to any judicial, quasi-judicial or non-judicial sale.

Title Report

14. The following additional matters stated or referenced in the following items found of record with regards to the Land: See Exhibit “B”

DISCLAIMER: 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.

Title Report

Exhibit A

Legal Description:

A certain tract or parcel of land lying in Pike County, Kentucky, on Blackberry Creek and being the same land conveyed to Ted Michael Slone by deed dated March 1, 1995, of record in Deed Book 702, Page 733, in the records of the Pike County Clerk.

Bounded and described as follows: Beginning at an iron stake near the county highway and the corner of the Jaury(sp) Ward property; thence running with the Jaruey(sp) Ward property and fence line a distance of 180 feet to an iron stake located at the hill; thence turning left handed and running a distance of 74 feet with the property of Billy Ray Dotson and a fence line to an iron stake; thence turning left handed and running toward the county road and the property of Billy Ray Dotson, a distance of 188 feet to a corner post located near the highway a distance of 61.75 feet to an iron stake the point of beginning; so as to include all land in the above described boundary.

Property Address: 2287 Left Fork, Blackberry Road, Ransom, KY 41558

Parcel ID: 189-00-00-027.01

Title Report

Exhibit "B" Additional Liens & Encumbrances

- | | |
|-----------------|-----------------------------------------------------------------------------|
| 1. Lis Pendens: | Notice of Lis Pendens |
| Lienor: | United States of America |
| Named party: | Ted M. Slone |
| Date: | 11/16/2012 |
| Rec. Date: | 11/15/2012 |
| Rec. Vol.: | 93/348 |
| Case No.: | 12-5-ART |
| Court: | United States District Court Eastern District of Kentucky Southern Division |

The United States of America holds record title to the above described property and the manufactured home located thereon (VIN CHO003314KYABAC), with the following exceptions:

- 1) Taxes and assessments for the year 2018 and thereafter, not yet due and payable, and any delinquent solid waste bills which could be attached thereto.
- 2) Subject to any errors in the delinquent tax records for the years 2007-2010 as filed in the Office of the Pike County Clerk, which records are improperly indexed. (Note: the records show all prior tax years as paid but fail to indicate if they had been paid by any third party, which would result in a statutory lien for any such paid taxes on behalf of any said third-party tax bill purchaser).
- 3) Subject to the lack of marital status in the Deed of Conveyance from Rosco Ted Slone to Ted Slone and Ollie Stone, his wife, dated May 11, 1990 of record in Deed book 635, page 801. This report is subject to any inchoate rights of dower thereby created.
- 4) Subject to the reservation of a life estate by Rosco Ted Slone in Deed of Conveyance to Ted Slone and Ollie Slone, his wife, dated May 11, 1990 or record in Deed book 635, page 801.
- 5) There is an unreleased mortgage from Ted Michael Slone and Sabrina Slone, his wife, to Dora Elizabeth Hurley dated March 1, 2012 of record in Mortgage Book 890, page 310 encumbering subject property in the amount of \$22,000.00. However, it appears that this mortgage is of no effect, in that, the Final Decree and Order of Forfeiture of record in Encumbrance Book 102, page 25 includes information that Dora Elizabeth Hurley was

Title Report

served on this case to this Final Decree and Order of Forfeiture on May 4, 2015 and she made no claim as to the lien she would have as a result of this mortgage.

- 6) Subject to the following unpaid property taxes in the name of Ted Michael and Sabrina Slone:

Bill No.	Face Amount	Amount due if paid by 11/30/2018
1999-028207	\$36.12	\$237.40
2000-028542	\$36.12	\$230.21
2001-028755	\$35.82	\$220.32
2002-028800	\$34.72	\$207.26
2003-028927	\$35.80	\$203.12
2004-028563	\$35.76	\$194.43
2005-028727	\$33.88	\$190.93
2006-028806	\$34.88	\$186.13
Total:		\$1,669.80

There is an unreleased Lis Pendens notice in a case styled U.S.A., Plaintiff, VS. Ted M. Slone, Defendant, recorded on November 20, 2012 or record in Encumbrance Book 93, page 348, Pike Criminal Case No. 12-5-ART. This Lis Pendens notice will be of no effect once the U.S.A. conveys subject property.