



Specify

Dennis Wilson

for **TITLE** each time you Open Escrow!

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The Preliminary Report Explained

If any of the following items appear on your Preliminary Report, they will require immediate attention.

A delay in closing may result without immediate attention.

A CLAIM MECHANICS LIEN

AMOUNT: \$2,333.00

BY: JOHN CONTRACTOR

RECORDED: JANUARY 5, 2001 AS INSTRUMENT NO. 01-333

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1. MECHANICS LIEN:

A statutory lien in favor of persons contributing labor, material, supplies, etc. to a work of improvement upon real property.

- A release must be recorded to be removed.

NOTICE OF ACTION FILED IN:

COURT: SUPERIOR

CASE NO: A111223

PLANTIFF: JOHN CONTRACTOR

VS.

DEFENDANT: JOHN CONSUMER

PURPOSE: FORECLOSE / QUIET TITLE

RECORDED: MARCH 5, 2001 AS INSTRUMENT NO. 01-2222

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2. NOTICE OF ACTION:

A lis pendens. A notice of a pending law suit recorded, that warns all persons that the property is the subject matter of a litigation. Any interest acquired during the pending of the suit are subject to it's outcome.

- A release and/or a withdrawal of the action is required to be recorded to remove.

SUBJECT TO PROCEEDINGS PENDING IN THE BANKRUPTCY COURT OF THE CENTRAL DISTRICT OF THE U.S. DISTRICT COURT. CALIFORNIA, ENTITLED: IN RE: JOHN CONSUMER, DEBTOR, CASE NO. AP12334, WHEREIN A PETITION FOR RELIEF WAS FILED ON THE DATE OF JANUARY 20, 2001.

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3. BANKRUPTCY:

A proceeding in the U.S. Bankruptcy Court wherein assets of a debtor (unable or unwilling to pay debts) are applied by an ocer of the court in satisfaction of a creditor's claim.

- Debtor must be discharged or dismissed from the case.

THE EFFECT OF A DEED, DATED JUNE 4 1991 EXECUTED BY JUNE CONSUMER AS GRANTOR, TO JOHN CONSUMER AS A GRANTEE, RECORDED JANUARY 19, 2001 AS INSTRUMENT NO. 01-12222.

THE REQUIREMENT THAT THIS OFFICE BE FURNISHED WITH EVIDENCE THAT SAID DEED WAS AN ABSOLUTE CONVEYANCE, FOR VALUE, AND THAT THERE ARE NO OTHER AGREEMENTS, ORAL OR WRITTEN, REGARDING OWNERSHIP OF THE LAND DESCRIBED HEREIN.

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4. UNINSURED DEED:

A deed that has been recorded but is believed to not have been checked as to its validity. Additional information may be needed before passing title.

- Call your title ocer to see what might be needed in each case.

THE LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.

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5. ACCESS:

A landowner's right to have ingress to and egress from the property to public street.

- This property does not have legal access.

NOTICE: PARAGRAPH 4 OF THE INSURING PROVISIONS ON THE FACE PAGE OF THE POLICY WILL BE DELETED FROM THE POLICY TO BE ISSUED.

Information deemed reliable, but accuracy is not guaranteed.

