



Fidelity National Title Company

5000 Van Nuys Blvd., Suite 500, Sherman Oaks, CA 91403
Phone: (818) 881-7800

AMENDED PRELIMINARY REPORT

EFFECTIVE DATE: July 16, 2019 at 7:30 a.m., Amended: August 5, 2019, Amendment No. 1

ORDER NO.: 00208572-994-VNO-TW2

The form of policy or policies of title insurance contemplated by this report is:

ALTA Homeowner's Policy of Title Insurance (12-2-13)
ALTA Extended Loan Policy (6-17-06)

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Robert Badgwell, as to an undivided one-half interest and Linda Sue James, as to an undivided one-half interest, as tenants in common

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

See Exhibit A attached hereto and made a part hereof.

PRELIMINARY REPORT
YOUR REFERENCE: 1542 Bradbury Avenue

Fidelity National Title Company
ORDER NO.: 00208572-994-VNO-TW2

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF DUARTE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 62 OF TRACT NO. 13041, IN THE CITY OF DUARTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 328 PAGES 25 AND 26 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8528-002-061

PLOTTED EASEMENTS

EXCEPTIONS

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2019-2020.
2. Said property has been declared tax defaulted for non-payment of delinquent taxes for the fiscal year 2018-2019.

APN No.: 8528-002-061
Default No. none shown
Default Date: June 30, 2019

Amounts to redeem for the above-stated fiscal year (and subsequent years if any) are:

Amount: \$1,018.74, by August 31, 2019
Amount: \$1,031.93, by September 30, 2019

3. Note: Property taxes for the current fiscal year shown below HAVE NOT BEEN PAID. (Please refer to Default/Delinquent information shown above.) For proration purposes the amounts were:

Code Area: 03413
Tax Identification No.: 8528-002-061
Fiscal Year: 2018-2019
1st Installment: \$439.71 Delinquent + Penalty \$43.97
2nd Installment: \$439.71 Delinquent + Penalty \$53.97
Exemption: \$7,000.00
Land: \$11,178.00
Improvements: \$23,457.00
Personal Property: \$0.00

4. Supplemental assessment for 2018-2019:

1st Installment \$1,139.93, Delinquent + Penalty \$113.99
Must be Paid By: July 31, 2019
2nd Installment \$1,139.92, Open
Must be Paid By: November 30, 2019
Bill No.: 18010

5. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

Note: If said supplementals (if any) are not posted prior to the date of closing, this company assumes no liability for payment thereof.

6. Water rights, claims or title to water, whether or not disclosed by the public records.

EXCEPTIONS
(Continued)

7. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, citizenship, immigration status, primary language, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: June 8, 1948
Recording No: 3046, Official Records

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Public utilities
Recording Date: September 7, 1948
Recording No: 1937, Official Records
Affects: Said land

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Public utilities
Recording Date: September 28, 1948
Recording No: 2971, Official Records
Affects: Said land

10. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$50,000.00
Dated: January 24, 2006
Trustor/Grantor: Robert Badgwell, an unmarried person and Linda James, an unmarried person
Trustee: PRLAP, Inc.
Beneficiary: Bank of America, N.A.
Loan No.: As provided therein
Recording Date: February 17, 2006
Recording No: 06-0365877, Official Records

The effect of a full reconveyance recorded December 22, 2017 at 20171495147, which purports to reconvey the above-mentioned Deed of Trust.

No statement is made hereto as to the effect or validity of said reconveyance.

The requirement that this Company be furnished with confirmation from the lender that the Deed of Trust has been released prior to issuance of a policy of title insurance.

11. The Company and its policy issuing agents are required by Federal law to collect additional information about certain transactions in specified geographic areas in accordance with the Bank Secrecy Act. If this transaction is required to be reported under a Geographic Targeting Order issued by FinCEN, the Company or its policy issuing agent must be supplied with a completed ALTA Information Collection Form ("ICF") prior to closing the transaction contemplated herein.

To protect the private information contained in the attached form and photo ID, please return via a secured method.