



An Appraisal and Title Management Company

COMMITMENT TO INSURE TITLE

INRE:

Owner One, Owner Two

PARKWAY CENTER
PA 15220 ALLEGHENY
NASCO File # 95060031-7

ISSUED TO:

Sample Account
363 Vanadium Rd
Pittsburgh PA 15220
Client #: NAT001

This commitment to insure includes by reference all terms, conditions and stipulations set forth in the standard commitment jacket issued by Stewart Title Guaranty Company.

Based on a loan amount of \$25,000.00, the basic rate for title insurance will be \$0.00.

SCHEDULE A

Effective Date: 1/1/95 Date of Search: 1/1/95

Proposed Insured: Sample Account, its successors and/or assigns.

The estate or interest in the land described or referred to in this Commitment and covered herein is Fee Simple, and title to the estate or interest in said land at the effective date hereof is vested in:

Sample Title Commitment
Owner one and Owner two

By a Deed from Prior Owner one dated 1/1/95 and recorded 1/1/95 in the Records Office of ALLEGHENY County and referenced as Book 123 Page 123.

The land referred to in this Commitment is described as follows:

Lot 12 Block 123 Section 123 in County of Allegheny and State of Pennsylvania

SCHEDULE B - SECTION I

The following requirements are to be complied with:

- 1) Instruments in insurable form creating the estate or interest to be insured must be executed, delivered, and filed of record.

Mortgage from Owner One and Owner two to Mortgagee

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SCHEDULE B - SECTION II

The following items will appear as exceptions on the Title Policy 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 commitment.
- 2) Rights or claims by parties in possession or under the terms of any unrecorded lease or agreement(s) of sale.
- 3) Any variation in location of lines, dimensions, easements, area content, or other matters which an accurate current survey would disclose.
- 4) Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by public records.
- 5) Town, County and School Taxes, and Water and Sewer Rents for the current year. (If paid, receipts are to be produced and filed with the Company.)
- 6) Township, County and School Taxes, and Water and Sewer Rent for the last three taxable years to be produced and filed with the Company.
- 7) Possible additional tax assessments for new construction and/or major improvements.
- 8) Proof of identity, legal age, competency and marital status of all parties to the transaction.
- 9) Taxes:

1994 Real Estate \$100 - Paid

Tax ID: 123-123-00-123-123-00

10) Mortgages:

Mortgagee:	Mortgagee
Amount: \$1500	Executed: 1/1/95 Filed: 1/1/95 Book: 123 Page: 123
Signed By:	Owner one and Owner two

11) Judgments:

Type of Lien:	Judgment
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