



**Title Contact Information:**  
WFG National Title Insurance Company  
3757 State Street  
Santa Barbara, CA 93105  
Phone: (805) 698-8705  
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## PRELIMINARY REPORT

WFG National Title Insurance Company  
3757 State Street Suite 300B  
Santa Barbara, CA 93105  
Phone: (805) 687-1700  
Fax: (805) 687-1711  
E-mail: ablix@wfgtitleco.com

Escrow Officer: Allison Blix

Title Officer: Karl Emrick

Order No.: 17-119243

Property Address:  
130 St Joseph Street  
Los Alamos, CA 93440

APN: 101-151-002

In response to the above referenced application for a policy of title insurance, WFG National Title Insurance Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance of describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien, or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit One attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit One. Copies of the policy forms should be read. They are available from the office which issued this report.

**Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.**

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land. This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

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

**ALTA® HomeOwner's Policy (12-02-13)**  
**ALTA® Ext Loan Policy (06-17-06)**  
**Issued by WFG National Title Insurance Company**

Dated as of: **October 5, 2017 at 7:30 am**

The estate or interest in the land hereinafter described or referred to covered by this Report is:

**A Fee**

Title to said estate or interest at the date hereof is vested in:

**Kerry L. Mormann, a married man as his sole and separate property**

view image

The land referred to in this report is situated in the State of California, County of Santa Barbara, and is described as follows:

**SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 12 IN BLOCK 4 IN THE TOWN OF LOS ALAMOS, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK B PAGE 406 OF MISCELLANEOUS RECORDS OF SAID COUNTY.

SAID LAND IS ALSO SHOWN ALONG WITH OTHER LAND ON RECORD OF SURVEY FILED IN BOOK 147, PAGE 77 OF RECORD OF SURVEYS, CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 11, 2003, AS INSTRUMENT NO. 03-17330.

APN: 101-151-002

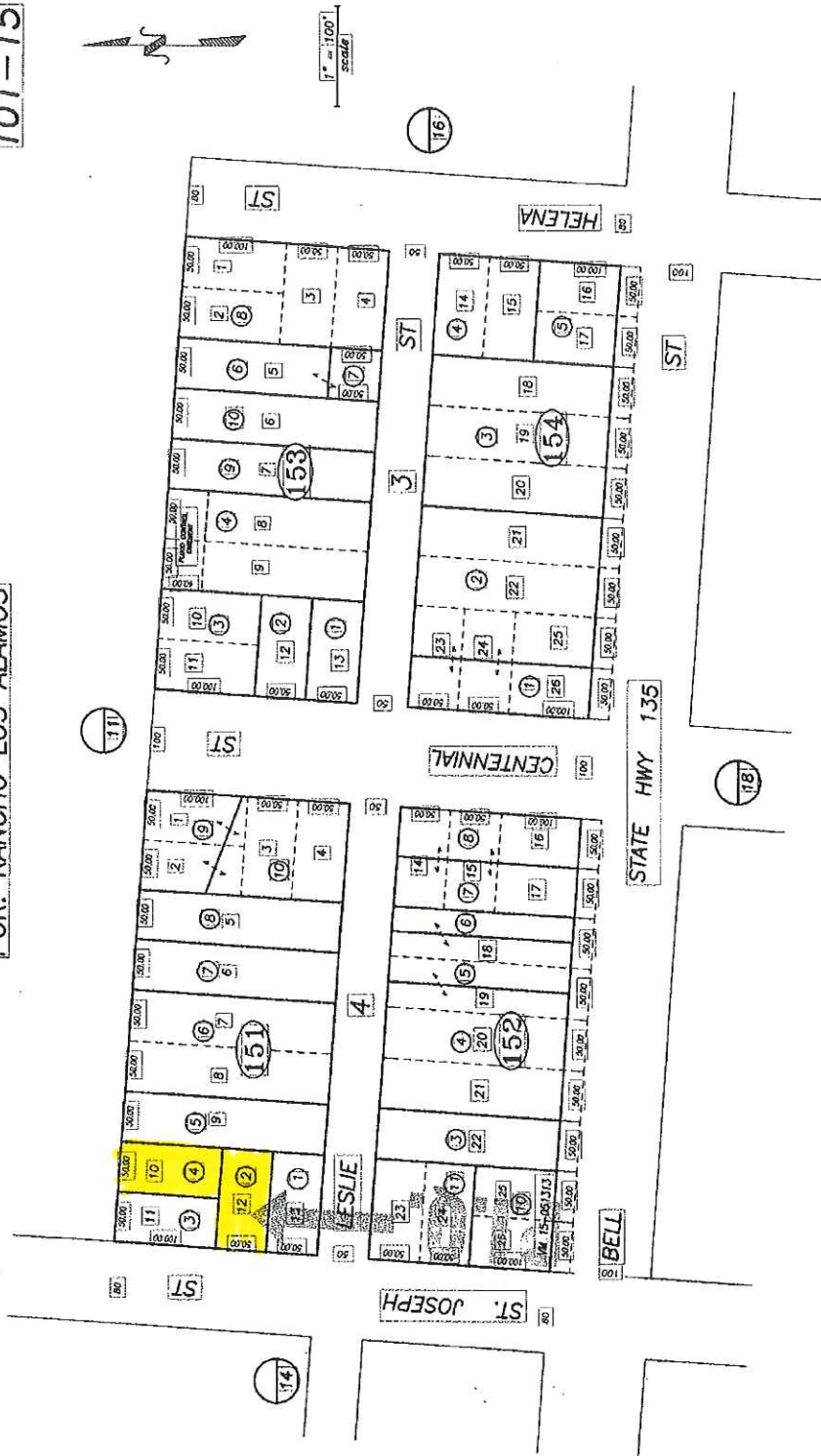
**At the date hereof exception to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:**

- 1a. General and County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2017-2018:
- |                  |  |
|------------------|--|
| 1st Installment: | \$1,965.38 (due December 11, 2017) Due |
| Penalty:         | \$196.53                               |
| 2nd Installment: | \$1,965.38 (due April 10, 2018) Due    |
| Penalty:         | \$226.53                               |
| APN No.:         | 101-151-002                            |
| Code Area:       | 80-126                                 |
- 1b. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
- 1c. Assessments, for community facility districts, if any, affecting said land which may exist by virtue of assessment maps or notices filed by said districts.
- 1d. The liens of bonds and assessments liens, if applicable, collected with the general and special taxes.
2. Water rights, claims or title to water, whether or not shown by the public records.
3. The rights of the public in and to that portion of the herein described land lying within streets, roads or highways.
4. A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby :
- |                 |   |
|-----------------|---|
| Amount:         | \$168,750.00  |
| Dated:          | June 8, 2009  |
| Trustor:        | Kerry L. Mormann, a married man as his sole and separate property |
| Trustee:        | ReconTrust Company, N.A.  |
| Beneficiary:    | Mortgage Electronic Registration Systems, Inc. ("MERS")           |
| Lender:         | Bank of America, N.A.   |
| Recorded:       | June 16, 2009   |
| Instrument No.: | 2009-0034867, of Official Records.                                |

**END OF EXCEPTIONS**

101-15

POR. RANCHO LOS ALAMOS



**NOTICE**  
 Assessor's Parcels are for tax assessment purposes only and do not indicate actual parcel registry or a valid building title.

Assessor's Map Bk, 101-Pg. 15  
 County of Santa Barbara, Calif.

02/01/1879 R.M. Bk. B, Pg. 406, Tract Town of Los Alamos

UD/16 132-10, voluntary map