



REAL ESTATE ASSET INTEL REPORT

CONFIDENTIAL WORK PRODUCT

IMPORTANT NOTICES: Please review the bankruptcy and judgment/lien sections (if any) that may be relevant to the subject property. If the subject property was and/or will be purchased/sold conventionally or at auction, please verify all report information and ensure that all property and/or personal liens against the current owner and/or pre-foreclosure owners, if any, were discharged in bankruptcy, satisfied, extinguished in foreclosure or otherwise resolved to ensure clear title. NOTE: (1) In some cases, certain liens should be included in the opening minimum bid at auction, but are not and later form a title cloud; and (2) Quitclaim and Special-Purpose Deeds, including but not limited to Sheriff, Trustee, Tax, Executor, Administrator, Guardian deeds, and Bargain & Sale deeds without covenants do NOT guarantee clear title to the new owner.

The public records and commercially available data sources accessed and used to compile the subject report(s) may have errors. Data is sometimes entered poorly, processed incorrectly and is generally not free from defect. Therefore, this report should not be relied upon as definitively accurate. Before relying on any data this report supplies, it should be independently verified before closing any transaction. For Secretary of State documents, the data is for information purposes only and is not an official record. Certified copies may be obtained from that individual state's Department of State.

This report shall *not* be used for any purpose that (i) infringes any third party's copyright, patent, trademark, trade secret or other proprietary rights or legal rights to privacy, or (ii) is defamatory, libelous, unlawfully threatening or unlawfully harassing. The public information in this report has not been collected for credit purposes and is not intended to be indicative of any consumer's credit worthiness, credit standing or credit capacity. This report shall *not* be used (i) as a factor in establishing an individual's eligibility for credit or insurance, (ii) in connection with underwriting individual insurance, (iii) in evaluating an individual for employment purposes, (iv) in connection with a determination of an individual's eligibility for a license or other benefit granted by a governmental authority, (v) in any way that would cause the services or information to constitute a "consumer report" under the Fair Credit Reporting Act, 15 U.S.C. § 1681 et seq., or (vi) in any other manner that would cause such use of these services to be construed as a consumer report by any pertinent governmental authorities.

U.S. Asset Records is an asset research and consulting firm and does NOT close transactions or issue title insurance policies. Nothing in this report shall be construed as legal or tax advice. Please consult the advice of an attorney and/or CPA if you need legal or tax recommendations. Please direct inquiries and quote requests for document preparation and complete easement search services through the contact page at www.usassetrecords.com.

REAL ESTATE INTEL REPORT
Service Order #0000 | September 29, 2026

SUBJECT PROPERTY	
Property Address	1234 E Example Lane, Anytown, NV 89000-0000
Assessor Parcel Number	000-000-01, shown on the tax roll as 00000001
Jurisdiction	City of Anytown, Sample County, Nevada
Subdivision	Sample Ranch Estates Unit 3, Phase 1, Tract Map 1000
Land Use	Single Family Residential, owner occupied
Zoning	SF8
Prior APN	000-000-02
Tax District	1000
Lot Area	6,752 square feet or 0.155 acre on the assessment roll. The plat dimensions compute to approximately 6,760 square feet.
Utilities	Public water and public sewer
Census Tract	000.01, block group 2, block 012
Coordinates	Latitude 39.000000, Longitude -119.000000

LEGAL DESCRIPTION AND PARCEL DATA	
Lot 19 in Block A of Sample Ranch Estates Unit 3, Phase 1, according to the map thereof filed in the office of the County Recorder of Sample County, State of Nevada, on August 11, 1994, as File No. 1000523, Tract Map No. 1000.	
Plat Dimensions	65.00 feet of frontage on East Example Lane, a 65.00 foot rear line, and side lines of 104.00 feet each
Subdivider	Sample Land L.P., a California limited partnership. The map divides a portion of Parcel 3 of Record of Survey 1001.
Access	Frontage on East Example Lane, a dedicated public street. The recorder index shows a City of Anytown Resolution Accepting Streets, document 9000001, recorded October 8, 1997. That instrument was identified in the index and not obtained.
Rear Boundary	As drawn on sheet 2 of Tract Map 1000, Parcel A lies behind Lots 16 through 19. The map labels it at about 7.2 acres, with the final digit reading as 7.209. The owner certificate dedicates Parcels A and B to the City of Anytown. This is consistent with the open space the 2017 listing described behind the home.
Consistency of Description	Lot, block, subdivision, unit, phase, tract map number and filing date agree in every instrument examined. The map file number does not. See Map File Number Citation below and Notes and Considerations.

MAP FILE NUMBER CITATION			
RECORDED	DOCUMENT	INSTRUMENT	FILE NO. CITED
01/30/2025	9000002	Affidavit, Death of Trustee	1100523
11/28/2018	9000003	Grant, Bargain and Sale Deed into the trust	1100523
11/03/2017	9000004	Grant, Bargain and Sale Deed, Prior to Sample and Doe	1100523
07/31/2007	9000005	Spousal Deed	1000523
07/31/2007	9000006	Grant, Bargain, Sale Deed, Former to Prior	1000523
02/27/1998	9000007	Deed of Trust, Former	1000523
09/20/1996	9000008	Deed of Trust, Former	1000523
09/20/1996	9000009	Deed, 1000 Holding Corporation to Former	1000523
09/20/1996	9000010	Conveyance of Beneficial Interest	1000523
08/11/1994	1000523	Tract Map 1000, recorder file stamp	1000523

Document 1100523 is an Assignment of Mortgage or Deed of Trust dated July 1, 1995 from Hamilton Financial Corporation to BancBoston Mortgage Corporation on an unrelated loan secured by 200 Other Street, Othertown. It has no connection to the subject lot. Every other element of the description in the three most recent instruments is correct.

CURRENT TITLE AND VESTING	
Vested Owner	John A. Sample and Jane B. Doe, Trustees of The Doe Sample Family 2018 Trust, dated October 30, 2018
Vesting Instrument	Grant, Bargain and Sale Deed, document 9000003, dated October 30, 2018, recorded November 28, 2018 at 11:31 AM
Grantors	John A. Sample and Jane B. Doe, husband and wife as joint tenants. Both signed and both acknowledged on October 30, 2018 before Sam N. Public, Notary Public, State of Nevada.
Transfer Tax	Real property transfer tax \$0
Prepared By	Lee H. Counsel, Esq., Counsel Law Practice, PLLC, Anytown
Trustee Succession of Record	Affidavit, Death of Trustee, document 9000002, recorded January 30, 2025, reciting the death of John A. Sample and the consent of Robert C. Doe-Sample to act as successor trustee
Current Trustees as Addressed of Record	Jane B. Doe, cotrustee, and Robert C. Doe-Sample, cotrustee, per the mailing block of document 9000002

CURRENT TITLE AND VESTING	
Assessment Roll Vesting	Doe Sample Family 2018 Trust, Doe Trustee Jane B, and Doe-Sample Trustee Robert C, as of September 28, 2026
Trust Name as Indexed	The recorder indexes the trust consistently as DOE SAMPLE FAMILY 2018 TRUST

CHAIN OF TITLE					
RECORDED	DOC#	INSTRUMENT	GRANTOR	GRANTEE	PRICE OR TAX
01/30/2025	9000002	Affidavit, Death of Trustee	John A. Sample, trustee, deceased	Recital of successor trustee, Robert C. Doe-Sample. No conveyance.	None
11/28/2018	9000003	Grant, Bargain and Sale Deed	John A. Sample and Jane B. Doe, husband and wife as joint tenants	John A. Sample and Jane B. Doe, Trustees of The Doe Sample Family 2018 Trust dated October 30, 2018	Transfer tax \$0
11/03/2017	9000004	Grant, Bargain and Sale Deed dated 10/26/2017	Alice E. Prior, an unmarried woman, who acquired title as a married woman as her sole and separate property	John A. Sample and Jane B. Doe, husband and wife as joint tenants	\$348,000, transfer tax \$1,426.80
07/31/2007	9000005	Spousal Deed dated 07/30/2007	Frank Prior, spouse of grantee	Alice E. Prior, a married woman as her sole and separate property	Transfer tax \$0, spouse to spouse exemption
07/31/2007	9000006	Grant, Bargain, Sale Deed	Carol F. Former, an unmarried woman	Alice E. Prior, a married woman as her sole and separate property	\$315,000, transfer tax \$1,291.50

CHAIN OF TITLE					
RECORDED	DOC#	INSTRUMENT	GRANTOR	GRANTEE	PRICE OR TAX
09/20/1996	9000009	Deed dated 09/19/1996	1000 Holding Corporation, formerly known as Example Homes Corporation	Carol F. Former, an unmarried woman	Transfer tax \$262.40
09/20/1996	9000010	Conveyance of Beneficial Interest dated 09/19/1996	Example Homes, a Nevada general partnership	Carol F. Former	Transfer tax \$0

The chain from the 1996 conveyance out of the builder forward is continuous. In 1996 record title stood in 1000 Holding Corporation and the beneficial interest in Example Homes, and both conveyed to Carol F. Former on the same day. The 2007 spousal deed cleared any community interest of Frank Prior. Alice E. Prior signed the 2017 deed personally, with no attorney in fact. Both joint tenants signed the 2018 deed into the trust, so the full fee passed to the trustees.

The 1996 deed conveys subject to the Declaration of Covenants, Conditions and Restrictions recorded April 15, 1994 in Book 1000, Page 100, as document 9000011, and reserves the utility and drainage easements shown on the plat.

END

MORTGAGES AND VOLUNTARY LIENS					
DATE	DOC. NO.	TRUSTOR	LENDER	AMOUNT	RELEASE
11/03/2017	9000012	John A. Sample and Jane B. Doe	MERS as nominee for Cardinal Financial Company, Limited Partnership	\$278,400	9000013, with substitution of trustee, dated 11/04/2025, recorded 11/04/2025

MORTGAGES AND VOLUNTARY LIENS					
DATE	DOC. NO.	TRUSTOR	LENDER	AMOUNT	RELEASE
12/10/2009	9000014	Alice E. Prior	Wells Fargo Bank, N.A.	\$241,850	9000015, dated 11/20/2017, recorded 11/20/2017
07/31/2007	9000016	Alice E. Prior	Wells Fargo Bank, N.A.	\$252,000	9000017, identified in index, recorded 12/22/2009
02/14/2007	9000018	Carol F. Former	MERS for Universal American Mortgage Co. of California	\$95,000	9000019, dated 08/02/2007, recorded 08/13/2007
01/06/2003	9000020	Carol F. Former	MERS for Countrywide	\$88,000	9000021, dated 07/21/2005, recorded 08/02/2005
02/27/1998	9000007	Carol F. Former	Countrywide Home Loans	\$127,500	9000022, dated 01/07/2003, recorded 01/13/2003
09/20/1996	9000008	Carol F. Former	Countrywide Home Loans	\$126,000	9000023, dated 03/31/1998, recorded 04/14/1998

No deed of trust remains open of record against Lot 19. Each reconveyance examined identifies the deed of trust it releases by document number. The most recent, document 9000013, releases the 2017 Cardinal Financial deed of trust, document 9000012, which secured the purchase by John A. Sample and Jane B. Doe. The amounts of the 1996 and 1998 deeds of trust were read from the recorded images. The other amounts are unverified because those deeds of trust were not obtained.

FORECLOSURE AND DEFAULT HISTORY

None identified.

BANKRUPTCY FILINGS

None identified.

JUDGMENTS, TAX WARRANTS AND INVOLUNTARY LIENS

None against the trust, the trustees or Lot 19 as currently owned. Four involuntary liens recorded against prior owners appear of record. Each is released of record.

DATE	DOC. NO.	INSTRUMENT	PARTIES	AMOUNT	RELEASE
07/22/2014	9000024	Default Judgment with Affidavit of Judgment, cover page citing APN 000-000-01	Capital One Bank (USA), N.A. v. Alice Prior, Justice Court of Anytown Township, Case RJC 2013 000001, judgment entered 02/24/2014	\$3,329.54 plus costs, handwritten and not fully legible	9000025, Satisfaction of Judgment dated 11/08/2017, recorded 06/27/2018
01/21/2014	9000026	Lien for Sewer Use Fees, City of Anytown	Owner Alice E. Prior	\$624.32	9000027, Release of Lien Claim dated 03/10/2014, recorded 03/12/2014
11/07/2012	9000028	Lien for Sewer Use Fees, City of Anytown	Owner Alice E. Prior	\$789.20	9000029, Release of Lien Claim dated 11/05/2013, recorded 03/03/2014
07/20/2011	9000030	Default Judgment and Order, child support, District Court, Family Division, Case FV11-00001	State of New Jersey and Kim Payee v. Frank Prior	Ongoing support	9000031, Release of Judgment Lien dated 05/02/2018, recorded 05/03/2018

Each sewer lien release states that the indebtedness was fully satisfied either by payment from the property owner or by transfer of the debt to the Sample County property tax roll, citing Anytown Municipal Code 12.16.440. The releases do not state which. The current tax bill carries no sewer charge.

The Capital One judgment remained of record through the November 3, 2017 sale. Its satisfaction is dated five days after closing, which suggests payment from sale proceeds. That is an inference and the satisfaction does not state the source of payment. The support judgment ran against Frank Prior, who had conveyed any interest to Alice E. Prior by the 2007 spousal deed, and it was released in 2018.

NAME SEARCHES, SAMPLE COUNTY RECORDER

Jane B. Doe	Indexed only on documents 9000004, 9000012, 9000003 and 9000013. No lien, judgment, lis pendens or notice of default.
John A. Sample	Indexed only on the same instruments and document 9000002. Entries for other individuals named John Sample were reviewed and excluded.
Robert C. Doe-Sample	Indexed only on document 9000002 under every name form searched. No lien or judgment against him individually.
Similar Names Excluded	Six entries from 1992 through 2002 under SAMPLE ROBERT C belong to a different individual who held a Anytown homestead and trust while Robert C. Doe-Sample resided outside Nevada. Entries for other individuals named Robert Sample, including a 2014 Othertown lien that was released, were also excluded.
Trust and Prior Owners	The trust is indexed only on its own instruments. The PRIOR and FORMER, CAROL indexes were reviewed in full, and only the instruments listed in this report tie to the parcel.

UCC FILINGS

None against Lot 19 or the trust. A UCC filing against Robert C. Doe-Sample individually concerning a New York cooperative apartment is noted under Other Real Property.

ASSESSMENT AND PROPERTY TAX

Bill	2026-2027 Sample County real property tax, Bill No. 2026000001
Owner on Bill	Doe Sample Family 2018 Trust
Gross Tax	\$3,993.87
Credits	-\$1,318.51
Net Tax	\$2,675.36
Payment	\$1,366.95 received September 27, 2026, receipt B26.000001
Tax Retired by Payment	\$1,340.05
Balance Payable	\$1,335.31, minimum due \$667.66
Special Assessments	None. No sewer charge and no special assessment district appears on the bill.
Prior Year Delinquency	None. Each of the four prior years is paid in full.

INSTALLMENT SCHEDULE 2026-2027		
INSTALLMENT	DUE	LAST DAY WITHOUT PENALTY
Fourth	03/01/2027	03/11/2027
Third	01/04/2027	01/14/2027
Second	10/05/2026	10/15/2026
First	08/17/2026	08/27/2026

DISTRIBUTION BY FUND			
FUND	GROSS	CREDIT	NET
City of Anytown	\$1,046.11	-\$345.77	\$700.34
Remediation	\$4.27	\$0.00	\$4.27
State of Nevada	\$185.29	-\$61.24	\$124.05
Sample County	\$1,516.87	-\$501.35	\$1,015.52
Sample County School District	\$1,240.87	-\$410.15	\$830.72
Sample Valley Water Basin	\$0.46	\$0.00	\$0.46
Total	\$3,993.87	-\$1,318.51	\$2,675.36

PRIOR YEARS			
TAX YEAR	BILL NO.	AMOUNT	STATUS
2025	2025000002	\$2,596.88	Paid in full
2024	2024000003	\$2,523.29	Paid in full
2023	2023000004	\$2,449.55	Paid in full
2022	2022000005	\$2,379.57	Paid in full

The fund totals reconcile to the bill. The September 27, 2026 payment exceeds the tax it retired by \$26.90. The first installment was payable without penalty through August 27, 2026, and NRS 361.483 adds a penalty of 4 percent when one installment is not paid within 10 days after it is due. The difference is consistent with that penalty, although the bill does not itemize it. The taxes retired correspond to approximately the first two installments, and the balance corresponds to the third and fourth. The Treasurer notes that a purchaser is responsible for taxes not paid at the close of escrow.

ASSESSED VALUES				
FISCAL YEAR	TAXABLE LAND	TAXABLE IMPROVEMENTS	TAXABLE TOTAL	ASSESSED TOTAL
2026-2027	\$135,000	\$176,406	\$311,406	\$108,992
2025-2026	\$124,500	\$179,979	\$304,479	\$106,568

Basis	The 2026-2027 values are the Assessor values as of September 28, 2026, with assessed land of \$47,250 and assessed improvements of \$61,742. The 2025-2026 values are unverified.
Assessment Ratio	Under NRS 361.225 property is assessed at 35 percent of taxable value. Both years reconcile to that ratio.
Tax Cap Status	Low Cap Qualified Primary Residence, with a tax cap value of \$208,480 and no exemption
Partial Abatement	NRS 361.4723 gives the owner of a single family residence that is the owner's primary residence a partial abatement of property taxes. The statute provides that an owner who occupies the residence does not lose eligibility because title is held in a trust for estate planning. The credits of \$1,318.51 on the 2026-2027 bill are consistent with this abatement.

PHYSICAL STATUS, PERMITS AND VACANCY	
Year Built	Built in 1996. The certificate of occupancy is shown in permit records as September 17, 1996.
Design	One story single family residence
Rooms	4 bedrooms, 2 baths
Living Area	1,613 square feet, 2,096 square feet gross
Garage	Attached two car garage, 483 square feet
Construction	Wood frame with hardboard exterior walls
Quality Class	R30, average
Roof	Concrete tile
Systems	Forced air heat, central air conditioning, one fireplace
Other	Patio 250 square feet, porch 70 square feet, no pool
Occupancy	Owner occupied, and qualified on the assessment roll as a primary residence
Vacancy	Not vacant

BUILDING PERMITS					
DATE	PERMIT	TYPE	VALUE AND FEE	OWNER	DETAIL
11/20/1996	LDP96-000001	Remodel and addition	\$877 value, \$52 fee	Carol Former	Irrigation system. Permit expired 01/09/1998.
09/25/1996	LDP96-000002	Fence and shed	\$1,400 value, \$60 fee	Example Homes Corporation	6 foot wood and iron rear fence
02/08/1996	LDP96-000003	New construction	\$80,396 value, \$5,040 fee	Example Homes Corporation	Single family residence. Certificate of occupancy 09/17/1996.
02/07/1995	LDP95-000004	Remodel and addition	Value not shown, \$33 fee	Example Homes Corporation	No description
Permit entries are reported but unverified. No permit after 1996 appears in public records.					

TRUST INSTRUMENT AND TRUSTEE AUTHORITY	
Trust Instrument	Not of record. The declaration of trust dated October 30, 2018 names John A. Sample and Jane B. Doe as trustors per the recitals of document 9000002.
Death of Original Trustee	John Allen Sample died March 14, 2023 in Anytown. A certified death certificate is attached to document 9000002 and names Jane Doe as surviving spouse.
Affidavit of Robert C. Doe-Sample	Signed January 16, 2025 before Dana J. Witness, Notary Public. States that he is the named cotrustee under the trust, that the trust was in effect at the death of the decedent and has not been revoked, amended or terminated, and that he consents to act as successor trustee. Recording was requested by Sample Title LLC.
Signature of Jane B. Doe	Jane B. Doe did not sign document 9000002.
Appointment of Robert C. Doe-Sample	No instrument of record shows how or when Robert C. Doe-Sample became cotrustee. The affidavit recites the appointment and the trust instrument is not recorded.
Certification of Trust	Under NRS 164.400 a trustee may present a certification of trust in lieu of a copy of the trust instrument, and the certification must be in the form of an affidavit signed and acknowledged by all of the currently acting trustees. Under NRS 164.410 it may confirm, among other things, the identity of each currently acting trustee, the powers of the trustee, and whether all or fewer than all cotrustees must act.

OPEN ENCUMBRANCES OF RECORD

None identified. No deed of trust, judgment, lien, lis pendens, notice of default or assessment lien remains open of record against Lot 19 or against the trustees. The recorded CC&Rs and plat easements, which run with the land, are addressed in their own sections.

COVENANTS, CONDITIONS AND RESTRICTIONS

Instrument	Declaration of Covenants, Conditions and Restrictions for Sample Ranch Estates (Single Family Residential Subdivision), document 9000011, Book 1000, Page 100, recorded April 15, 1994, dated March 31, 1994, 27 pages
Declarant	Sample Land, L.P., by Sample Development Company, Inc., general partner, signed by Joe Builder and Pat M. Builder
Land Covered	Exhibit A covers Parcels 2, 3, 5, 6 and 7 of Record of Survey 1001, document 9000032, filed March 16, 1994. Lot 19 is part of Parcel 3, so the declaration binds it directly without annexation.
Amendments	None of record. Every later declaration, amendment and supplemental indexed under the Sample Ranch Estates name belongs to other units and other declarants. Four certificates of amendment recorded under the Sample Land name were examined and each is a surveyor map correction reciting NRS 278.473, not an amendment of the declaration.
Association and Assessments	The declaration creates no homeowners association, no dues and no assessment lien. A passing reference in Section 6.4 to the Association has no corresponding creation provision.
Enforcement (Sec. 6.6)	By the Declarant, the three member Architectural Committee or any lot owner. The cost of abating a violation, with interest at the lesser of 15 percent or the maximum legal rate, is a binding personal obligation of the owner or occupant in violation. The declaration contains no provision making that cost a lien on the lot, and the prevailing party in an enforcement action recovers attorney fees and costs.
Architectural Approval (Sec. 2.3)	Written Committee approval is required for any building, fence, wall, deck, sign, structure or exterior change, including painting. No carports.
Use (Sec. 3.2)	Single family residential only. No trade, business or commercial activity.
Signs (Sec. 3.3)	One for sale or for lease sign, no larger than 2 feet by 3 feet
Animals (Sec. 3.4)	Household pets, ordinarily no more than two
Roofs (Sec. 3.5)	Tile or composition in earth tones, no metal
Vehicles (Sec. 3.9)	Limits on parking of vehicles, boats and recreational vehicles

COVENANTS, CONDITIONS AND RESTRICTIONS

Fences (Sec. 3.13)	No fence may extend from the front of the dwelling to the street. No fence or wall over 6 feet without approval, and no chain link or wire fencing except as the section allows. All fences and walls require prior Committee approval. Fences along Example Parkway must be wrought iron. Fencing on lots adjacent to drainageways mapped on the City of Anytown Major Drainageway Plan adopted June 9, 1992 must meet that plan, be no more than 6 feet, and be ornamental wrought iron unless an alternative is approved by the Committee and the City. Lot 19 does not front Example Parkway. Whether it adjoins a mapped drainageway is not established.
Slopes (Sec. 3.14)	Owner maintains slopes of 3 to 1 or steeper with vegetation. No structures or grading changes on those slopes without approval of the Committee and the City of Anytown.
Subdivision (Art. 4)	No resubdivision, consolidation, reversion to acreage or rezoning
Mortgagee Protection (Art. 5)	A breach does not impair the lien of a good faith mortgage
Term (Sec. 6.1)	Sixty years from recording, to April 15, 2054, then automatic 10 year extensions unless amended or extinguished by an instrument signed by owners of at least 75 percent of the lots
Amendment (Secs. 6.2, 6.17)	A recorded instrument signed by owners of at least 75 percent of the lots. The prior written consent of the City of Anytown is also required for any material amendment or for termination.

HOMEOWNERS ASSOCIATION

None governs Lot 19. A Sample Ranch Estates Homeowners Association appears of record, including a 2001 deed to it and two 2011 assessment liens against other owners that were released. That association was created by the Unit 4B declaration, document 9000033, recorded October 16, 1997 by Northwest Anytown Associates, LLC, Its First Amendment, document 9000034, recorded December 4, 1998, renamed that declaration the Declaration of Covenants, Conditions and Restrictions of Sample Ranch Estates (Hillcrest), and the association signed it as Sample Ranch Estates Homeowners Association, which accounts for the similar name. The Unit 4B land and its annexable Exhibit C land, labeled Units 4B, 4C and 2 Phase 3, are described with bearings based on Record of Survey 1006. Its annexation right ran seven years from recording and has expired. Northwest Anytown Associates never held title to Unit 3 Phase 1. No association dues, transfer fee or resale package applies to a sale of Lot 19.

EASEMENTS

Extracted from Tract Map 1000, its easement notes and owner certificate, and the 1996 deed. A complete easement search is a separately quoted service.

SOURCE	EASEMENT	LOCATION ON LOT 19
Map note 5	Public utility easement 7.5 feet wide adjacent to all dedicated streets	Along the East Example Lane frontage
Map note 1	Public utility easement centered on the lot line along all side lot lines, for serving utilities to the adjacent lot. The width reads as 6 feet. The digit is soft on the recorded image and 8 feet cannot be excluded.	Both side lines
Map note 4	Utility easement 5.00 feet wide within each lot adjacent to the rear lot line	Along the rear line
Map note 2	Utility service easement within each lot at locations agreed by the owner of record and the utility at the time of installation	Location not fixed
Map note 3	All utility easements shown and noted include cable television use	All of the above
Owner certificate	Permanent easement to the public utilities and the City of Anytown, as shown on the plat, for drainage and utility systems with the right of access	As shown on the plat
1996 deed	No structure, planting, fencing or other material may be placed in easement areas that interferes with utilities or drainage. The owner maintains the easement area.	All easement areas

Streets on the map are 46 feet wide unless noted. The storm drain easement at this end of Block A falls on Lots 16 and 17 and does not cross Lot 19.

EASEMENTS IDENTIFIED OF RECORD AND NOT OBTAINED		
RECORDED	DOCUMENT	GRANTOR TO GRANTEE
11/02/1995	9000035	Amendment of easement, to Example Homes Corporation
08/25/1994	9000036	Sample Land to Sample Power Company
08/25/1994	9000037	Sample Land to Sample Power Company
06/14/1994	9000038	Sample Land to Example Homes Corporation
06/14/1994	9000039	Sample Land to Example Homes Corporation
04/21/1994	9000040	Sample Land to City of Anytown

These six instruments were not examined and are not determined to affect Lot 19.

HOMESTEAD DECLARATIONS

A prior owner, Carol F. Former, recorded homestead declarations as documents 9000041 on November 18, 1996 and 9000042 on December 19, 2005, and an abandonment as document 9000043 on February 27, 1998. Her 2007 conveyance to Alice E. Prior divested her interest. None encumbers the lot. No homestead declaration by the current trustees appears of record.

LISTING AND AUCTION HISTORY

DATE	EVENT	PRICE	DAYS ON MARKET	DETAIL
09/13/2017	Listed, sold	\$359,900 list	51	Closed at \$348,000 per the recorded deed. Remarks described a four bedroom single story home with open space behind it.
07/31/2007	Sale	\$315,000	Not applicable	Former to Prior per the recorded deed
02/22/2007	Listed, terminated	\$334,900 list	1	Listing withdrawn

No auction of the property is identified.

CURRENT MARKET AND AUCTION STATUS	
Listing Status	Not currently listed for sale
Auction or Trustee Sale	None identified. No notice of default, notice of sale or auction is of record.
Census Tract Median Value	\$792,293, fourth quarter 2025
ZIP 89000 Median Sale Price	Monthly medians from August 2024 through July 2026 ranged from \$522,500 to \$702,500

ESTIMATED VALUATION	
Subject	1,613 square feet of living area, 4 bedrooms, 2 baths, built 1996, on a 6,752 square foot lot backing to dedicated open space
Estimated Value	\$606,678 from an automated valuation model, with a range of \$566,226 to \$647,130
Last Sale of Subject	\$348,000, recorded November 3, 2017, document 9000004
Taxable Value 2026-2027	\$311,406. This is an assessment figure and not an estimate of market value.
Comparable Set	Ten sales recorded between April 24 and July 15, 2026, all within 0.39 mile and all in Sample Ranch Estates. Prices range from \$540,000 to \$799,000 and average \$682,550, or \$338.83 per square foot of living area.
Same Subdivision Unit	Two sales are in the subject's own Unit 3, Phase 1: 1300 Sample Creek Drive at \$716,000 and 1500 W Example Lane at \$749,000. Both are on lots similar in size to the subject, and both are larger homes of 2,082 and 2,227 square feet with 5 bedrooms and 3 baths.
Closest in Size	Four sales fall within about 300 square feet of the subject: 4050 Test Row at \$540,000, 2800 Example Court at \$580,000, 2700 Specimen Way at \$628,500 and 4000 Example Drive at \$655,000. They average \$600,875, at \$349 to \$388 per square foot.
Indicated Range	Applying \$349 to \$388 per square foot to the subject's 1,613 square feet indicates approximately \$563,000 to \$626,000, before any adjustment for condition, updating, lot size, view or the open space behind the lot. That range largely overlaps the automated estimate.
Equity Position	No deed of trust remains open of record, so the property carries no recorded financing.

COMPARABLE SALES							
SALE DATE	ADDRESS	MILES	PRICE	BUILT, BED, BATH	LIVING SQ FT	PRICE PER SQ FT	LOT SQ FT
07/15/2026	3100 Sample Drive, Unit 3 Phase 2	0.38	\$745,000	1997, 5 and 3	2,227	\$335	10,585
07/07/2026	2800 Example Court, Unit 5 Phase 1	0.39	\$580,000	1998, 2 and 2	1,494	\$388	8,454
06/22/2026	4100 Test Row, Unit 5 Phase 3	0.23	\$705,000	1999, 4 and 3	2,420	\$291	9,041
06/18/2026	4050 Test Row, Unit 5 Phase 3	0.30	\$540,000	1999, 2 and 1	1,494	\$361	15,294
06/08/2026	1300 Sample Creek Drive, Unit 3 Phase 1	0.14	\$716,000	1995, 5 and 3	2,082	\$344	6,055
06/03/2026	1500 W Example Lane, Unit 3 Phase 1	0.22	\$749,000	1996, 5 and 3	2,227	\$336	6,490
05/12/2026	5200 Demo Court, Unit 2 Phase 1	0.33	\$799,000	1995, 4 and 3	2,264	\$353	12,862
05/05/2026	2700 Specimen Way, Unit 2 Phase 2	0.39	\$628,500	1999, 3 and 2	1,712	\$367	8,973
04/29/2026	4000 Example Drive, Unit 5 Phase 2	0.33	\$655,000	1998, 3 and 2	1,877	\$349	12,973
04/24/2026	5400 Model Drive, Unit 1A	0.21	\$708,000	1995, 3 and 3	2,686	\$264	14,026

All ten comparables are in Sample Ranch Estates, identified by unit and phase. Sale data is unverified. Price per square foot is computed from sale price and living area. The estimate and indicated range are approximations and not an appraisal.

FLOOD AND HAZARD DETERMINATION	
Zone	X, outside the special flood hazard area
Proximity	Within 250 feet of a mapped flood zone
Community	Anytown, City of, community number 320000, regular program
Map Panel	Panel 0000, suffix G, map date March 16, 2009. Original rate map January 5, 1984.

OTHER REAL PROPERTY HELD BY SUBJECTS			
LATEST ACTIVITY	PROPERTY	OWNER OF RECORD	DETAIL
12/16/2025	Property not identified in the record	Jane Doe, PO Box 100, Sampleville, NJ	Deed dated 12/15/2025, recorded 12/16/2025 at Book 2000, Page 200, with mortgage activity the same day. The record carries no property address.
07/17/2023	10 Sample Hill Road, Exampleton, CT, parcel M:00 B:1	Jane B. Doe and John Sample	Purchased 06/21/1990 for \$560,000. Mortgage activity dated 07/17/2023. 2024 assessment \$742,000.
07/17/2023	12 Sample Hill Road, Exampleton, CT, parcel M:00 B:1-C, vacant	Jane Doe and John A. Sample	Mortgage activity dated 07/17/2023. 2024 assessment \$148,500.
06/05/2023	500 Lake Way, Laketown, CA, APN 000-000-000-000	Trustees of The Doe Sample Family 2018 Trust	Held in the same trust. Subject of Service Order #0001.
06/30/2015	New York cooperative apartment	Robert C. Doe-Sample	UCC-1 to Bank of America, N.A. filed 01/13/2010, No. 2010000000001, shown active, lapse not verified. A Wells Fargo filing terminated 06/30/2015 and a second Bank of America filing terminated 10/10/2012.
01/03/1984	20 Example Road, Sampleville, NJ, Sample County, parcel 00-00000-0000-00001	Jane Doe	Recorded 01/03/1984 at Book 3000, Page 300. 2024 assessment \$566,000.

John A. Sample previously held interests in 300 E Sample Avenue, Unit 1, Denver, CO, with Hal Sample and Ian A. Sample, and in 40 Example Circle, Palm Town, CA, APN 000-000-001, with Ian A. Sample.

MOTOR VEHICLES				
CURRENT				
REGISTERED	VEHICLE	VIN	TITLE AND REGISTRATION	EXPIRES
08/18/2026	2021 Toyota RAV4 XLE, Nevada	SAMPLEVIN000000001	Titled 11/30/2023 to Jane Beth Doe and Robert Carl Doe-Sample. Registered to Mary Doe Roe and Robert Carl Doe-Sample, 700 Sample Drive.	11/30/2026
06/15/2026	2016 Toyota Tacoma double cab, Nevada	SAMPLEVIN000000002	Registered to Mary Doe Roe and Robert Carl Doe-Sample, 700 Sample Drive. No title record shown.	07/14/2027
10/21/2025	2024 Audi Q5 Prestige S line, Nevada	SAMPLEVIN000000003	Registered to Robert Carl Doe-Sample and a second registrant not named in the record, 700 Sample Drive. No title record shown.	11/24/2026
05/30/2024	2018 Nissan Frontier crew cab, gray, Connecticut	SAMPLEVIN000000004	Titled 07/13/2021 to Jane Beth Doe. Registered to her at 10 Sample Hill Road.	06/04/2027

PRIOR			
LAST SEEN	VEHICLE	VIN	OWNER
11/30/2025	2017 Nissan Rogue, silver, Nevada	SAMPLEVIN00000005	Titled 11/30/2023 to Mary Doe Roe and Robert Carl Doe-Sample. Last registered to Robert Carl Doe-Sample, expired 11/30/2025.
07/30/2025	2006 Acura TSX, Connecticut	SAMPLEVIN00000006	Titled 07/30/2015 to Jane Beth Doe. Connecticut registration expired 07/30/2025. Earlier New York registration to Robert C. Doe-Sample, expired 08/05/2013.
2020	2009 Honda Element EX, Connecticut	SAMPLEVIN00000007	John Sample, seen 2011 to 2020
2017	2010 Volkswagen Jetta TDI, Connecticut	SAMPLEVIN00000008	John Sample, seen 2013 to 2017

No lienholder is shown on any vehicle. The RAV4 remains titled to Jane Beth Doe and Robert Carl Doe-Sample, and its August 2026 registration names Mary Doe Roe, the daughter, in place of Jane Beth Doe. The record for Jane Beth Doe now lists the RAV4 as prior.

VESSELS AND AIRCRAFT

None identified.

PROFESSIONAL AND OCCUPATIONAL LICENSES

Jane B. Doe	Attorney, New York, registration number 9000044. Admitted June 1, 1976, Appellate Division, First Department. Currently registered as of September 29, 2026, next registration May 2028. No record of discipline.
John A. Sample	Connecticut physician and surgeon license 000001, issued June 3, 1988, inactive, expired October 31, 2013. Connecticut registration CSP.00001, expired February 28, 2009. New Jersey medical license 25MA00000100, expired June 30, 1993. Maryland medical license D0000001, expired September 30, 1983.

HEALTHCARE PROVIDER STATUS AND SANCTIONS

John A. Sample	Physician, deceased March 14, 2023. Every license identified is inactive or expired. No discipline or sanction appears in the license records examined. A federal exclusion list search was not run.
----------------	--

BUSINESS AFFILIATIONS AND EMPLOYMENT

Robert C. Doe-Sample	Manager and Chief Financial Officer, Example Wealth Management, LLC, 100 Main Street, Suite 100, San Francisco, also listed at 100 S Sample Parkway, Henderson, NV. Manager and Chief Financial Officer, Example Partners, LLC. Chief Financial Officer, Example Financial Holdings, LLC. Formerly Associate Director, Corporate and Government Ratings, a national credit rating agency.
Jane B. Doe	Law practice as Jane Doe, Esq., 20 Example Road, Sampleville, NJ
John A. Sample	Physician affiliated with Sample Medical Center, Exampleton, CT. Affiliations with JAS Investment Advisers, LLC, Sample Billing Services, Inc., and Example Heart Physicians. Partner, Sample Family Holdings, LLLP, Denver.

CRIMINAL FILINGS

None identified.

BANKING RELATIONSHIPS

Statutory limits note. Disclosure of nonpublic personal financial information is restricted by the Gramm-Leach-Bliley Act at 15 U.S.C. sections 6801 through 6809, implemented for most financial institutions by Regulation P at 12 C.F.R. part 1016. Obtaining customer information of a financial institution by false pretenses is separately prohibited at 15 U.S.C. sections 6821 through 6827. Deposit account numbers, balances and account level activity are therefore not reported. The entries below are institutions appearing as parties of record on recorded instruments and filings. They are relationships evidenced in the public record and nothing further is represented about them.

MOST RECENT	INSTITUTION	RELATIONSHIP OF RECORD
11/04/2025	Cardinal Financial Company, Limited Partnership, with Wells Fargo Home Mortgage as servicer of the reconveyance	2017 deed of trust on the subject parcel, reconveyed
2022	Fremont Bank	Deeds of trust on 500 Lake Way in 2015, 2016 and 2022, unverified

MOST RECENT	INSTITUTION	RELATIONSHIP OF RECORD
06/30/2015	Wells Fargo Bank, N.A.	Secured party on a terminated New York cooperative UCC filing, Robert C. Doe-Sample
2011	RPM Mortgage	Deed of trust on 500 Lake Way, unverified
01/13/2010	Bank of America, N.A.	Secured party on New York cooperative UCC filings, Robert C. Doe-Sample
1998	Astoria Federal Savings and Loan Association	Mortgage on Sample Hill Road, Exampleton, CT
1995	Peoples Bank	Mortgage on Sample Hill Road, Exampleton, CT
1992	Shawmut Mortgage	Mortgages on Sample Hill Road, Exampleton, CT, 1990 and 1992

IDENTITY RESOLUTION AND NAME VARIATIONS

SUBJECT	BORN	ROLE	NAME VARIATIONS
Jane Beth Doe	April 1948	Cotrustee, trustee of record	Jane B. Doe, Jane Doe, Sample Jane B, Doe Sample Jane B, Doesample Jane B
Robert Carl Doe-Sample	August 1979	Cotrustee and successor trustee	Robert C. Doe-Sample, Doe Sample Robert C, Doesample Robert Carl, Sample Robert C
John Allen Sample	June 5, 1946	Original cotrustee and trustor, died March 14, 2023 in Anytown	John A. Sample, Sample John A, Asample John
The Doe Sample Family 2018 Trust	Dated October 30, 2018	Record owner through its trustees	Indexed by the recorder as DOE SAMPLE FAMILY 2018 TRUST

Jane Beth Doe, born April 1948, is distinct from her daughter Mary Doe Roe, born May 1975, who is also indexed as Mary Doe-Sample and is not a trustee. Records for the two were separated for this report. The daughter and Robert C. Doe-Sample are siblings.

LAST REPORTED LOCATION AND CONTACT

JANE B. DOE	
Current Address	1234 E Example Lane, Anytown, NV 89000
Telephone	555-555-0101 and 555-555-0102
Email	jsample@example.com

LAST REPORTED LOCATION AND CONTACT

JANE B. DOE

Voter Registration	Nevada, active, registered September 6, 2023
--------------------	--

ROBERT C. DOE-SAMPLE

Current Address	700 Sample Drive, Anytown, NV 89000
Telephone	555-555-0103, with business lines 555-555-0104 and 555-555-0105
Email	robert@example.com and rdoesample@example.com
Voter Registration	Nevada, active, registered December 22, 2023

JOHN A. SAMPLE

Status	Deceased March 14, 2023, Anytown, Nevada
Last Residence	1234 E Example Lane, Anytown, NV 89000

ADDRESS HISTORY

JANE B. DOE

FROM	TO	ADDRESS
Current	Current	1234 E Example Lane, Anytown, NV 89000
12/2023	06/2025	700 Sample Drive, Anytown, NV
12/2011	07/2025	500 Lake Way, Laketown, CA
10/1990	01/2025	10 Sample Hill Road, Exampleton, CT
08/1988	07/1993	30 Farm Road, Exampleton, CT
09/1983	11/2025	20 Example Road, Sampleville, NJ
1983	12/2025	PO Box 100, Sampleville, NJ

ROBERT C. DOE-SAMPLE

FROM	TO	ADDRESS
06/2025	09/2025	20 Example Road, Sampleville, NJ
11/2024	10/2025	140 Main Boulevard, Sampletown, IL
08/2023	Current	700 Sample Drive, Anytown, NV 89000
09/2020	09/2023	11 Vineyard Drive, Napa, CA
06/2019	07/2020	300 Broadway, Unit 3, Oakland, CA
11/2017	11/2025	1234 E Example Lane, Anytown, NV
07/2017	10/2020	200 Sample Street, Apt 2, San Francisco, CA

ROBERT C. DOE-SAMPLE		
FROM	TO	ADDRESS
09/2015	08/2023	900 Example Street, Apt 6, San Francisco, CA
04/2015	10/2015	1300 Demo Street, San Francisco, CA
08/2012	02/2026	500 Lake Way, Laketown, CA
01/2010	12/2016	300 E 70th Street, Apt 1A, New York, NY
01/2006	06/2010	1400 1st Avenue, Apt 2B, New York, NY
01/2004	11/2008	1800 1st Avenue, Apt 3C, New York, NY
06/2003	06/2003	300 E 90th Street, Apt D, New York, NY
06/1999	08/2005	140 Student Center, Sample College, Collegetown, MA
07/1994	01/2010	10 Sample Hill Road, Exampleton, CT

RELATIVES		
NAME	RELATIONSHIP	LOCATION OR STATUS
Roe, Carl W.	Associated with the Roe household, relationship not established	Westville, NV
Roe, Cory R.	Associated with the Roe household, relationship not established	Anytown, NV
Roe, Mary Doe	Daughter of Jane B. Doe and John A. Sample, physician assistant	Westville, NV
Roe, Michael A.	Apparent son in law, inferred from a shared household	Westville, NV
Sample-Lee, Carol	Possible sister of John A. Sample	Vail, CO
Lane, Lila S., also known as Roe	Associated with the Roe household	Westville, NV
Doe, Virginia P.	Possible mother of Jane B. Doe	Deceased
Doe-Sample, James H.	Son of Jane B. Doe and John A. Sample	Deceased
Sample, Hal	Father of John A. Sample, per the death certificate	Deceased
Sample, Hal B.	Possible relative	Wheat Ridge, CO
Sample, John Allen	Spouse of Jane B. Doe	Deceased
Sample, Ian A.	Possible sibling of John A. Sample	Denver, CO and Palm Town, CA
Sample, Sue A., born Maiden	Mother of John A. Sample, per the death certificate	Deceased
Sample, William K.	Son of Jane B. Doe and John A. Sample	San Bernardino, CA

PERSONAL ASSOCIATES	
NAME	LOCATION
Lee, Joseph S.	Not shown
Lee, Justin B.	Not shown
Nguyen, Chris U.	San Bernardino, CA
Mason, Deb D.	Not shown
Patel, Dia	Not shown
Myers, Zach F.	Exampleton, CT

NEIGHBORS	
ADDRESS	RESIDENT
1244 E Example Lane	Ann T. Neighbor and Ben P. Neighbor Jr.
1224 E Example Lane	Cara A. Resident
1214 E Example Lane	Dev Example
1204 E Example Lane	Eli L. Owner and Fay M. Owner
1194 E Example Lane	Gus E. Homeowner
1184 E Example Lane	Hana L. Tenant
1174 E Example Lane	Ivan J. Occupant
1170 E Example Lane	Jay J. Dweller
1164 E Example Lane	Kay Householder
1160 E Example Lane	Lou Resident

NOTES AND CONSIDERATIONS

Overall conclusion. Nothing is open of record against Lot 19. The chain from the 1996 builder conveyance forward is continuous, both joint tenants conveyed into the trust, every deed of trust is reconveyed, and every lien and judgment recorded against prior owners is released of record. Taxes for prior years are paid in full and the current year is paid through the second installment.

Trustee authority at sale. The record shows John A. Sample and Jane B. Doe as the original trustees and a 2025 affidavit by Robert C. Doe-Sample reciting that he is a named cotrustee and consenting to act as successor. The trust instrument and any appointment of Robert C. Doe-Sample are not of record, and Jane B. Doe did not sign the affidavit. Escrow and a buyer's title insurer typically ask for a certification of trust. Under NRS 164.400 that certification is an affidavit signed and acknowledged by all currently acting trustees, so both Jane B. Doe and Robert C. Doe-Sample would sign it. The trustees may want to have the trust instrument and any amendment or appointment on hand for that purpose.

Map file number. The 2017 deed, the 2018 deed into the trust and the 2025 affidavit each cite the tract map as File No. 1100523. The map itself and every earlier instrument carry File No. 1000523, and document 1100523 is an unrelated assignment. Lot, block, subdivision, unit, phase, tract map number and filing date are correct in all three. Whether any corrective step is warranted is a question for the buyer's title insurer.

Released prior owner liens. The Capital One judgment, two City of Anytown sewer liens and a child support judgment were recorded against prior owners. All four are released of record. The judgment and support releases were recorded after the 2017 sale. They remain visible in the index and may be raised by a buyer, and the release document numbers in this report answer them.

CC&Rs. The 1994 Sample Land declaration binds Lot 19 and runs to 2054. It has no association, dues or assessment lien, so no estoppel or resale certificate is involved. Any exterior change, fence, painting or structure requires written Architectural Committee approval. A buyer may want to confirm that existing improvements, including the rear fence permitted in 1996, conform. The Sample Ranch Estates homeowners association of record is the Unit 4B (Hillcrest) association and does not govern Lot 19.

Easements. The plat grants utility easements along the front, both side lines and the rear line, and the 1996 deed bars structures and plantings that interfere with them. The side line easement width reads as 6 feet on a soft image. Six easement instruments granted by the subdivider in 1994 and 1995 were identified and not examined. A complete easement search is a separately quoted service. Quote requests may be made through the contact page at www.usassetrecords.com.

Property taxes. The first two installments of 2026-2027 were paid September 27, 2026. The payment appears to include a late penalty on the first installment, which is an inference because the bill does not itemize it. The third and fourth installments are due January 4, 2027 and March 1, 2027 and are typically prorated in escrow.

Tax cap. The parcel is on the reduced tax cap for an owner occupied primary residence under NRS 361.4723. Whether that cap continues after a sale depends on the buyer's use of the home.

Flood and drainage. The lot is in Zone X, within 250 feet of a mapped flood zone. Section 3.13 of the CC&Rs requires wrought iron fencing on lots adjacent to mapped major drainageways. Whether Lot 19 is such a lot is not established on the record examined.

Assessor roll. The assessor roll and the tax bill already reflect the trust and both current trustees. No roll update is pending.

SUPPORTING DOCUMENTS		
Instruments Abstracted & Reviewed - Sample County Recorder		
Document	Recorded / Dated	Instrument
9000013	Recorded 11/04/2025	Substitution of Trustee and Full Reconveyance
9000002	Recorded 01/30/2025	Affidavit, Death of Trustee, with certified death certificate
9000003	Recorded 11/28/2018	Grant, Bargain and Sale Deed into the trust
9000025	Recorded 06/27/2018	Satisfaction of Judgment, Capital One Bank (USA), N.A. v. Prior
9000031	Recorded 05/03/2018	Release of Judgment Lien, support judgment
9000015	Recorded 11/20/2017	Reconveyance of document 9000014
9000004	Recorded 11/03/2017	Grant, Bargain and Sale Deed, with Declaration of Value

SUPPORTING DOCUMENTS		
Instruments Abstracted & Reviewed - Sample County Recorder		
Document	Recorded / Dated	Instrument
9000024	Recorded 07/22/2014	Default Judgment with Affidavit of Judgment
9000027	Recorded 03/12/2014	Release of Lien Claim, Sewer Use Fees
9000029	Recorded 03/03/2014	Release of Lien Claim, Sewer Use Fees
9000026	Recorded 01/21/2014	Lien for Sewer Use Fees
9000028	Recorded 11/07/2012	Lien for Sewer Use Fees
9000030	Recorded 07/20/2011	Default Judgment and Order, child support
9000019	Recorded 08/13/2007	Reconveyance of document 9000018
9000005	Recorded 07/31/2007	Spousal Deed, with Declaration of Value
9000006	Recorded 07/31/2007	Grant, Bargain, Sale Deed, with Declaration of Value
9000021	Recorded 08/02/2005	Reconveyance of document 9000020
9000022	Recorded 01/13/2003	Reconveyance of document 9000007
9000045	Dated 03/27/2001	Certificate of Amendment, Record of Survey 1003
9000034	Recorded 12/04/1998	First Amendment to Unit 4B declaration
9000023	Recorded 04/14/1998	Reconveyance of document 9000008
9000007	Recorded 02/27/1998	Deed of Trust, Former
9000033	Recorded 10/16/1997	Declaration of CC&Rs, Unit 4B
9000046	Dated 09/18/1997	Certificate of Amendment, Parcel Map 1004
9000047	Dated 03/06/1997	Certificate of Amendment, Tract Map 1005
9000008	Recorded 09/20/1996	Deed of Trust, Former
9000009	Recorded 09/20/1996	Deed, 1000 Holding Corporation to Former
9000010	Recorded 09/20/1996	Conveyance of Beneficial Interest
9000048	Dated 01/11/1996	Certificate of Amendment, Record of Survey 1002
1100523	Dated 07/01/1995	Assignment of Deed of Trust, unrelated property
1000523	Recorded 08/11/1994	Tract Map 1000, Sample Ranch Estates Unit 3, Phase 1

SUPPORTING DOCUMENTS		
Instruments Abstracted & Reviewed - Sample County Recorder		
Document	Recorded / Dated	Instrument
9000049	Dated 07/02/1994	Certificate of Amendment, Record of Survey 1001
9000011	Recorded 04/15/1994	Declaration of Covenants, Conditions and Restrictions

OTHER RELEVANT RECORDS	
RECORD	DETAIL
Sample County Recorder index	Name searches under the trustee, trust, prior owner and subdivider names and variants, and subdivision name searches for Sample Ranch Estates and its homeowners association
Sample County Treasurer	Bill No. 2026000001, payment history, prior year bills, and published billing schedule
Sample County Assessor	Parcel page for APN 000-000-01 current as of 09/28/2026, and the 2025 roll
Certified death certificate	Attached to document 9000002
New York State Unified Court System	Attorney detail report for registration number 9000044 as of 09/29/2026
Flood determination	Flood zone and map panel data
Permit, listing, vehicle, license and person records	Unverified unless stated in the report

INSTRUMENTS IDENTIFIED OF RECORD		
DOCUMENT	RECORDED	INSTRUMENT
DV-9000003	11/28/2018	Declaration of Value for the 2018 deed
9000012	11/03/2017	Deed of Trust, Cardinal Financial. Reconveyance examined.
9000050, 9000051	2011	Releases of Unit 4B association liens
9000052, 9000053	2011	Unit 4B association assessment liens against other owners
9000017	12/22/2009	Reconveyance of document 9000016
9000014	12/10/2009	Deed of Trust, Prior. Reconveyance examined.
9000016	07/31/2007	Deed of Trust, Prior

INSTRUMENTS IDENTIFIED OF RECORD		
DOCUMENT	RECORDED	INSTRUMENT
9000018	02/14/2007	Deed of Trust, Former. Reconveyance examined.
9000042	12/19/2005	Homestead declaration, Former
9000020	01/06/2003	Deed of Trust, Former. Reconveyance examined.
9000054	05/04/2001	Deed to the Unit 4B homeowners association
9000043	02/27/1998	Abandonment of homestead, Former
9000001	10/08/1997	Resolution Accepting Streets, City of Anytown
9000041	11/18/1996	Homestead declaration, Former
9000035	11/02/1995	Amendment of easement
9000037, 9000036	08/25/1994	Easements to Sample Power Company
9000039, 9000038	06/14/1994	Easements to Example Homes Corporation
9000040	04/21/1994	Easement to City of Anytown
9000032	03/16/1994	Record of Survey 1001
9000055, 9000056	Not shown	Unit 4B supplemental declarations

END

IMPORTANT DISCLAIMERS AND NOTICES

REPORT NOTICE: This report is NOT a commitment to insure title. U.S. Asset Records is an asset research, title research, abstracting and real estate consulting company and does NOT close transactions or issue title insurance policies.

TITLE INSURANCE RECOMMENDATION: While many seasoned investors and attorneys close their own transactions, U.S. Asset Records always recommends obtaining a title insurance policy from a third-party title insurance company before closing any real estate transaction.

NOT FOR CREDIT PURPOSES: This report shall not be used as a factor in establishing eligibility for credit, insurance, employment, or any purpose that would constitute a “consumer report” under the Fair Credit Reporting Act.

PRIVACY COMPLIANCE: All information is obtained through legally permissible methods in compliance with the Gramm-Leach-Bliley Act (GLBA), 15 U.S.C. § 6801 et seq., the Right to Financial Privacy Act (RFPA), 12 U.S.C. § 3401 et seq., the Driver’s Privacy Protection Act (DPPA), 18 U.S.C. § 2721 et seq., and applicable state privacy laws. U.S. Asset Records does not obtain financial records through pretexting, unauthorized access, or any method prohibited by federal or state law.

NO LEGAL OR TAX ADVICE: This report does not constitute legal advice, tax advice, a legal opinion, a tax opinion, or an attorney’s title opinion, and no portion of it should be construed or relied upon as such. U.S. Asset Records is not a law firm or accounting firm, does not practice law, and does not render tax services. Any references to statutes, regulations, case law, recording procedures, or legal or tax concepts contained in this report are general information only, are not tailored to the reader’s specific facts, property, transaction, or jurisdiction, and reflect publicly available information that may change without notice. Laws, recording requirements, statutes of limitations, redemption periods, homestead protections, lien priorities, foreclosure procedures, and tax obligations vary substantially between states, counties, and municipalities. No attorney-client, accountant-client, agency, or fiduciary relationship is created by the preparation, delivery, receipt, or use of this report. Readers should not act, or refrain from acting, on any information contained herein without first consulting a qualified, licensed real estate attorney, tax attorney, Certified Public Accountant, or other appropriate professional licensed in the relevant jurisdiction regarding questions of title, ownership, legal rights or remedies, tax exposure, or transactional structure.

VALUATION DISCLAIMER: All property valuations and estimates contained in this report are approximations and are not substitutes for professional appraisals by licensed real estate appraisers. Actual market values may vary significantly.

DEED LIMITATIONS: Quitclaim Deeds, Special-Purpose Deeds (Sheriff, Trustee, Tax, Executor, Administrator, and Guardian deeds), and Bargain & Sale Deeds without covenants do NOT guarantee clear title to the new owner. A Grant Deed carries two limited, legally implied promises from the seller: that they have not previously conveyed the property to someone else, and that the property is free of undisclosed encumbrances created during their ownership. A Grant Deed does not guarantee against title defects arising before the grantor owned the property, does not promise to defend the title against older claims, and does not ensure perfect or marketable title beyond the grantor's own actions. The buyer still bears the risk of unknown or historical issues in the chain of title.

FINANCIAL INSTITUTION SEARCHES: Federal law strictly prohibits obtaining bank account information through direct searches or pretexting. U.S. Asset Records does not conduct direct bank account searches. Banking relationships may be identified through analysis of public mortgage records, UCC filings, and other legally accessible sources. Any company claiming to provide direct bank account searches is operating in violation of the GLBA.

MOTOR VEHICLE RECORDS: Motor vehicle record availability and content vary by state jurisdiction pursuant to the Driver's Privacy Protection Act and state-specific regulations. Vehicle lease information is generally excluded from public records. Not all states release personal information to third parties for asset investigation purposes.

UCC FILING NOTICE: UCC filings against individuals generally do not impact real property, particularly when property is held in trust. UCC filings typically secure personal property and business assets rather than real estate interests. However, there are some exceptions, including when personal assets are pledged via security agreement and/or when personal property is securing a debt. Please verify before closing any transaction.

SCOPE OF SEARCH: Unless otherwise stated in this report, searches are name-indexed. Many county recorders offer no index by parcel number, and an instrument recorded against the land by a party whose name was not searched may not be reachable. County and court indices vary in the years they cover and in what they contain. Trial court, probate, bankruptcy, federal court, and out-of-county records are outside the scope of this report unless expressly stated. A complete easement search, document preparation, and additional research are separately quoted services.

MATTERS NOT OF RECORD: This report reflects instruments and entries appearing in the public record examined and cannot reach matters that do not appear there. Those include unrecorded leases, options and occupancy rights, rights of parties in possession, unrecorded easements and rights acquired by prescription or use, boundary, encroachment and acreage questions that only a survey can resolve, inchoate mechanic's lien rights arising from work not yet the subject of a recorded claim, association membership rosters and assessments not yet reduced to a recorded lien, and any matter recorded or arising after the date the record was examined.

DATA ACCURACY: Public records and commercially available data sources may contain errors. Data is sometimes entered incorrectly, processed improperly, and is generally not free from defect. This report should not be relied upon as definitively accurate. All information should be independently verified before closing any transaction.

VERIFICATION REQUIRED: All liens, encumbrances, taxes, and other matters affecting title should be independently verified before relying on this information for any real estate transaction or legal proceeding.

PROPRIETARY USE: This report is prepared exclusively for the recipient and is proprietary information and work product of U.S. Asset Records. The recipient agrees not to violate any state or federal law in using this information and not to use this report for any unlawful purpose.

LIABILITY LIMITATION: U.S. Asset Records shall not be liable for any losses, damages, or claims arising from reliance on any report or service. Services and information are provided for informational purposes.

[END OF REPORT]