

OTIRB Record Products

EXHIBIT A

Preliminary Judicial Report
(04/15/2010)

PRELIMINARY JUDICIAL REPORT

Issued by First American Title Insurance Company

File No: FC11133705
LSR No: 201101925

Premium: \$333.00
JR No: 5007339-43756

Guaranteed Party Name: CitiMortgage, Inc. (MO)
Guaranteed Party Address: 1000 Technology Drive, MS 314
City, State, Zip: St. Charles, MO 63368-2240

Pursuant to your request for a Preliminary Judicial Report (hereinafter "the Report") for use in judicial proceedings, First American Title Insurance Company (herein after "the Company") hereby guarantees in an amount not to exceed \$110,376.65 that it has examined the public records in Lake County, Ohio as to the land described in Schedule A, that the record title to the land is at the date hereof vested in Miro Panic and Andja Panic, no marital status stated, by instrument recorded in Survivorship Deed from Ralph T. Jones and Virginia M. Jones, husband and wife, to Miro Panic and Andja Panic, no marital status stated, for their joint lives, remainder to the survivor of them, dated July 7, 2001, filed July 11, 2001 at 3:06 P.M., as Instrument No. 200129513, in the Deed Records of Lake County, Ohio, and free from all encumbrances, liens or effects of record, except as shown in Schedule B.

This is a guarantee of the record title only and is made for the use and benefit of the Guaranteed Party and the purchaser at judicial sale thereunder and is subject to the Exclusions from Coverage, the Exceptions contained in Schedule B and the Conditions and Stipulations contained herein.

This report shall not be valid or binding until it has been signed by either an authorized agent or representative of the Company and Schedules A and B have been attached hereto.

Effective Date: January 13, 2011 at 7:00 A.M.

Issued By: AccuTitle Agency, Inc.

Signed By: *Andrew M. Top*
Authorized Signatory or Agent

Please Print Name: Andrew M. Top