

WESTCOR LAND TITLE INSURANCE COMPANY

ORDER NO. PJR1309-OH-772889

PRELIMINARY JUDICIAL REPORT

SCHEDULE A

DESCRIPTION OF LAND

SITUATED IN THE CITY OF MENTOR-ON-THE-LAKE, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING SUBLOT NO. 579 IN THE TENTH SALIDA SUBDIVISION OF PART OF ORIGINAL MENTOR TOWNSHIP LOT NO. 1, TRACT NO. 12, AS SHOWN BY THE RECORDED PLAT IN VOLUME E OF MAPS, PAGE 36 OF LAKE COUNTY RECORDS, AND BEING A PARCEL OF LAND 56.76 FEET FRONT ON THE EASTERLY SIDE OF PINEHILL DRIVE, AND EXTENDING BACK 170.05 FEET ON THE SOUTHERLY LINE 146.25 FEET ON THE NORTHERLY LINE, AND HAVING A REAR LINE OF 50 FEET, AS APPEARS BY SAID PLAT.

Being located at the following address: 5479 Pinehill Drive, Mentor on the Lake, OH 44060

SCHEDULE B

The matters shown below are exceptions to this Preliminary Judicial Report and the Company assumes no liability arising therefrom.

1. Property tax for the Tax Year 2014 for parcel # 19A094B000930, in the amount of \$1,060.44 PER HALF with the 1st half PAID and the 2nd half PAID, Lake County, Ohio.
2. 10-300 Delq Sewer County tax for the Tax Year 2014 for parcel # 19A094B000930, with the 1st half PAID in the amount of \$178.53 and the 2nd half PAID in the amount of \$178.52, Lake County, Ohio.
3. 19-901 StormWater tax for the Tax Year 2014 for parcel # 19A094B000930, in the amount of \$21.00 PER HALF with the 1st half PAID and the 2nd half PAID, Lake County, Ohio.
4. Open End Mortgage from Michael J. Taton, and Lori J. Taton, husband and wife to MERS, Inc. as nominee for Countrywide Home Loans, Inc. dated September 21, 2001, recorded September 26, 2001, in (instrument) 200142771, in the amount of \$89,224.00, Lake County, Ohio. Assigned by Mortgage Electronic Registration Systems, Inc., Assigned to Bank Of America, N.A., Successor By Merger To BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP, recorded on October 18, 2011, in (instrument) 2011R023694, Lake County, Ohio.
5. Assigned to MRF Ohio One, LLC, Assigned by Bank Of America, N.A., Successor By Merger To BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP, Recorded on April 30, 2014, in (instrument) 2014R010551, assigning the mortgage originally recorded in (instrument) 200142771, Lake County, Ohio.
6. Assigned to Andesite Residential Opportunity Fund, LLC, Assigned by MRF Ohio One, LLC, Recorded on February 6, 2015, in (instrument) 2015R002838, assigning the mortgage originally recorded in (instrument) 200142771, Lake County, Ohio.
7. Judgment in favor of Centurion Capital Corp. against Lori J. Taton AKA Lori J. Jerome, dated March 16, 2007, recorded April 9, 2007, in the amount of \$883.46 plus costs and interest, if any, being Case No. 07JL001341 and re-recorded on May 1, 2012, being Case No. 12JL002094, Lake County, Ohio.
8. Judgment in favor of LVNV Funding LLC Assignee of Providian Financial Corp against Michael J. Taton, AKA Michael John Taton Jr., dated June 2, 2011, recorded June 16, 2011, in the amount of \$5,112.38 plus costs and interest, if any, being Case No. 11JL002571, Lake County, Ohio.