

PRELIMINARY
TITLE INSURANCE COMMITMENT

BY
GUARANTY TITLE SERVICES, INC.
481 East Division Street, Suite 800
Fond du Lac, WI, 54935
Phone: 920-921-1300 Fax: 920-921-5574

This preliminary commitment was prepared for informational purposes only, and should not be used as the basis for any conveyance of real estate.

Guaranty Title Services, Inc. bears no responsibility to provide a title insurance policy until the Company has been provided with all necessary information to properly underwrite the risk involved in the proposed transaction.

SCHEDULE A

File Number: 2-164565

1. **Effective Date:** August 09, 2017 at 7:30 AM
2. **Policy (or Policies) to be issued:** Not determined at this time
3. **Record title to the fee simple estate or interest in the land described or referred to in this Commitment is at the effective date hereof in:**
Bonnie J. Lefebber
4. **The land referred to in the Commitment is described as follows:**
See Attached Exhibit "A"
5. **Tax PIN: (For informational purposes only)**
FDL-15-17-10-23-538-00
6. **Property Address:** The property address is provided for reference only and the accuracy is not guaranteed.

242 Chestnut, Fond du Lac, WI 54935

Prepared for:
Re/Max

EXHIBIT "A"

Log onto www.HomeClosing101.com. You will find information to answer any questions you may have about closing day.

Guaranty Title Services, Inc.
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920-921-1300 - 920-921-5574
www.title-service.com/gtsfdl@titleservice.com

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Lot 42 of Shepard's Addition, in the City of Fond du Lac, Fond du Lac County, Wisconsin.

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SCHEDULE B - SECTION I REQUIREMENTS

There are no requirements set out at this time to allow us to issue a title commitment for this transaction. There is no obligation to insure under any terms in this document.

This commitment is issued for information purposes only. If a policy is required, please contact our office for pricing and possible further requirements.

The company reserves the right to add additional requirements in the event that a loan policy is requested or when provided with additional information about the transaction and the parties to be insured.

The information contained herein should not be used for due diligence inquiry under CERCLA or other environmental legislation.

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SCHEDULE B - SECTION II EXCEPTIONS FROM COVERAGE

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

General Exceptions

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. Special taxes or assessments, if any, payable with the taxes levied or to be levied for the current and subsequent years.
3. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due payable on the development or improvement of the Land, whether assessed or charged before or after the Date of Policy.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Right or claims of parties in possession not shown by the public records.
6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land.
7. Easements or claims of easements not shown by the public records.
8. Any claim of adverse possession or prescriptive easement.

Special Exceptions:

9. Taxes and assessments, general or special, for the year 2017, not now due or payable, or the lien of any special taxes, special charges or special assessments, if any.

FOR INFORMATIONAL PURPOSES: Taxes for the year 2016 in the amount of \$1,203.85, and all previous years have been paid in full.