

# ITEMS THAT COULD STOP A CLOSING

If any of the following items appear on your Preliminary Report, they will require immediate attention. A delay in closing may result without immediate attention.



## MECHANIC'S LIEN

A statutory in favor of persons contributing labor, material, supplies, etc. to a work of improvement upon real property. A release must be recorded to be removed.

## NOTICE OF ACTION

A lis pendens. A proceeding in a court of justice by which one party prosecutes another for the enforcement of protection of a right in real property. A release and/or a withdrawal of the action is required to be recorded to remove.

## BANKRUPTCY

A proceeding in the U.S. Bankruptcy Court wherein assets of a debtor (unable or unwilling to pay debts) are applied by an officer of the court in satisfaction of a creditor's claim.

An examination of the bankruptcy case is required. Requirements for removal will be specific to the transaction. Contact your Title/Escrow Officer immediately.

## UNINSURED DEED

A deed that has been recorded but is believed to not have been checked as to its validity. Additional information may be needed before passing title. Call your title officer to see what might be needed in each case.

## ACCESS

A landowner's right to have ingress to and egress from the property to a public street. This property does not have legal access.

## STATEMENT OF INFORMATION

Any defects, liens, encumbrances or other matters which name parties with the same or similar names as **John Smith**. The name search necessary to ascertain the existence of such matters has not been completed. In order to complete this preliminary report or commitment, we will require a statement of information.

### A CLAIM OF MECHANIC'S LIEN

AMOUNT: \$ 23,330.00  
BY: JOHN CONTRACTOR  
RECORDED: JANUARY 5, 2001 AS INSTRUMENT NO. 01-333

### NOTICE OF ACTION FILED IN:

COURT: SUPERIOR.  
CASE NO.: A111223.  
PLAINTIFF: JOHN CONTRACTOR.  
VS.  
DEFENDANT: JOHN CONSUMER.  
PURPOSE: FORECLOSE/QUIET TITLE.  
RECORDED: MARCH 5, 2001 AS INSTRUMENT NO. 01-2222.

SUBJECT TO PROCEEDINGS PENDING IN THE BANKRUPTCY COURT OF THE CENTRAL DISTRICT OF THE U.S. DISTRICT COURT, CALIFORNIA, ENTITLED: IN RE: **JOHN CONSUMER**, DEBTOR, CASE NO. **AP12334**, WHEREIN A PETITION FOR RELIEF WAS FILED ON THE DATE OF JANUARY 20, 2001.

THE EFFECT OF A DEED, DATED **JUNE 4, 1991**, EXECUTED BY **JUNE CONSUMER** AS GRANTOR, TO **JOHN CONSUMER** AS GRANTEE, RECORDED **JANUARY 19, 2001 AS INSTRUMENT NO. 01-12222**.

THE REQUIREMENT THAT THIS OFFICE BE FURNISHED WITH EVIDENCE THAT SAID DEED WAS AN ABSOLUTE CONVEYANCE, FOR VALUE, AND THAT THERE ARE NO OTHER AGREEMENTS, ORAL OR WRITTEN, REGARDING THE OWNERSHIP OF THE LAND DESCRIBED HEREIN.

THE LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.

NOTICE: PARAGRAPH 4 OF THE INSURING PROVISIONS ON THE FACE PAGE OF THE POLICY WILL BE DELETED FROM THE POLICY TO BE ISSUED.

STATEMENT OF INFORMATION.