

Title Search Report  
Issued by:  
**Chicago Title Insurance Company**

THE ATTACHED TITLE SEARCH REPORT IS ISSUED FOR USE OF THE AGENT LISTED, HEREIN 'THE AGENT', A POLICY ISSUING AGENT FOR THE FIDELITY GROUP OF TITLE INSURANCE COMPANIES, HEREIN 'THE COMPANY', AND IS TO BE USED BY THE AGENT IN THE EXAMINATION AND DETERMINATION OF THE INSURABILITY OF TITLE TO THE PROPERTY DESCRIBED HEREIN IN CONJUNCTION WITH THE ISSUANCE OF THE COMPANY'S COMMITMENTS, POLICIES AND ENDORSEMENTS.

The Agent who examines this Title Search Report must follow all underwriting guidelines set forth in the underwriting manual and bulletins issued by the Company. The Agent is responsible for obtaining proper "High-Liability" approval, when applicable, in accordance with their agency contract. The agent is responsible for obtaining appropriate updates or continuations of this Title Search Report prior to the issuance of any commitment or policy in accordance with prudent underwriting practices and the Company's guidelines. The Agent is responsible for any errors, omissions, defect, liens, encumbrances or adverse matters not shown by this Title Search Report but known to or discovered by the Agent prior to the issuance of the Company's commitment, policy or endorsement.

The Title Search Report does not provide or offer any title insurance, liability coverage or errors and omissions coverage. No assurance is given as to the insurability or status of title. The Title Search Report does not insure or guarantee the validity or sufficiency of any documents attached, nor is it to be considered a title insurance commitment and/or title insurance policy, an opinion of title, an ownership and encumbrance report, a property information report, a guarantee of title or as any other form of guarantee or warranty of title and should not be relied upon as such.

LIABILITY UNDER THE ATTACHED TITLE SEARCH REPORT IS LIMITED TO THE LIABILITY UNDER THE COMPANY'S COMMITMENTS, POLICY OR POLICIES ISSUED PURSUANT TO THIS TITLE SEARCH REPORT. IN THE EVENT THE ATTACHED TITLE SEARCH REPORT IS USED FOR ANY PURPOSE OTHER THAN IN CONJUNCTION WITH THE ISSUANCE OF THE COMPANY'S COMMITMENTS, POLICIES OR ENDORSEMENTS, THE TOTAL AGGREGATE LIABILITY OF THE COMPANY, ITS EMPLOYEES, AGENTS AND SUBCONTRACTORS SHALL NOT EXCEED THE COMPANY'S TOTAL FEE FOR THIS REPORT.

**Chicago Title Insurance Company**  
TITLE SEARCH REPORT

Order Number: 7746228  
Reference Number: 1900544

Cherokee Title Company, Inc.  
10213 Linn Station Road, Suite 2  
Louisville, KY 40223  
Phone: 502-425-8717  
Fax: 502-429-6291

1. PERIOD SEARCHED:

The period covered in the search commenced with the Base Title as determined by Company and ends on: **July 01, 2019 at 6:59 am**

2. Policy or Policies to be issued:

Policy to be Issued:  
ALTA Loan 2006 (as modified by TIRBOP)  
**Proposed Insured:**  
**Amount of Insurance:**  
**Effective Date:**

3. The estate or interest in the land described or referred to in this report is:

**Fee Simple**

4. Last grantee of record for the period searched:

William Lippy and Phyllis C Lippy, Co-Trustees

Title Search Report  
Mortgages, Liens, Other Title Defects

**REQUIREMENTS**

The following requirements must be met:

1. Payments of all taxes, charges and assessments, levied and assessed against subject premises, which are due and payable.
2. Payment of the full consideration to, or for the account of the grantors or mortgagors should be made.
3. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed of record. Any instrument of conveyance creating an insured interest must comply with local rules on descriptions and conveyances.
4. (a) Mortgage from William Lippy and Phyllis C Lippy, Co-Trustees, to , securing the principal amount of .
5. Found no Will for either William Lippy or Phyllis Lippy. Per your application the following heirs have been ran:  
  
Dennis Lippy  
Jason Lippy  
Matthew Lippy  
Patrick Lippy  
Kevin Lippy  
Christina Scanlon  
Julie Hansen  
Monica Freeman Rosenberg
6. Owners/Sellers Affidavit covering matters of title in a form acceptable to the Company.
7. Further exceptions and/or requirements may be made upon review of the proposed documents and/or upon further ascertaining the details of the transaction.
8. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractor and materialmen are all paid.
9. This office has not examined any court action that may pertain to the property listed in this report.

**MORTGAGES:**

- 10. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.**

Title Search Report  
Easements, Restrictions and Other Matters Affecting Title Searched

1. Defects, liens, encumbrances, adverse claims or other matters, if any, creating, 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.
2. Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.
3. Rights or claims of parties other than Insured in actual possession of any or all the property.
4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. No liability is assumed for tax increases occasioned by retroactive revaluation change in land usage, or loss of any homestead exemption status for insured premises.
6. Any inaccuracy of the specific quantity of acreage contained on any survey if any or contained with the legal description of premises insured herein.
7. Any covenant, condition or restriction referred to herein indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin is omitted as provided in 42 U.S.C. Section 3604, unless and only to the extent that the restriction:
  - (a) is not in violation of state or federal law,
  - (b) is exempt under 42 U.S.C. Section 3607, or
  - (c) related to handicap, but does not discriminate against handicapped people.
8. Covenants, conditions and restrictions, if any, appearing in the public records.
9. Any easements or servitudes, including, but not limited to boundary line agreements, plats and homeowners assessments, common areas, party wall and riparian interests appearing in the public records.
10. Any lease, grant, exception or reservation of minerals or mineral rights appearing in the public records.
11. Restrictions and stipulations of record in Deed Book 4020, Page 142, and any amendments, in the Office aforesaid.
12. Conditions, stipulations, restrictions, building lines and easements, together with incidental rights, as provided for on the recorded plat of record in Plat Book 23, Page 53

NOTE:

SHOWN FOR INFORMATION ONLY:

TAX INFORMATION

13 County District, County Block 080K, Lot 0024, Sublot 0000

Assessed Valuation \$352,500.00

2018 real estate taxes, in the amount of \$ 4668.17 have been PAID.

Title Search Report  
Easements, Restrictions and Other Matters Affecting Title Searched, continued

Title Search Report  
Legal Description

1810 Kline Court

Being Lot #24, as shown on the Plat of Hayfield, Section #1, of record in Plat and Subdivision Book 23, Page 53, in the Office of the Clerk of the County Court of Jefferson County, Kentucky.

Being the same property conveyed to William Lippy and Phyllis C Lippy, Co-Trustees, by Deed dated April 29, 2004, of record in Deed Book 8403, Page 42, in the Office of the Clerk of Jefferson County, Kentucky.