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| INSTRUCTIONS TO EXAMINING ATTORNEY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| The information you are requested to provide on the following Preliminary Report of Title form is needed to enable the Department of Transportation to acquire good title to highway right of way. You should complete the form as follows: SCHEDULE A. Provide the legal description of the property covered by the report by referring to recorded conveyance and by attaching a copy of the conveyance rather than copying the legal description from the conveyance in the report. Give the date, nature of the instrument, names of the parties and recording data with respect to the conveyance describing the property examined and covered by the report together with similar information as to property excepted and/or out conveyances. SCHEDULE B. Report liens, encumbrances and other exception son this schedule, keeping in mind that it is important to the Department not only to know the identity of all parties having an interest in the property and the nature of their interests, but to know such matters bearing upon the fair market value of the property as subdivision restrictions, means of access and whether the property is subject to a zoning ordinance. SCHEDULE C. To the extent that the information appears routinely in the course of your examination, give the names and places of residence of every person, firm or corporation (and its process agent, if any) who owns any interest in the property. The purpose of this information is to assist in obtaining service of process. Also, please indicate the nature of the interest such as marital property right (G.S. 29-30), tenant by the entirety, tenant in common, life tenant, cloud on title, secured note holder, judgment lien holder, utility easement, tax lien, lessee, trustee, beneficiary of trust, guardian, power of attorney, etc. If you examination discloses that the person owning an interest is a minor, incompetent, or under other legal disability, please so indicate on this schedule. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| PRELIMINARY REPORT OF TITLE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION: Based upon an examination of all public records affecting the title to the real estate described in SCHEDULE A, and which sources of title information cover a period since the recording of \* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| it appears that subject to the liens, encumbrances, and other exceptions noted under SCHEDULE B, the fee simple title to said real estate is, as to the date of this report, vested in: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| ADDRESS | | | | | | | | | | | | | | |  | | | | | | | EXAMINING ATTORNEY | | | | | | | | | | | | | | | |
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| CITY ZIP CODE | | | | | | | | | | | | | | |  | | | | | | | SIGNATURE | | | | | | | | | | | | | | | |
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| TELEPHONE NUMBER | | | | | | | | | | | | | | |  | | | | | | |  | | | | | | | | | | | | | | | |
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| \*(Identify by date, nature of instrument, names of parties and recording data, the conveyance which is the earliest link in the chain of title to the property covered by the examination.) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Page 2 – PRELIMINARY REPORT OF TITLE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| SCHEDULE A – DESCRIPTION OF PROPERTY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| The tract(s) of land situate in the Town of | | | | | | | | | | | | | |  | | | | | | | , Township of | | | | | | | |  | | | | | | | | , |
| County of | |  | | | | | | | | , North Carolina, particularly described in the following conveyance(s), | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| copy(ies) of which (is) (are) attached to this report, to wit: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Excepting, however, the tract(s) of land particularly described in the following conveyance(s), copy(ies) of which (is) (are) attached to this report, to wit: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| SCHEDULE B – EXCEPTIONS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 1. | TAXES AND SPECIAL ASSESSMENTS: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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|  | (a.) | | | All ad valorem taxes which are a lien against the property have been paid through the year 20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |  | |
|  | | | | except as follows: (Give name of taxing entity and year(s) of tax unpaid.) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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|  | (b.) | | | The property is listed for taxes at a valuation of $ | | | | | | | | | | | | | | | |  | | | | | | | | | | | . | | | | | | |
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|  | (c.) | | | All special levies or assessments whether now due or payable in future installments have been paid except as follows: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 2. | MORTGAGES, DEEDS OF TRUST, AND VENDOR’S LIENS – (Give date, names of trustee and secured party, amount of obligation, and recording information.) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Page 3 – SCHEDULE B (continued) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 3. | IS THERE A RECORDED PLAT OF THE PROPRTY? | | | | | | | | | | | | | | | | | | |  | | | | | | | | (IF YES, attach a copy to this | | | | | | | | | |
|  | report with the recording data noted thereon.) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 4. | ARE THERE ANY RESTRICTIVE COVENANTS BINDING ON THE PROPERTY? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |  | | | | |
|  | (IF YES, attach a copy to this port with the recording data noted thereon.) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 5. | IS THE USE OF THE PROPERTY SUBJECT TO A ZONING ORDINANCE? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |  | | | (IF | | | |
|  | YES, indicate the regulating municipality or county.) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 6. | IS THE PROPERTY SUBJECT TO A RECORDED EASEMENT OR RIGHT OF WAY FOR A PUBLIC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|  | STREET OR HIGHWAY? | | | | | | | | | |  | | | | | | (IF YES, attach a copy to this report with the recording | | | | | | | | | | | | | | | | | | | | |
|  | data noted thereon.) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 7. | DOES THE PROPERTY HAVE A MEANS OF ACCESS TO A PUBLIC STREET OR HIGHWAY? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|  |  | | | | | | | (IF YES, and it is other than an abutting property, such as by private driveway, | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|  | cartway, or other means, attach a copy of the instrument establishing such means, or other explanation, to this opinion with the recording data noted thereon.) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 8. | ARE THERE OTHER LIENS, OBJECTIONS, AND DEFECTS? | | | | | | | | | | | | | | | | | | | | | | | |  | | | | | | | (Answer “yes” or | | | | | |
|  | “no” and, if any, check and describe below.) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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|  | (a) | |  | | | | Judgments or Decrees | | | | | | | | |  | | (e) |  | | | | | Decedent’s Debts or Unadministered Estates | | | | | | | | | | | | | |
|  | (b) | |  | | | | Income Tax Liens | | | | | | | | |  | | (f) |  | | | | | Bankruptcy Proceedings, Suits Pending | | | | | | | | | | | | | |
|  | (c) | |  | | | | Estate, Inheritance or Corporation | | | | | | | | |  | | (g) |  | | | | | Easements, Party Wall Agreements, | | | | | | | | | | | | | |
|  |  | |  | | | | Franchise Tax | | | | | | | | |  | |  |  | | | | | Encroachments, Oil and Mineral Rights, | | | | | | | | | | | | | |
|  |  | |  | | | |  | | | | | | | | |  | |  |  | | | | | Leases (Attach Copy) | | | | | | | | | | | | | |
|  | (d) | |  | | | | Mechanics’ or Materialmen’s | | | | | | | | |  | | (h) |  | | | | | Other Matters than the foregoing and | | | | | | | | | | | | | |
|  |  | |  | | | | Liens of Record | | | | | | | | |  | |  |  | | | | | paragraph 9. | | | | | | | | | | | | | |
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| 9. | This report does not cover any rights of parties in possession of the property under a verbal or unrecorded lease of three years or less duration; any security interests in fixtures subject to the uniform commercial code; any liens not of record for unpaid bills for labor or materials furnished in the 120 days next preceding the date of this report; any liens for undiscovered taxes on unlisted personalty; any defects which an accurate survey and inspection of the property at this time would disclose; and any other matters, such as missing heirs and forgeries, which may defeat or impair title, but which an examination of the public records does not ordinarily reveal. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Page 4 – PRELIMINARY REPORT OF TITLE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| SCHEDULE C – PROPER PARTIES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| As of the date of the foregoing Preliminary Report of Title, it appears that the names, the respective interests, and, insofar as I have been able to determine, the addresses of the proper parties defendant to a condemnation action G.S. 136-103 et seq. appropriating all or a portion of the property covered by said Preliminary Report of Title, are set forth below: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| NAME OF PARTY | | | | | | | | | | | | INTEREST OF PROPERTY | | | | | | | | | | | | | | ADDRESS | | | | | | | | | | | |
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