



TITLE AND ABSTRACT

To: Patrick/Ryan Orr @ Eagle
From: April asulfridge@youngstitle.com
Fax Number:
Date: March 14, 2008
Pages: 4

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CLOSING DEPARTMENT
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Memo: Jones - Reason

New requirement page to change #5

Address: 1408 S. Riverview Dr. Yorktown, IN 47396

Agents Case #Y-200803-11

Old Republic National Title Insurance Company**REVISED COMMITMENT
SCHEDULE B - SECTION 1****REQUIREMENTS**

The following are the requirements to be complied with:

Item a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. **By virtue of IC 27-7-3.6, a fee of \$5 will be collected from the purchaser of the policy for each policy issued in conjunction with closings occurring on or after July 1, 2006. The fee should be designated in the 1100 series of the HUD-1 form as a TIEFF (Title Insurance Enforcement Fund Fee) charge.**
2. **Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless the document includes the following affirmation statement: "I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name)." See Indiana Code 36-2-11-15.**
3. **The local municipality must be contacted to obtain information regarding unpaid, sewer, weed mowing, and/or municipal assessments that are not a recorded lien against the land.**
4. **Release of mortgage from Richard Jones and Christine Jones, husband and wife to MERS as nominee for MILA, Inc., in the amount of \$ 88,200.00 dated November 22, 2004, recorded December 6, 2004, in Mortgage Record 2004, page 87769-87787, in the office of the Recorder of Delaware County, Indiana. Assigned to U.S. Bank National Association, as Trustee for Credit Suisse First Boston HEAT 2005-2 by the instrument recorded January 15, 2008 as Instrument File No. 2008R00741.**
5. **Release of Federal Tax Lien against Rick Jones in the amount of \$14,172.44, filed as Instrument #2006R07829 or a Not One and the Same Affidavit must be executed.**
6. **Release of Judgement in favor of U.S. Bank National Association as Trustee against Richard Jones, etal filed October 9, 2007, Cause #18C03-0708-MF-106 in the amount of \$86,319.36.**
7. **It must be confirmed that the subject property has not sold in Sheriff's Sale.**
8. **A Sales Disclosure form must be filed with the County Auditor at the time of recording of most deeds and land contracts as required by IC 6-1.1-5.5. A fee of \$15.00 must be paid to the Auditor at the time of filing.**
9. **The Company requires for its review a satisfactory Warranty Deed conveying the title to the land. The Deed must then be signed, delivered and recorded.**
10. **A 1998 Homeowners Affidavit must be executed and returned to Young's Title & Abstract.**
11. **The Company requires for its review a satisfactory mortgage by the proposed mortgagor. The mortgage must then be signed, delivered, and recorded.**

Agents Case No.: Y-200803-11

Issuing Agent:
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