



Owners Report (SAMPLE)

Report for:
Jayson Bird
7865 12th Street.
Los Angeles, Ca Los Angeles County

realDetailed.com
bringing homeowner and title together.
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Phone: 724-924-4216 Fax: 515-474-4284

Property Report

7865 12th Street, Los Angeles, 90218 CA Los Angeles
County Effective Date: 04/28/2008

Order Information

Order # 08-00001

Jayson Bird

Most Current Deed or Vesting

Vesting Document: Warranty Deed

Signed Date: 02/09/2002

Recorded Date: 03/12/2002

Grantor: Shannon Wilson

Grantee: Jayson Bird

Current Vesting: Jayson Bird

Recorded Book: 3212 Recorded Page: 1213

Instrument Number: 2002006549

County: Los Angeles

Extended Chain

Vesting Document: Warranty Deed

Signed Date: 11/24/1999

Recorded Date: 11/30/1999

Grantor: Tim McCain

Grantee: Shannon Wilson

Prior Vesting: Shannon Wilson, her sole and separate property

County: Los Angeles

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Tax Information

Tax Id: 50-16-60

Total County Assessed Value: \$150,320.00

2007 Taxes

Paid: No

Delinquent: Yes

Due 09/12/2007

Amount Owed: \$832.25

****TitleWarning**** Unpaid taxes may lead to the county selling this home in a sheriff's sale. Please contact your local tax office and arrange to make payments.

2008 Taxes

Paid: NO

Delinquent: No

Due: 05/17/2008

Amount Owed: \$881.40

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Legal Description

Lot 124, Powderhorn Ranch, according to Book 295 of Maps, page 13, records of Maricopa County, Arizona

Our reports are deemed reliable but are not guaranteed. Court house errors and vendor errors may affect a small percentage of reports. We will work to correct any errors brought to our attention. Our reports are intended for informational use only by homeowners and real estate agents. They are not a title commitment and should not be used as such.

If you have any questions about your report or feel there are errors on it. Please send an email with your order number to help@realdetailed.com. Our mission is to help you fully understand your title, please don't hesitate to contact us.

THANK YOU FOR YOUR ORDER!

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Title Dictionary

Vesting Document – Is the recorded document that determines who holds ownership (title) to a property.

Recorded Date – The day a document was recorded at the county records. It is the date at which

a document can start to appear on a title report.

Grantor – The person or entity that previously held title.

Grantee – The person or entity that received title from the Grantor.

Vesting – is the way a person, group of people of entity hold the title for more information on what your vesting means visit the title base at www.realdetailed.com or send an email with your order

to help@realdetailed.com

Recorded Book/Page and Instrument – These are the numbers the county uses to keep track of the documents at the recorders office. It is a direct reference to that document.

County Assessed Value – This is the value the county uses to determine how much to taxes are levied against a property. This amount is usually lower then the market value of a home.

County Effective Date – The date at which the county has recorded documents delivered to them.

Mortgagee – This is the Lender of the mortgage it may be a bank or an individual.

Mortgagor – This is the borrower of the mortgage.

Open Ended Mortgage – When a mortgage is open ended it mean a borrower can borrow additional money from the mortgage as need a example of a open ended mortgage would be a home equity loan.

Mortgage Position – Is the importance of the mortgage in the relation to it being paid. So the first position mortgage would be the most important and would be paid off first in a refinance or foreclosure.

Maturity Date – Is the date when the mortgage becomes payable in full usually 15 or 30 years from the date of signing.

Prepayment Penalty - Is a penalty hat the mortgagee is charged for paying off a mortgage early this usually happens on ARMs.

Assigned – The mortgage was bought by another company who will usually service the loan. This is common practice in the mortgage industry.

Unofficial Document

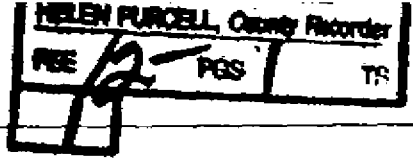
Recorded at the request of:

Recording Date:

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

When recorded, mail to:

Daniel G. Maloney
10072 E. Aster Dr.
Scottsdale, Arizona 85260



JOINT TENANCY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,

90 141993

Daniel F. Smith, a single man

do hereby convey to

Daniel G. Maloney and Rachel Maloney, husband and wife, also known as Rachel A. Maloney

as joint tenants with right of survivorship and not as a community property estate and not as tenants in common, the following-described property located in the County of Maricopa, State of Arizona:

Lot 124, Powderhorn Ranch, according to Book 295 of Maps, page 13, records of Maricopa County, Arizona

Subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor warrants the title against all persons whomsoever.

The undersigned Grantees accept delivery of this deed as joint tenants with right of survivorship and not as a community property estate and not as tenants in common.

Dated: March 26, 19 90

Accepted and approved:

	_____	Grantee
<u>Daniel G. Maloney</u>	_____	Grantee
	_____	Grantee
<u>Rachel Maloney</u>	_____	Grantee
_____	_____	Grantee
_____	_____	Grantee

	_____	Grantor
<u>Daniel F. Smith</u>	_____	Grantor
_____	_____	Grantor
_____	_____	Grantor

STATE OF Arizona
County of Maricopa } ss.

Acknowledged before me on 3-29, 19 90, by Daniel F. Smith

Notary Public

My commission will expire: 4-27-92

STATE OF Arizona
County of Maricopa } ss.

Acknowledged before me on 3-29, 19 90, by Daniel G. Maloney and Rachel Maloney
also known as Rachel A. Maloney

Notary Public

My commission will expire: 4-27-92

(TURN PAGE FOR ADDITIONAL NOTARY ACKNOWLEDGEMENTS)

NOTE: The parties are cautioned that by completing and executing this document, legal rights, duties and obligations are created. By signing, the parties acknowledge that they have been advised to seek and obtain independent legal counsel as to all matters contained in the within document prior to signing same and that said parties have obtained advice or choose to proceed without same.



TICOR TITLE INSURANCE