

SCHEDULE B

Title Number: **LPS-17-0708**

Hereinafter set forth are additional matters which will appear in our policy as exceptions from coverage unless disposed of to our satisfaction prior to the closing or delivery of the policy.

1. Taxes, tax liens, tax sales, water rates, sewer and assessments set forth in schedule herein.
2. Mortgages returned herein (1). Detailed statement herein.
3. Any state of facts which an accurate survey might show
OR
Survey exceptions set forth herein.
4. Rights of tenants or persons in possession.
5. Searches for judgments, federal tax liens, bankruptcy filings and patriot act filings have been run against the following name(s) of the purchaser(s) and seller(s), and returns, if any, appear herein: Robin Daleo, Ralph Coffill, Christine Coffill. No returns.
6. Survey made by Peter J. Brennan, Jr. Land Surveyor dated April 26, 2007 shows 2 story frame residence, garage, deck, stone driveway, slate walk, fences along portion of record lines. No encroachments and policy excepts any changes made since date thereof.

Survey inspection made by Liberty Property Services, Inc. on January 18, 2018 shows the following added improvements: Hedge along western portion of premises, flag pole. No other apparent changes, added improvements not located.
Amended 1/18/2018
7. Proof is required to show that the person executing deed or mortgage at closing is the same person(s) as the grantee(s) in deed Liber 12510 Page 112, the deed to the certified owner herein.
8. Due to the implementation of a new computer system in the Office of the Suffolk County Clerk, searches are not able to be accurately or reliably conducted to date for judgments, notices of pendency, deeds and mortgages. Until this problem is resolved, the seller or mortgagor for the transaction for which this report has been prepared must provide an affidavit at closing that there are, to the actual knowledge of the affiant, no judgments, or actions commenced against the property, in any state or federal court nor any deeds or mortgages affecting the property not disclosed in the title report.

