

NBU No.: 21701707
Local No.: 90500532-905
Issued: 06/26/17

**CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE**

SCHEDULE A

1. The effective date of this Commitment is:

6/22/17 at 7:00 AM
2. The proposed form of policy (or policies) to be issued is:

ALTA Owner's (REV. 06/17/06)
3. The proposed insured value of the policy (or policies) to be issued is:

Owner's: \$To Be Determined
4. The proposed insured for the policy (or policies) is:

Owner's: To Be Determined
5. The estate or interest in the land described or referred to in the Commitment and covered herein is:

A Fee
6. Title to said estate or interest at the date hereof is [vested in](#):

UNITED STATES POSTAL SERVICE, an independent establishment of the executive branch of the Government of the United States (39 U.S.C. ss201)
7. The land referred to in this Commitment is described as follows:

(See "Exhibit "A" attached)

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EXHIBIT "A"
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Graham, State of Arizona, and is described as follows:

That part of the Southeast Quarter of Section 33, Township 6 South, Range 25 East, Gila and Salt River Meridian, Graham County, Arizona, more particularly described as follows:

COMMENCING at the Center Quarter of said Section 33:

THENCE South 89° 55' 46" East, along the East-West Center Line of said Section 33, a distance of 328.76 feet to the C-W-W-E 1/256 corner and the TRUE POINT OF BEGINNING;

THENCE South 89° 54' 53" East, a distance of 164.46 feet;

THENCE South 00° 07' 46" West, a distance of 132.43 feet;

THENCE North 89° 54' 29" West, a distance of 164.46 feet;

THENCE North 00° 04' 44" East, a distance of 132.4 feet to the True Point of Beginning;

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SCHEDULE B-1 REQUIREMENTS

The following requirements must be satisfied:

1. Payment of the necessary consideration for the estate or interest to be insured.
2. Pay all premiums, fees and charges for the policy.
3. Documents creating the estate or interest to be insured, must be properly executed, delivered and recorded.
4. Payment of all taxes and/or assessments levied against the subject premises which are due and payable.
5. No open deeds of trust were found of record. Provide written verification by the principals and/or their agents that the subject property is free and clear of any voluntary encumbrances and advise the Title Department accordingly prior to close of escrow.
6. PROVIDE proper documentation from UNITED STATES POSTAL SERVICE, an independent establishment of the executive branch of the Government of the United States showing consent, Federal Title Authority, signing authority, and Authorization to complete this transaction.
7. RECORD Deed from UNITED STATES POSTAL SERVICE, an independent establishment of the executive branch of the Government of the United States (39 U.S.C. ss201)) to "TO COME".

NOTE: ARS 11:1133 may require the completion and filing of an Affidavit of Value.

TAX NOTE:

Year	2016
Parcel No.	105-47-032F
Total Tax	\$0.00
First Half	\$Paid
Second Half	\$Paid

NOTE: The only conveyance(s) affecting said land recorded within 24 months of the date of this commitment is (are) as follows:

NONE.

NOTE: The company hereby informs the parties that it has not made a determination of whether or not this transaction is subject to the provisions of ARS 33-422 entitled "Land Divisions; Disclosure Affidavit; Recording and ARS 11-831 entitled "Review of Land Divisions; Definitions." It will be the responsibility of the parties to make this determination, therefore, the company assumes no liability with respect to these matters.

NOTE: In the event a CLTA 116 endorsement is required for any ALTA Loan Policy to be issued, the following description of improvements and location will appear therein:

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Single Family Residence purportedly known as: Vacant Land.

The Company assumes no liability as to the validity and/or accuracy of any such address. This information is provided solely for the convenience of, and at the request of the proposed insured lender herein.

End of Schedule BI

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SCHEDULE B-2 EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records;(b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exception in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) are shown by the Public Records.

(Note: The above Exceptions Nos. 1 through 5, inclusive, will be eliminated from any A.L.T.A. Extended Coverage Policy, A.L.T.A. Plain Language Policy, A.L.T.A. Homeowner's Policy, A.L.T.A. Expanded Coverage Residential Loan Policy and any short form versions thereof. However, the same or similar exception may be made in Schedule B of those policies in conformity with the remaining Exceptions of this Commitment shown below.)

6. TAXES AND ASSESSMENTS collectible by the County Treasurer, a lien not yet due and payable for the following year:

2017
7. RIGHT OF WAY for Central Road.

End of Schedule BII

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CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <<http://www.alta.org>>.

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