

STEWART TITLE
GUARANTY COMPANY
COMMITMENT FOR TITLE INSURANCE

Property Address: 11105 Kilrenny Court

11105_KI VER. 5.20/14.23

SCHEDULE A

There is 1 commitment and property description for this sale.

1. Effective Date 4-8-19 @ 8:00 am

Examiner: EH

2. Policy or policies to be issued:

Amount \$TBA

- ALTA OWNER'S POLICY - (2006)
 ALTA Residential Title Insurance Policy - (2006)

Proposed Insured:

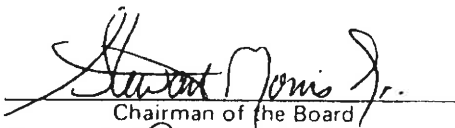
PURCHASER TO BE DETERMINED AT AUCTION

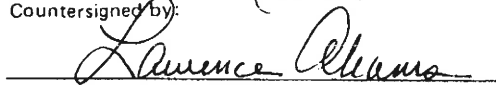
3. Title to the fee simple estate or interest in the land described or referred to in this Commitment is at the effective date hereof vested, without right of survivorship, in:

ROBERT H. ALLEN II (and Spouse, if any)

BEING the same property wherein a 1/2 interest was conveyed from The Estate of John Terry Allen, by Robert H. Allen, II, Executor, to **ROBERT H. ALLEN, II**, by Deed dated March 20, 2017, of record in Deed Book 10847, Page 332, in the Office of the County Clerk of Jefferson County, Kentucky. Said 1/2 interest of John Terry Allen being the same as devised to ROBERT H. ALLEN, II, pursuant to The Will of John Terry Allen, who died testate 4-26-16, his Will probated in Jefferson County District/Probate Case No. 16P004740 and recorded on October 25, 2016 in Will Book 652, Page 751, in the Office aforesaid.

STEWART TITLE
GUARANTY COMPANY


Chairman of the Board
Countersigned by:


Authorized Signatory

GUARDIAN TITLE CORPORATION
Company
Louisville, Kentucky
City, State




President

STEWART TITLE
GUARANTY COMPANY

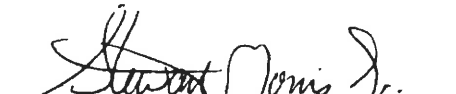
AND BEING the same property conveyed by John Terry Allen, Executor of The Estate of Jean Horner Allen, to **JOHN TERRY ALLEN** and **ROBERT HARRISON ALLEN, II** (a/k/a **Robert H. Allen, II**), as tenants in common, by Deed dated July 25, 2013 and recorded in Deed Book 10110, Page 404, in the Office aforesaid; which 1/2 interest being same as devised to **ROBERT HARRISON ALLEN, II** (a/k/a Robert H. Allen, II), and **JOHN TERRY ALLEN**, pursuant to The Will of **JEAN HORNER ALLEN**, who died testate 03-11-13, her Will probated in Jefferson County District/Probate Case No. 13P001281, and recorded March 22, 2013 in Will Book 581, Page 647, in the Office aforesaid.

AND BEING the same property conveyed to **JEAN H. ALLEN** by Quitclaim deed dated May 10, 1980 of record in Deed Book 5165, Page 242, in the Office aforesaid.

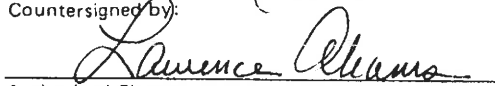
4. The land referred to in this commitment is located at 11105 Kilrenny Court in the city of Douglas Hills, Jefferson County, Kentucky, and is described as follows:

See Exhibit "A" attached hereto and made a part hereof.

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Chairman of the Board

Countersigned by:


Authorized Signatory

GUARDIAN TITLE CORPORATION

Company

Louisville, Kentucky

City, State




President

STEWART TITLE
GUARANTY COMPANY

RE: PURCHASER TO BE DETERMINED AT AUCTION
11105 Kilrenny Court

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SCHEDULE B--Section 1
Limitations and Requirements

THIS COMMITMENT IS INTENDED AND ISSUED FOR THE EXCLUSIVE USE OF THE PROPOSED INSURED APPEARING ON PAGE 1. NO OTHER PERSON IS PERMITTED TO USE OR RELY UPON THIS COMMITMENT.

The following are the requirements to be complied with:

Valid resolution authorizing transaction for any corporate or partnership seller or mortgagor.

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

Payment of the title insurance premium in the amount of \$.

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

NOTE: This property is not owned with a right of survivorship. If any vested owner named in Schedule A, paragraph 3 is deceased, the deed must be signed by **all persons and their spouses** who inherited the deceased's interest in the property by will or the law of intestate succession, as the case may be. **THIS MAY INCLUDE PERSONS OTHER THAN THE SURVIVING SPOUSE. CONTACT THIS OFFICE FOR FURTHER ADVICE.**

Deed from **ROBERT H. ALLEN II (and Spouse, if any)** in favor of **PURCHASER TO BE DETERMINED AT AUCTION**. No other instruments are required in connection with this title.

Spouse, if any, of each individual having an interest in the property must sign deed.

Pay and release all liens of record.

You must inform us in writing the name of anyone not referred to in this Commitment who will receive an interest in the land or who will make a loan secured by the land. We may impose additional requirements or exceptions relating to the interest or the loan.

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REAL ESTATE TAX INFORMATION

Current taxes, even if not yet due and payable, are a **PRIOR LIEN** from the first day of the tax year.

Current taxes due and unpaid, delinquent taxes for prior years and interest, if any, are a **PRIOR LIEN**.

TAX IDENTIFICATION: 22-1863-0394-0000

ASSESSED VALUE: \$218,560.00

LAST BILL ISSUED: Jefferson County; Original face amount is \$2,438.03 for 2018 (paid \$2,559.94 on 1-25-19)

City of Douglas Hills; City taxes pending

All tax bills issued prior to the current year are paid.

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SCHEDULE B--Section 2
Exceptions

NOTE: Any exception contained herein omits any covenant, condition, or restriction based on race, color, religion, sex, handicap, financial status, or national origin as provided in U.S.C. §3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. §3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

Mandatory Non-Deletable Mineral Exception: The policy or policies to be issued will contain the following exception: Exception is taken to minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

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

SECTION 2: STANDARD EXCEPTIONS

- a. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for the value of record the estate or interest or mortgage thereon covered by this commitment.
- b. Encroachments, overlaps, boundary line disputes and any other matters which would be disclosed by an accurate survey and/or inspection of the premises.
- c. Easements, claims of easements, not shown by the public records.
- d. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.
- e. Taxes, or special assessments, whether or not shown as existing liens by the public records.
- f. Rights or claims of parties in possession not shown by the public records.
- g. State, County, and School taxes for the current year are a lien, whether or not now due and payable.

SECTION 2 - CONT'D: ADDITIONAL EXCEPTIONS

NO MORTGAGES ARE OF RECORD

- 1. Lien for unpaid taxes, if any, shown in **Schedule B-1 REAL ESTATE TAX INFORMATION**.
- 2. Subject to all Covenants, Conditions and Restrictions in the Office of the County Clerk of Jefferson County, Kentucky.
- 3. Subject to easements, set-back lines, conditions, and other matters as appear on record plat in Plat and Subdivision Book 26, Page 44, in the Office of the County Clerk of Jefferson County, Kentucky.

* * * * * **END OF SCHEDULE B EXCEPTIONS** * * * * *

NOTE: If policy is to be issued in support of a mortgage loan, attention is directed to the fact that the Company can assume no liability under its policy, the closing instructions, of Insured Closing Service for compliance with the requirements of any consumer credit protection or truth in lending law in connection with said mortgage loan.

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

RE: 11105 Kilrenny Court

EH Eff. Date 4-8-19

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EXHIBIT "A"

BEING Lot 394 of the Douglas Hills Subdivision, Section 5, as shown on plat of same of record in Plat and Subdivision Book 26, Page 44, in the Office of the County Clerk of Jefferson County, Kentucky.

TAX ID NUMBER: 22-1863-0394-0000

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