



ALTA 2021 COMMITMENT FOR TITLE INSURANCE
Issued By
WFG NATIONAL TITLE INSURANCE COMPANY

Transaction Identification Data for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent:	WFG National Title Insurance Company
Issuing Office:	3200 E Camelback Road, Suite 200, Phoenix, AZ 85018
Loan ID Number:	Not Available
Commitment Number:	25-110367
Issuing Office File Number:	25-110367
Property Address:	27241 N 112th Pl, Scottsdale, AZ 85262
Revision Number:	

SCHEDULE A

1. Commitment Date: **January 30, 2025 at 8:00 a.m.**
2. Policy or Policies to be issued:

ALTA® Homeowner's (07-01-21)	Amount:	TBD
Proposed Insured: [TBD]		
The estate or interest to be insured FEE SIMPLE		
ALTA® Ext Loan Policy (07-01-21)	Amount:	TBD
Proposed Insured: To Follow		
3. The estate or interest in the Land described or referred to in this Commitment is **Fee Simple**.
4. The Title is, at the Commitment Date vested in:
John A. Angelone, Trustee of The John A. Angelone Revocable Trust DTD 06-25-13
5. The Land is described as follows:
SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

For Informational Purposes Only:

Address:	27241 N 112th Pl, Scottsdale, AZ 85262
County:	Maricopa
Tax Account No.:	216-79-135

This page is only a part of an ALTA® Commitment for Title Insurance issued by WFG National Title Insurance Company, a Florida company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain real property in the County of Maricopa, State of Arizona, described as follows:

LOT 34, OF DESERT SUMMIT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 465 OF MAPS, PAGE 4.

EXCEPT ALL URANIUM, THORIUM OR OTHER MATERIALS WHICH ARE OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, AS RESERVED IN THE PATENT RECORDED AS DOCKET 304, PAGE 447.

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ALTA 2021 Commitment 07-01-2021
3178500

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SCHEDULE B. PART I
REQUIREMENTS

The following requirements are to be complied with:

1. Instrument(s) creating the estate or interest to be insured must be approved, executed and filed for record to-wit:
 - a. Deed from John A. Angelone, Trustee of The John A. Angelone Revocable Trust DTD 06-25-13 to [TBD]
 - b. Deed of Trust from [TBD] to [TBD]
2. Payment of all premiums, fees and charges for the policy.
3. Payment of the full consideration to, or for the account of, the grantors or mortgagors.
4. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.

Tax Year:	2024
Taxes and charges, together with interest, penalty and statutory foreclosure costs, if any, after delinquency:	
Tax Type:	County
Tax ID No.:	216-79-135
Taxing Entity:	Maricopa County Treasurer
Total Annual Tax:	\$2,082.56
First Installment:	\$1,041.28
First Installment Status:	Paid
First Installment Due/Paid Date:	October 1, 2024
First Installment Delinquent Date:	November 2, 2024
Second Installment:	\$1,041.28
Second Installment Status:	Paid
Second Installment Due/Paid Date:	March 1, 2025
Second Installment Delinquent Date:	May 2, 2025
Notes:	View Taxes

5. The Company is willing to issue an Extended Coverage Lenders Policy. Exceptions 1 through 9 of Schedule B-II are hereby deleted from the Lenders Policy to be issued, contingent upon the completion of the following:
 - a. the Company's review and approval of an updated title search through the date of closing or such earlier date as the Company may accept.
 - b. the Company's review and acceptance of an Affidavit of Possession and No Liens, and the Company's review of the potential exposure for construction liens.
 - c. The Company reserves the right to exclude from coverage matters disclosed by the Affidavit or discovered in the Company's review of the potential exposure for construction liens, and to make such additional requirements as it may deem necessary.
6. Furnish proof that all homeowner's association fees and assessments levied by Desert Summit Owners Association have been paid in full, and that there are no delinquencies.
7. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.

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8. The requirement that a Trust Certification, signed and notarized, be submitted at close of escrow regarding the vestee herein.
9. Title will be vested in parties yet to be disclosed. When title is vested, their title will be subject to matters of record against their names.
10. When the company is provided the amount of the full insurable value of the land and the Company has agreed to that value, Schedule A will be amended accordingly.

END OF REQUIREMENTS

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