



FINANCIAL FREEDOM

FAX COVER SHEET

DATE 05-08-2008

TO: Anthony

PHONE: 575-522-3763

Cell 575-202-0761

FAX: 575-522-3332

FROM: Desiree Emmett

PHONE: (800) 423-4222

(916) 379-6822

FAX: 866-906-4674

Ordering survey for property located at 409 North Magnolia Street, Truth or Consequences NM 87901 for Robert and Patricia Ketchum. Phone number is 575-894-3234. Please let me know if there is anything you might need to complete this order. Attached is a copy of the legal description from the title report.

Thank you

Desiree Emmett

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SIERRA COUNTY TITLE

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File No. 070257

Commitment No. 070257

**FIRST AMERICAN TITLE INSURANCE COMPANY
ALTA COMMITMENT****SCHEDULE A**

File No.: 070257

Commitment Number: 070257

1. Effective Date: **February 7, 2008 at 04:00 PM**
2. Policy or Policies to be issued: Amount:
(a) **ALTA OWNER'S POLICY (10/17/92):** \$
Proposed Insured:

(b) **ALTA LOAN POLICY (10/17/92):** \$95,000.00
Proposed Insured:

Financial Freedom, its successors and/or assigns as their respective interests may appear.

3. The estate or interest in the land described or referred to in this Commitment and covered herein is **FEE SIMPLE**, and title thereto is at the effective date hereof vested in:

Robert E. Ketchum and Patricia A. Ketchum, husband and wife and Deon L. Ketchum and Shannon D. Bryce by virtue of that certain Warranty Deed, dated June 15, 2006, from Robert E. Ketchum and his wife Patricia A. Ketchum, filed for record on June 15, 2006, in Book 106 at Page 2523, in the Office of the Sierra County Clerk, New Mexico.

4. The land referred to in this policy is described as follows:

Lots Four (4) and Five (5) in Block Twenty-five (25) La Vista Addition to Truth or Consequences (formerly Hot Springs, New Mexico); Together with all the improvements thereon.

COUNTERSIGNED:
SIERRA COUNTY TITLE COMPANY
PO BOX 767/370 N. DATE
TRUTH OR CONSEQUENCES, NM 87901


AUTHORIZED SIGNATORY

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File No. 070257

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**FIRST AMERICAN TITLE INSURANCE COMPANY
ALTA COMMITMENT****SCHEDULE B - SECTION I**

The following are the requirements to be complied with:

1. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
2. Proper instrument(s) creating the estate or interest to be insured that must be executed and duly filed for record, to-wit:
3. Release of Claim of Lien, dated March 13, 1997 from Sierra County Commissioners, claimant, filed for record on March 14, 1997, in Miscellaneous Book 55 at Pages 750-751 in the Office of the County Clerk of Sierra County, New Mexico.
4. Release of Claim of Lien, dated March 21, 1996 from Sierra County Commissioners, claimant, filed for record on March 27, 1996, in Miscellaneous Book 53 at Page 108 in the Office of the County Clerk of Sierra County, New Mexico.
5. Release of Home Investment Partnership Program Homeowner Rehabilitation Program Deed Restriction dated February 27, 1998, in favor of South Central Council of Governments, executed by Robert E. Ketchum and Patricia A. Ketchum, filed for record on February 27, 1998, in Mortgage Book 79, Pages 162-163, in the Office of the Sierra County Clerk, New Mexico.
6. A Mortgage in favor of Financial Freedom, executed by Robert E. Ketchum and Patricia A. Ketchum, husband and wife and Deon L. Ketchum and Shannon D. Bryce.

Sierra County Title Company may make other requirements or exceptions upon its review of the proposed documents creating the estate or interest to be insured or otherwise ascertaining details of the transaction.

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**FIRST AMERICAN TITLE INSURANCE COMPANY
ALTA COMMITMENT****SCHEDULE B - SECTION II**

Schedule B of 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.

GENERAL EXCEPTIONS:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Encroachments, overlaps, conflicts in boundary lines, shortages in area, or other matters which would be disclosed by an accurate survey and inspection of the premises.
4. Any lien, claim or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Community property, dower, curtesy, survivorship, or homestead rights, if any of any spouse of the insured (or vestee in a leasehold or loan policy).
6. Any titles or rights asserted by anyone including, but not limited to, persons, corporations, governments, or other entities, to lands comprising the shores or bottoms of navigable streams lakes, or land beyond the line of harbor or bulkhead lines established or changed by the United States Government.
7. Unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.
8. Taxes or assessments which are not shown as existing liens by the public record.
9. Taxes for the year 2007, and thereafter, not yet due or payable.

SPECIFIC EXCEPTIONS:

10. 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 value of record the estate or interest or mortgage thereon covered by this commitment.
11. Title to all the oil, gas and other minerals in, under, and that may be produced from the land, together with all rights, privileges, and immunities relating thereto heretofore reserved unto and conveyed by predecessors in title; and the right and liens of any assessing water or utility district, body, or unit, including the Elephant Butte Irrigation District.
12. In no event is the policy to cover any mobile homes located on the premises.
13. Easements and/or restrictions as shown by the plat referred to herein and filed in the Office of the Sierra County Clerk, New Mexico.

General Exceptions 1, 2, 3, 4, 6, and/or 7 may be deleted from any policy upon compliance with all provisions of the applicable regulations, upon payment of all additional premiums required by the applicable regulations, upon receipt of the required documents and upon compliance with the Company's underwriting standards for each such deletion. General exception 5 may be deleted from the policy if the named insured in the case of an owner's policy, or the vestee, in the case of a loan policy, is a corporation, a partnership, or other artificial entity, or a person holding title as trustee. The policy to be issued pursuant to this Commitment will be

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endorsed or modified in Schedule B by the Company to waive its right to demand arbitration pursuant to the conditions and stipulations of the policy at no cost or charge to the insured. The endorsement or the language added to Schedule B of the policy shall read "In compliance with Subsection D of 13.14.18.10 NMAC, the Company waives its right to demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Nothing herein prohibits the arbitration of all arbitrable matters when agreed to by both the Company and the Insured."

SCTC File #070257

SIERRA COUNTY TITLE COMPANY**TAX CERTIFICATE**

BORROWER: Robert E. Ketchum and Patricia A. Ketchum, and Shannon D. Bryce

PROPERTY ADDRESS: 409 N. Magnolia St., Truth or Consequences, NM 87901
Lots 4 & 5, Blk 25, La Vista Addition

TAX ID OR OWNER NUMBER: ID #1749

TAXING AUTHORITY: SIERRA COUNTY TREASURER
ADDRESS: 100 DATE STREET
TRUTH OR CONSEQUENCES NM 87901

PHONE NUMBER: 575-894-3524

PAYMENT FREQUENCY: SEMI-ANNUAL

NEXT DUE DATE: 04/10/08 **NEXT PENALTY DATE:** 05/10/08

BASE AMOUNT: \$291.94
BASED ON 2007 TAXES

WERE TAXES BASED ON LAND ONLY? NO

TAXES FOR THE YEAR 2007 HAVE BEEN HALF PAID. THE SECOND HALF OF 2007 TAXES ARE DUE BY MAY 10, 2008, IN THE AMOUNT OF \$145.97.

ESTIMATED AD VALOREM TAXES FOR 2008 ARE \$291.94. THE FIRST HALF OF THE TAXES ARE DUE ON OR BEFORE DECEMBER 10, 2008, AND THE SECOND HALF ARE DUE ON OR BEFORE MAY 10, 2009.

SIERRA COUNTY TITLE COMPANY HEREBY CERTIFIES THAT THE INFORMATION ABOVE WAS OBTAINED AT THE SIERRA COUNTY TREASURER'S OFFICE AND IS ACCURATE TO THE BEST OF OUR KNOWLEDGE AS TO THE SUBJECT PROPERTY.

SIERRA COUNTY TITLE COMPANY**BY:**

Title Clerk

DATE: February 8, 2008