“Standard” Exception for Western Regional States

Arizona:

1. 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 of interest or mortgage thereon covered by this Commitment.
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. Any rights, interests, or claims of parties in possession not shown by the Public records.
4. Any lien, or right to lien, for services, labor, materials or equipment in connection with improvements, repairs or renovations provided before, on, or after Date of Policy and not shown by the Public Records at Date of Policy.
5. Any encroachment, encumbrance, violation, conflict in boundary line(s), shortage in area, or adverse circumstances affect the title that would be disclosed by an accurate and complete land survey and/or physical inspection of the Land. The term “encroachment” includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on adjoining land.
6. (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.
7. Easements or claims of easements not shown by the Public Records.
8. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Act authorizing the issuance thereof; and (c) Oil, natural gas, coal, fissionable materials or other minerals previously conveyed, leased or retained by prior owners, 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 interest that are not listed.
9. Any adverse ownership claim by right of sovereignty to any portion of the lands hereunder, including tidelands, submerged, filled and artificially exposed land and lands accreted to such lands or dispute as to the boundaries purportedly caused by a change in the location of any body of water within or adjacent to the land.
10. Water rights, and claims or title to water, whether or not shown by the Public records.
11. Reservations and/or exceptions contained in the patent from the United States of America or the State of Arizona.