**ALTA 2021 OWNER’S POLICY**

**SCHEDULE B**

File No. Policy No.

 **EXCEPTIONS FROM COVERAGE**

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.**

This policy does not insure against loss or damage and the Company will not pay costs, attorneys’ fees, or expenses resulting from the terms and conditions of any lease or servitude identified in Schedule A, and the following matters:

1. Any taxes or assessments which are not shown as existing liens by the Public Records.
2. Rights or claims of parties other than the Insured in actual possession of any or all of the Land not shown in the Public Records.
3. Encroachments, overlaps, boundary line disputes, shortage in square footage, acreage or area, right of access, ingress and egress, or other matters which would be disclosed by a current, complete and accurate survey and inspection of the Land.
4. Unrecorded easements or claims of easements not shown by the Public Records.
5. Any claim, lien or privilege, or right to a claim, lien or privilege, imposed by law, for work, services, labor, material or parts, heretofore or hereinafter furnished for the improvement, construction, erection, reconstruction, modification, repair, demolition or other physical change of or on the Land herein, or any part hereof, and not shown by the Public Records.
6. Taxes or assessments for the year       and subsequent years, which are not yet due and payable.
7. Ownership or lack thereof of oil, gas and other minerals of any kind and in any form, or of any elements or compounds in solution, emulsion, or association with such minerals, and any lease, grant, servitude, royalty interest, exception, any prior reservation or conveyance, together with release of damages, pertaining to such minerals.

*(Insert Schedule B exceptions here)*