TRUSTEE’S SALE GUARANTEE

**SCHEDULE B**

**GENERAL EXCEPTIONS FROM COVERAGE**

A. Taxes or special assessments which are not shown as existing liens by the public records.

B. (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (iii) water rights, claims or title to water; whether or not the matters described in (i). (ii) & (iii) are shown in the public records; (iv) Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.

C. Extended coverage exceptions, as follows:

a. Rights or claims of parties in possession not shown by the public records.

b. Easements, or claims of easements, not shown by the public records.

c. Encroachments, overlaps, boundary line disputes or other matters which would be disclosed by an accurate survey or inspections of the premises which are not shown by the public records.

d. Any lien, or right to a Lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.

D. Any service, installation, connection, maintenance, tap, capacity, construction or reimbursement charges for sewer, water, electricity or other utilities, or for garbage collections and disposal.

E. Defect, 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 of record for value the estate or interest or mortgage thereon covered by this commitment.

F. Any title or rights asserted by anyone, including but not limited to persons, corporations, governments or other entities, to tidelands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, ocean or gulf, or lands beyond the line of the harbor or bulkhead lines as established or changed by the United States Government, or riparian rights, if any.

**End of General Exceptions**

ART OF THIS GUARANTEE.