



ABTRACTOR'S CERTIFICATE

TO:

Attn:

CERTIFICATION DATE: October 24, 2016
OUR FILE NUMBER: NCS-820541-10-CO

This is to certify that the undersigned Company has checked the records of First American Title Insurance Company National Commercial Services for instruments recorded in the Real Property Records of Denton County, Texas, from 05/03/2001 to 10/24/2016 only with respect to the following described property:

SEE EXHIBIT "A" ATTACHED HEREOF.

AND with respect to the following names searched: KNOLLWOOD VILLAS, L.P.

The following matters of record appear to affect title to the subject property:

1. Affidavit of Nonproduction, executed by Landy L. Mulkey, Individually and as Trustee of Trust "Q" Under the Clifford Mulkey Family Trust, filed 05/03/2001, recorded in Volume 4829, Page 4128, Real Property Records, Denton County, Texas.
2. Special Warranty Deed with Vendor's Lien executed by Landy L. Mulkey, individually and Trustee of Trust "Q" under the Clifford Mulkey Family Trust under that certain Trust Agreement dated October 18, 1994, by Clifford Mulkey and Doralene Mulkey to Knollwood Villas, L.P., a Texas limited partnership, filed 05/03/2001, recorded in Volume 4829, Page 4134, Real Property Records, Denton County, Texas.
3. Regulatory and Land Use Restriction Agreement, by and between, Texas Department of Housing and Community Affairs as Issuer, Wells Fargo Bank Texas, N.A., as Trustee and Knoll Wood Villas, L.P., a Texas limited partnership, as Owner, dated 05/01/2001, filed 05/03/2001, recorded in Volume 4829, Page 4140, Real Property Records, Denton County, Texas.
4. Deed of Trust and Security Agreement (with a Power of Sale) from KNOLLWOOD VILLAS, L.P. to GERALD W. MITCHELL, Trustee(s), dated 05/01/2001, filed 05/03/2001, recorded in Volume 4829, Page 4198, Real Property Records, Denton County, Texas, securing a promissory note in the principal sum of \$13,750.00, payable to TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS, and securing other indebtedness as described therein, if any.
5. Assignment of Deed of Trust Documents, granted by Texas Department of Housing and Community Affairs to Wells Fargo Bank Texas, N.A., dated 05/01/2001, filed 05/03/2001, recorded in Volume 4829, Page 4237, Real Property Records, Denton County, Texas.



6. Financing statement showing KNOLLWOOD VILLAS, L.P. as debtor, in favor of TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS and WELLS FARGO BANK TEXAS, N.A. as secured party, filed 05/03/2001, recorded in Volume 4829, Page 4245, Real Property Records of Denton County, Texas.
7. Declaration of Land Use Restrictive Covenants for Low-Income Housing Credits, by and between Knollwood Villas, L.P. and The Texas Department of Housing & Community Affairs, dated 10/22/2002, filed 12/04/2002, recorded in Volume 5225, Page 81, Real Property Records, Denton County, Texas.
8. Final Plat, Lot 2, Block A, of KNOLLWOOD VILLAS, recorded in Volume U, Page 902, Real Property Records, Denton County, Texas.
9. Affidavit Claiming Mechanic's and Materialman's Lien, in favor of EPSCO, INC., dba Environmental Protection Services against KNOLLWOOD VILLAS,LLP in the amount of \$23,372.26, filed 04/17/2003, recorded in Volume 5314, Page 575, Real Property Records, Denton County, Texas.
10. Release of Mechanic's and Materialman's Lien, executed by EPSCO, Inc., dated 10/09/2003, filed 10/21/2003, recorded in Volume 5543, Page 4059, Real Property Records, Denton County, Texas.
11. UCC Financing Statement showing KNOLLWOOD VILLAS, LP as debtor, in favor of TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS as secured party, filed 06/09/2006, recorded in cc# 2006-69324, Real Property Records of Denton County, Texas.
12. Mechanic's Lien by Affidavit, in favor of MOVEFORFREE.COM, INC. against ROSEMONT AT PECAN CREEK in the amount of \$426.50, filed 10/02/2009, recorded in cc# 2009-127864, Real Property Records, Denton County, Texas.
13. Release of Lien, executed by Moveforfree.com, Inc., filed 05/25/2010, recorded in cc# 2010-49398, Real Property Records, Denton County, Texas.
14. Mechanic's Lien Affidavit, in favor of SURFACE WORKS INC., dba SURFACE CONNECTION against KNOLLWOOD VILLAS, LP in the amount of \$500.00, filed 02/07/2011, recorded in cc# 2011-10957, Real Property Records, Denton County, Texas.
15. Grant of Easement, by and between Knollwood Villas, L.P. and Marcus Cable Associates, LLC, dated 09/25/2014, filed 05/14/2015, recorded in cc# 2015-51319, Real Property Records, Denton County, Texas.

This list of instruments described above is subject to all matters that an examination of such instruments would reflect.

The search evidenced by this Certificate covers only Deed Records, Deed of Trust Records, Land Records and Mechanic's Lien Records with respect to the particular property described herein, and Abstract of Judgment Records, Federal Tax Lien Records and State Tax Lien Records with respect to the names supplied for specific search, and no other.

This certificate was prepared using the same standard of care as is used by First American Title Insurance Company National Commercial Services when conducting a search of its title plant records for its own purposes. This report is for the benefit of the addressee only and does not inure to the benefit of any third party. Further this report is NOT an assurance, guaranty, warranty nor opinion of title as to the title of the above described real property.



Any claim against First American Title Insurance Company National Commercial Services its officers, employees, agents, representatives and subsidiaries arising because of an inaccuracy or omission in the information reported shall be limited to the amount paid to First American Title Insurance Company National Commercial Services, for the production of this report. If protection against title loss is desired, the addressee should consider obtaining a policy of title insurance.

FIRST AMERICAN TITLE INSURANCE COMPANY
NATIONAL COMMERCIAL SERVICES

AMOUNT DUE: \$750.00

By: _____

Name:

Its: