**Iconic Title Agency LLC​​**

**1815 Lakewood Road  
Suite 127  
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**VIA FACSIMILE ONLY**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_​​

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_​​

**Subject: FINAL TITLE OPINION**

*This opinion is limited to a search of the records of* *Calcasieu​​,* *Louisiana​​, filed and of record as of* *\_\_\_\_\_\_\_\_\_\_\_\_\_, \_\_\_\_\_​​.*

***Borrower:***

***Address:***

***File No:*** ***ITA-***

We have received the order for the above-referenced closing and a limited search of the public records through \_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_​​ at ​​ has revealed the following information:

1. The land referred to in this Limited Opinion is situated in and is described as follows:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF.*

2. Title to the property is currently vested in

3. Being that same property acquired by present owner(s) Deed dated \_\_\_\_\_\_\_\_\_\_\_\_\_, \_\_\_\_\_​​ and recorded in Book ​​, Page ​​ of the Conveyance Records of

4. Tax Information: Taxes have been paid in full through \_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_​​.

**ESTIMATED TAXES**

**Tax Assessment No -** **​​**

5. The property is currently encumbered by the following liens, mortgages and/or encumbrances:

6. This property is subject to normal, usual and customary subdivision restrictions, covenants and utility easements. Examiner makes no representatives or warranties as to whether any restrictions or covenants have been violated or have been extinguished.

7. No examination has been conducted and no representatives are made herein with respect to the previous use of the property under examination for its prior usage as a hazardous waste site disposal or solid waste landfill. Specifically excluded from this opinion is the issue of whether the property in question is included within a wetlands protected area or any limitation of use resulting therefrom.

8. No examination was made of mineral ownership.

9. This opinion is limited to title as disclosed by the public records of the office of the Clerk of Court of Calcasieu​​, Louisiana​​, and does not include the location of boundaries or improvements or any information that might be obtained solely from an actual physical inspection, or an accurate survey of the property. Likewise, this opinion does not reflect claims, rights, or encumbrances which do not appear of record, nor any inchoate liens which might exist against the subject property.

10. This opinion is prepared exclusively for the use of the addressee, and no warranty is provided for third parties. Distribution to parties other than the addressee is prohibited.

11. This opinion concludes that the title to property is good, valid, and merchantable and that \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_​​ will have their mortgage attached to 100% of referenced property.

Sincerely yours,

Iconic Title Agency LLC​​

**EXHIBIT “A”**

LEGAL DESCRIPTION

**Property Address:**

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