

Owner: **SMITH RONALD**

**7453 SAMPLE AVE, SAMPLETOWN, USA, 12345-6789**

County: **SAMPLE, USA** APN: **0000-000-000**

Block/Lot: **-- / 22** Township/Range/Section: **-- / -- / --**

**Owner** **Legal Description**

As of Date: **11/22/2011 13:50 PST** Vesting: **MARRIED MAN / / SEPARATE PROPERTY** TRACT # 12345 LOT 20  
 Owner: **SMITH RONALD**

**Deed**

Sale Date: **02/25/2004** Doc #: **1053133**  
 Recording Date: **04/29/2004** Deed Type: **GRANT DEED**

**Tax Information**

**— Assessor —**  
 Tax Year: **2011** Total Taxable Value: **\$219,000** Total Value: **\$219,000**  
 Assessed Year: **2011** Improvement Value: **\$49,000** Exemptions:  **/ / / /**  
 Property Tax: **\$2,864.85** Land Value: **\$170,000**

**Property Transactions**

**— Summary of Transactions —**

|    | Date         | Doc Type               | Doc #   | Seller          | Lien Holder               | Orig Doc # |
|----|--------------|------------------------|---------|-----------------|---------------------------|------------|
| 1  | 12/21/2005   | DEED OF TRUST          | 3146231 |                 | MAINTOWN BK               |            |
| 2  | 12/21/2005   | DEED OF TRUST          | 3146230 |                 | AMERICAN TOWN LENDER      |            |
| 3  | 07/01/2005   | DEED OF TRUST          | 1559580 |                 | ABC HM LENDERS            |            |
| 4  | 🚩 01/10/2006 | DEED OF RELEASE        | 59758   |                 |                           | 1559580    |
| 5  | 11/19/2004   | DEED OF TRUST          | 3006591 |                 | VIP LENDING GRP           |            |
| 6  | 🚩 07/25/2005 | DEED OF RELEASE        | 1755307 |                 |                           | 3006591    |
| 7  | 11/19/2004   | DEED OF TRUST          | 3006590 |                 | VIP LENDING GRP           |            |
| 8  | 🚩 08/02/2005 | DEED OF RELEASE        | 1838397 |                 |                           | 3006590    |
| 9  | 05/20/2004   | DEED OF TRUST          | 1293575 |                 | * OTHER TOWN LENDERS      |            |
| 10 | 04/29/2004   | GRANT DEED             | 1053133 | WHITE KIT & KIM |                           |            |
| 11 | 04/29/2004   | DEED OF TRUST          | 1053134 |                 | TOWNWIDE FIN              |            |
| 12 | 👉 04/29/2004 | ASSIGNMENT OF MORTGAGE | 1053135 |                 | NATIONAL TOWN BK/COMMERCE | 1053134    |

**LEGEND :** 🚩 Release    👉 Assignment

**— Transaction Details —**

**1 Finance**

|                                       |                                     |
|---------------------------------------|-------------------------------------|
| Mtg Recording Date: <b>12/21/2005</b> | Document Type: <b>DEED OF TRUST</b> |
| Mtg Date: <b>12/13/2005</b>           | Borrower 1: <b>SMITH RONALD</b>     |
| Mtg Document #: <b>3146231</b>        | Borrower 2: <b>--</b>               |
| Loan Amount: <b>\$41,900</b>          | Borrower 3+: <b>--</b>              |
| Mtg Loan Type: <b>CONVENTIONAL</b>    | Lender: <b>MAINTOWN BK</b>          |
| Mtg Rate Type: <b>FIXED RATE LOAN</b> | Modified Amount: <b>--</b>          |
| Mtg Term: <b>15 YEARS</b>             |                                     |
| Initial Mtg Rate: <b>--</b>           |                                     |

## 2 Finance

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Mtg Recording Date: **12/21/2005**  
Mtg Date: **12/13/2005**  
Mtg Document #: **3146230**  
Loan Amount: **\$360,000**  
Mtg Loan Type: **CONVENTIONAL**  
Mtg Rate Type: **ADJUSTABLE INT RATE LOAN**  
Mtg Term: **30 YEARS**  
Initial Mtg Rate: **1.5**

Document Type: **DEED OF TRUST**  
Borrower 1: **SMITH RONALD**  
Borrower 2: --  
Borrower 3+: --  
Lender: **AMERICAN TOWN LENDER**  
Modified Amount: --

## 3 Finance

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Mtg Recording Date: **07/01/2005**  
Mtg Date: **06/24/2005**  
Mtg Document #: **1559580**  
Loan Amount: **\$377,000**  
Mtg Loan Type: **CONVENTIONAL**  
Mtg Rate Type: **ADJUSTABLE INT RATE LOAN**  
Mtg Term: **30 YEARS**  
Initial Mtg Rate: **6.5**

Document Type: **DEED OF TRUST**  
Borrower 1: **SMITH RONALD**  
Borrower 2: --  
Borrower 3+: --  
Lender: **ABC HM LENDERS**  
Modified Amount: --

## 4 Mtg Release

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Recording Date: **01/10/2006**  
Document #: **59758**

Document Type: **DEED OF RELEASE**

## 5 Finance

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Mtg Recording Date: **11/19/2004**  
Mtg Date: **11/03/2004**  
Mtg Document #: **3006591**  
Loan Amount: **\$75,000**  
Mtg Loan Type: **CONVENTIONAL**  
Mtg Rate Type: **ADJUSTABLE INT RATE LOAN**  
Mtg Term: --  
Initial Mtg Rate: --

Document Type: **DEED OF TRUST**  
Borrower 1: **SMITH RONALD**  
Borrower 2: --  
Borrower 3+: --  
Lender: **VIP LENDING GRP**  
Modified Amount: --

## 6 Mtg Release

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Recording Date: **07/25/2005**  
Document #: **1755307**

Document Type: **DEED OF RELEASE**

## 7 Finance

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Mtg Recording Date: **11/19/2004**  
Mtg Date: **11/03/2004**  
Mtg Document #: **3006590**  
Loan Amount: **\$262,500**  
Mtg Loan Type: **CONVENTIONAL**  
Mtg Rate Type: **ADJUSTABLE INT RATE LOAN**  
Mtg Term: **30 YEARS**  
Initial Mtg Rate: **5.375**

Document Type: **DEED OF TRUST**  
Borrower 1: **SMITH RONALD**  
Borrower 2: --  
Borrower 3+: --  
Lender: **VIP LENDING GRP**  
Modified Amount: --

## 8 Mtg Release

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Recording Date: **08/02/2005**  
Document #: **1838397**

Document Type: **DEED OF RELEASE**

## 9 Finance

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Mtg Recording Date: **05/20/2004**  
Mtg Date: **04/27/2004**  
Mtg Document #: **1293575**  
Loan Amount: **\$14,000**  
Mtg Loan Type: **CONVENTIONAL**  
Mtg Rate Type: **FIXED RATE LOAN**  
Mtg Term: --  
Initial Mtg Rate: --

Document Type: **DEED OF TRUST**  
Borrower 1: **SMITH RONALD**  
Borrower 2: --  
Borrower 3+: --  
Lender: **\* OTHER TOWN LENDERS**  
Modified Amount: --

## 10 Sale

Sale Recording Date: **04/29/2004**  
Sale Date: **02/25/2004**  
Rec Document #: **1053133**  
Sale Price: **\$315,000**  
Sale Price Type: **FULL**  
Multi/Split Sale: --  
Vesting - Ownership Rights: --

Document Type: **GRANT DEED**  
Buyer 1: **SMITH RONALD**  
Buyer 2: --  
Buyer Vesting & Relationship Type: --  
Seller: **WHITE KIT & KIM**  
Title Company: **CITY TITLE**

## 11 Finance

Mtg Recording Date: **04/29/2004**  
Mtg Date: **04/23/2004**  
Mtg Document #: **1053134**  
Loan Amount: **\$299,250**  
Mtg Loan Type: **CONVENTIONAL**  
Mtg Rate Type: **FIXED RATE LOAN**  
Mtg Term: **30 YEARS**  
Initial Mtg Rate: --

Document Type: **DEED OF TRUST**  
Borrower 1: **SMITH RONALD**  
Borrower 2: --  
Borrower 3+: --  
Lender: **TOWNWIDE FIN**  
Modified Amount: --

## 12 Mtg Assignment

Recording Date: **04/29/2004**  
Document #: **1053135**

Document Type: **ASSIGNMENT OF MORTGAGE**  
New Lender: **NATIONAL TOWN BK/COMMERCE**  
Previous Lender: **TOWNWIDE FIN**

## Personal Liens

### 1 Judgment

Recording Date: **07/27/2011**  
Document #: **1000909**  
Document Book/Page: --  
Case #: **10A05803**  
Lien Amount: **\$7,031**  
Judgment Entered Date: **04/21/2011**  
Document Type: **ABSTRACT OF JUDGMENT**

Defendant Name: **SMITH RONALD**  
Defendant Address: **7453 SAMPLE AVE**  
Defendant City: **SAMPLETOWN**  
Defendant State: **USA**  
Defendant Zip: **12345**  
Plaintiff Name: **FUND ACCESS LLC**  
Creditor Name: **FUND ACCESS LLC**

### 2 Judgment

Recording Date: **03/23/2009**  
Document #: **413417**  
Document Book/Page: --  
Case #: **08A00633**  
Lien Amount: **\$4,390**  
Judgment Entered Date: **09/10/2008**  
Document Type: **ABSTRACT OF JUDGMENT**

Defendant Name: **SMITH RONALD**  
Defendant Address: **7453 SAMPLE AVE**  
Defendant City: **SAMPLETOWN**  
Defendant State: **USA**  
Defendant Zip: **12345**  
Plaintiff Name: **WETLAND FUNDING LLC**  
Creditor Name: **WETLAND FUNDING LLC**

### 3 Judgment

Recording Date: **03/16/2009**  
Document #: **375060**  
Document Book/Page: --  
Case #: **08A02603**  
Lien Amount: **\$9,392**  
Judgment Entered Date: **07/30/2008**  
Document Type: **ABSTRACT OF JUDGMENT**

Defendant Name: **SMITH RONALD**  
Defendant Address: **7453 SAMPLE AVE**  
Defendant City: **SAMPLETOWN**  
Defendant State: **USA**  
Defendant Zip: **12345**  
Plaintiff Name: **BENFICIAL SAMPLETOWN INC**  
Creditor Name: **BENFICIAL SAMPLETOWN INC**

## Recording Information

|                    | Sales             | Mortgages         | Assignments       | Releases          | Foreclosures      | Lien/Judgments    | Bankruptcy        |
|--------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| History Start Date | <b>01/01/1980</b> | <b>09/01/1980</b> | <b>01/02/2004</b> | <b>12/06/2004</b> | <b>01/02/2002</b> | <b>02/07/2006</b> | <b>02/14/1985</b> |
| Rec. Thru. Date    | <b>11/15/2011</b> | <b>11/14/2011</b> | <b>11/15/2011</b> | <b>11/15/2011</b> | <b>11/15/2011</b> | <b>11/15/2011</b> | <b>11/14/2011</b> |

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