

Transaction Identification Data, for which the company assumes no liability as set forth in Commitment Condition 5.e:

Issuing Agent: Suisman Shapiro Wool Brennan Gray & Greenberg, PC
Issuing Office: 002941
Loan ID Number:
Agent File Number: Michael Desautels
Search Order Number: 01689635
Property Address: 257 Chesterfield Rd Oakdale Montville CT 06370

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

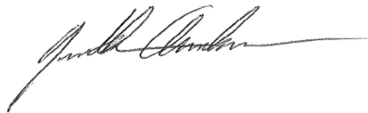
1. Commitment Date: 5/23/2024
2. Policy to be issued:
 - (a) 2021 ALTA® Owner's Policy
Proposed Insured: Michael Desautels
Proposed Amount of Insurance: 10,000.00
 - (b) 2021 ALTA® Loan Policy
Proposed Insured:

Proposed Amount of Insurance: TBD

3. The estate or interest in the Land at the Commitment date is: Fee Simple
4. The Title is, at the Commitment Date, vested in: Zachary Francis Cash
5. The Land is described as follows: 257 Chesterfield Rd Oakdale Montville CT 06370

A copy of the Property Description of said Land is attached hereto.

Countersigned and validated:



By: Authorized Signatory

Jonathan S. R. Anderson,
Vice President & Chief Underwriting Counsel

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This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by CATIC. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
(Documents to be listed here)
5. If the subject property is vacant land, CATIC underwriting approval is required prior to insuring this property.

(Additional Requirements may be listed here by number)

SCHEDULE B, PART I
Requirements
Continuation Sheet

6. Assessor's Certificate of Forest Land Classification dated November 18, 2020 and recorded November 18, 2020 in Volume 661 at Page 462 of the Montville Land Records.

7. A Mortgage Deed to secure the original indebtedness of \$504,000.00 from Zachary Francis Cash mortgagor to Dime Bank mortgagee, dated November 10, 2022 and recorded November 14, 2022 in Book/Volume 689 at Page 660 of the Montville Land Records. Maturity Date: December 1, 2053.

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SCHEDULE B, PART II Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat 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 will be excepted from coverage.

1. The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:
2. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I -Requirements are met.
3. Rights or claims of persons in possession, other than the insured, which are not shown by the Public Records.
4. Any easements or claims of easements not shown by the Public Records, boundary line disputes, overlaps, encroachments, title to filled lands (if any) and all other facts which an accurate survey or inspection of the land would disclose and which are not shown by the Public Records.
5. Unrecorded mechanics' liens.
6. Real estate taxes, municipal assessments and private association assessments, if any, including liens and assessments, not yet due and payable.

(Additional Exceptions may be listed here by number)

See attached Continuation Sheet for additional Exceptions.

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SCHEDULE B, PART II

Exceptions

Continuation Sheet

7. Subject to a pole line right of way as depicted on a plan entitled "Pole Line R/W off Chesterfield Road - MTV, AECO Development Inc., The Hartford Electric Light Co., Electric Operations Department, Scale: 1 inch = 100 feet, Date February 26, 1964, No. J-64001-H" filed as map #237 in the Montville Land Records.

Real Estate Taxes on the Grand List of October 1, 2022 in the total amount of \$1,607.62. Taxes are paid semi-annually in installments of \$803.81 on July 1, 2023 and January 1, 2024. Account paid in full.

Water and sewer use charges as may be due the Town of Montville.

24 MONTH CHAIN OF TITLE:

Special Warranty Deed from Tarragon Corporation to Zachary Francis Cash recorded October 29, 2019 in Volume 649 at Page 942 of the Montville Land Records.

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PROPERTY DESCRIPTION

Property Description Attached

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