



ORDER INFORMATION

Client: Happy Bank
Report Type: Full Commercial Title & Lien
Created Date: 6/18/2013

PROPERTY INFORMATION

Tax Account No. R123456
County: Bexar
Address: 123 Main Street
San Antonio, TX 78232

SEARCH RESULTS

Record Owner: John and Jane Doe, husband and wife

Legal Description: Lot One (1), Block A, Commercial Heights Addition, Phase II, according to the Map or Plat recorded in Volume 1, Page 2, Map Records, Bexar County, Texas.

Comments: There is a homestead designation filed against this property by the record owners.

Vesting Information

Instrument:	Special Warranty Deed with Vendor's Lien
Grantor(s):	XYZ Development Corp.
Grantee(s):	John Doe and Jane Doe, husband and wife
Document No:	2006123456
Volume/Page:	104/1000
Film Code No:	NA
Instrument Date:	1/1/2006
Recording Date:	1/4/2006
Notes:	None

Vesting Information

Instrument:	Special Warranty Deed
Grantor(s):	Robert Jones
Grantee(s):	XYZ Development Corp.
Document No:	1998123456
Volume/Page:	374/402
Film Code No:	NA
Instrument Date:	7/8/1998



Recording Date: 7/8/1998

Notes: None

Vesting Information

Instrument: Executor/ Administrartor's Deed

Grantor(s): Cheryl Jones, as Independent Administrator of the Estate of Patrick Jones

Grantee(s): Robert Jones

Document No: 1984123456

Volume/Page: 203/18

Film Code No: NA

Instrument Date: 5/13/1984

Recording Date: 5/15/1984

Notes: Cannot determine how Patrick Jones acquired title to the subject property.

Vesting Information

Instrument: Warranty Deed

Grantor(s): Bruce Haverit

Grantee(s): Steven Jones

Document No: NA

Volume/Page: 23/406

Film Code No: 100564

Instrument Date: 6/14/1962

Recording Date: 6/16/1962

Notes: None

Lien Information

Instrument: Tax Lien Deed of Trust/Contract

Borrower: John Doe and Jane Doe, husband and wife

Lender: County Tax Relief

Lender Address: 789 Lucky Ln
San Antonio, TX 78232

Lien Amount: \$5,045.87

Document No: 2008012345

Volume/Page: 4501/125

Film Code No: NA

Instrument Date: 4/1/2008

Recording Date: 4/2/2008

Notes: None



Lien Information

Instrument:	Tax Lien Transfer
Borrower:	Bexar County Tax Assessor
Lender:	County Tax Relief
Lender Address:	789 Lucky Ln San Antonio, TX 78232
Lien Amount:	\$4,815.87
Document No:	2008654321
Volume/Page:	7056/303
Film Code No:	NA
Instrument Date:	4/20/2008
Recording Date:	5/25/2008
Notes:	None

Lien Information

Instrument:	Deed of Trust
Borrower:	John Doe and Jane Doe, husband and wife
Lender:	Texas Bank
Lender Address:	123 First Lane San Antonio, TX 78235
Lien Amount:	\$105,000.00
Document No:	2006123457
Volume/Page:	15000/1003
Film Code No:	NA
Instrument Date:	1/1/2006
Recording Date:	1/4/2006
Notes:	None

Lien Information

Instrument:	UCC Fixture Filing
Borrower:	John Doe
Lender:	The AC Guy
Lender Address:	569 Refrigerator Rd San Antonio, TX 78210
Lien Amount:	\$2,846.58
Document No:	094568
Volume/Page:	NA
Film Code No:	NA
Instrument Date:	5/9/2009
Recording Date:	5/14/2009
Notes:	None



Lien Information

Instrument:	IRS Lien
Borrower:	John Doe
Lender:	Internal Revenue Service
Lender Address:	PO Box 1214 Charlotte, NC 28201
Lien Amount:	\$4,587.27
Document No:	2010987592
Volume/Page:	235/1001
Film Code No:	NA
Instrument Date:	9/20/2010
Recording Date:	9/20/2010
Notes:	Cannot determine if this belongs to property owner. Please cross reference social security number.

* This report is limited to the information appearing of record in the public records of the subject county as of the effective date of the report. This report summarizes any recordings and is not to be construed as an opinion of title, title policy or title guarantee. As eSTS is not the primary provider of such recorded information, it cannot be an insurer or guarantor of the accuracy, reliability, or merchantability or fitness for a particular purpose, of said recordings as filed and is subject to any delay in indexing by such primary provider. Said delay may be up to one month in certain counties. Liability for errors and omissions is limited to the cost of this report, and inures to the benefit of, the client ordering this report only and will terminate upon the sale, renewal, transfer or assignment of the loan or transaction for which this report is used. Further, eSTS's liability is limited to its own negligence in the production of this report.