

**SCHEDULE B**  
**EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

**PART ONE**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Any right, title or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons.
8. County road rights-of-way not recorded and indexed as a conveyance of record in the office of the Clerk and Recorder pursuant to Title 70, Chapter 21, M.C.A., including, but not limited to any right of the Public and the County of Lake to use and occupy those certain roads and trails as depicted on County Surveyor's maps on file in the office of the County Surveyor of Lake County.
9. 2006 taxes and special assessments are a lien; amounts not yet determined or payable. The first one-half becomes delinquent after November 30th of the current year, the second one-half becomes delinquent after May 31st of the following year.

General taxes as set forth below. Any amounts not paid when due will accrue penalties and interest in addition to the amount stated herein:

Year	1st Half	2nd Half	Parcel Number
2006	\$1,325.10 paid	\$1,325.10 paid	21174 (as to Parcel 1)

10. There is no Assessor's Parcel Number or Treasurer's Billing number identifying this property. Therefore we are unable to search real property tax information. (As to Parcel 2)

TITLE POLICY EXCEPTIONS  
ST. IGNATIUS MT PURCHASE HOUSE 2006

Chicago Title Insurance Company

## SCHEDULE B

File Number: FT130622

Policy Number: 72306-90841359

## EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses which arise by reason of:

1. Rights or claims of parties in possession not shown by the public records.
2. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
7. County road rights-of-way the existence of which is dependant in whole or in part upon writings which have not been recorded and indexed as conveyances in the office of the Clerk and Recorder pursuant to Title 70, Chapter 21 MCA.

## SPECIAL EXCEPTIONS

8. General taxes for the year 2014 are a lien not yet due.
9. Mineral rights, claims or title to minerals in or under said land, including but not limited to metals, oil, gas, coal, or other hydrocarbons, sand, gravel or stone, and easement or other rights or matters relating thereto, whether express or implied, recorded or unrecorded.
10. Provisions, levies, easements, assessments and liens of the Flathead Irrigation District and the construction charges of the Flathead Irrigation Project and the Irrigation District within which lands are situate.
11. Any matters disclosed by Certificate of Survey No. 6337 and Subdivision plat of Blue Jay Estates.

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(FT130622.PFD/FT130622/114)

TITLE POLICY EXCEPTIONS  
ST. IGNATIUS MT - PURCHASE ACREAGE 2014

Our File No.: FT150298

SCHEDULE B - Section II

Special Exceptions:

1. General taxes for the year 2015 are a lien not yet due.
2. Mineral rights, claims or title to minerals in or under said land, including but not limited to metals, oil, gas, coal, or other hydrocarbons, sand, gravel or stone, and easement or other rights or matters relating thereto, whether express or implied, recorded or unrecorded.
3. Any matters disclosed by Certificate of Survey No. 4385.
4. (a) Unpatented mining claims; (b) reservations or exceptions in patents or Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easement or equitable servitudes; or, (d) water rights, claims or title to water; (e) any right, title or interest in any sand, gravel and/or minerals including access to and from to extract minerals, mineral rights, or related matters, including but not limited to oil, gas, coal and other hydrocarbons, whether or not the matters excepted under (a), (b), (c), (d), or (e) are shown by the public records.
5. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
6. County road rights-of-way, not recorded and indexed as a conveyance of record in the office of the Clerk and Recorder pursuant to Title 70, Chapter 21, M.C.A., including, but not limited to any right of the Public and the County of Lake, to use and occupy those certain roads and trails.
7. Any portions within the rights of way of Public or County Roads.
8. Grant of Easement to erect and maintain an electric distribution power line, granted to the United States of America; recorded July 28, 1975 under Microfile No. 233420, records of Lake County, Montana.
9. Any invalidity or defect in the title in the event that the trust referred to in Schedule A is invalid or fails to grant sufficient power to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

TITLE POLICY EXCEPTIONS - 2015 RECA FROM REALTOR