

Sample Property Title Disclosure for a Third Gate Property

The following came from a scanned Title Disclosure document for a 3rd Gate Property. Owner-specific clauses have been omitted for privacy considerations.

5. Covenants, conditions, restrictions/ easements/ assessments, liens, charges, terms and provisions in the document recorded May 6, 1970 as Book 816, Page 486 of Official Records, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion/ sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes or Section 12955 of the California Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

Note: You may wish to contact the homeowners association referred to in the above document for information regarding assessments, transfer requirements or other matters,

6. An easement for roadway, utilities, drainage and incidental purposes in the document recorded June 26, 1973 as Book 929, Page 457 of Official Records,

8. An easement for communication facilities and incidental purposes, recorded April 18, 1986 as Book 1554, Page 578 of Official Records.

In favor of: Pacific Bell

Affects: as shown therein

9. The effect of Road Maintenance Assessments to be determined and levied by the Willowbrook-Skyview Road Association for the upkeep and maintenance of the roads in said subdivision as set forth in the Amended Interlocutory Judgment out of the Superior Court of the State of California for the County of Mendocino under Case #61093 recorded June 16, 1992 in Book 1960 of Official Records at page 210, Mendocino County Records.

Reference is hereby made to the document for full particulars.

10. Provisions regarding the repair and maintenance of roads in the subdivision which the herein-described property forms a part together with the establishment of the Willowbrook-Skyview Road Association for the purpose of determining assessments for the performance of said maintenance as set forth in the Final Judgment in the Superior Court of the State of California for the County of Mendocino, recorded June 2, 1992 in Book 1996 of Official Records at page 332, Mendocino County Records. Reference is hereby made to the document for full particulars.

Contact the Road Association for any outstanding assessments.