



**First American Title  
Company of Napa**

ORDER NO: **T0021565-SMB**

**PRELIMINARY REPORT**

**First American Title Insurance Company**

***First American Title Company of Napa***

***California Department of Insurance License No. 2553-6***

**1700 Second Street, Suite 120, P.O. Box 388, Napa, CA 94559**

**Tel: (707) 254-4500 - Fax: (707) 492-5120**

**Property Address:**

17132 Bodega Lane, 17000 Bodega Hwy  
Bodega, CA 94922

**Assessor's Parcel Number:**

103-120-019, 103-120-020

**Buyer/Borrower:**

**Seller/Owner:**

Enguerrand Dominique Marie Guilloux  
Jennifer Lynn Cash

**Direct Escrow Inquiries to Escrow Officer:**

Ana Sarah Miranda  
Email: [smiranda@cal-land.com](mailto:smiranda@cal-land.com)

**Direct Title Inquiries to:**

Mark Encinas  
Email: [mencinas@firstamnapa.com](mailto:mencinas@firstamnapa.com)

**Reference Number:**

In response to the application for a policy of title insurance referenced herein, **First American Title Insurance Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of **First American Title Insurance Company**.

**Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.**

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.**

Dated as of **May 2, 2023** at **7:30 A.M.**

By: 

Authorized Signatory



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The form of policy or policies of title insurance contemplated by this report is:

ALTA Owner's Policy (6/17/06) with Regional Exceptions (Standard Coverage)  
And  
ALTA Loan Policy (6/17/06) (Extended Coverage)

A specific request should be made if another form or additional coverage is desired.

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

**ENGUERRAND DOMINIQUE MARIE GUILLLOUX, AN UNMARRIED MAN AND JENNIFER LYNN  
CASH, AN UNMARRIED WOMAN AS JOINT TENANTS**

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED  
BY THIS REPORT IS:

**A FEE**

THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

**See Exhibit A attached hereto and made a part hereof.**



## EXHIBIT A

### LEGAL DESCRIPTION

The land referred to in this report is situated in the **unincorporated area of Bodega** County of **Sonoma**, State of **California**, and is described as follows:

#### PARCEL 1:

PORTION OF LOTS 60 AND 61, AS SAID LOTS ARE SHOWN UPON THE "MAP OF BODEGA CORNERS," ETC., FILED FEBRUARY 11, 1865 IN [BOOK 4 OF MAPS, PAGE 20](#), SONOMA COUNTY RECORDS; BEGINNING AT THE SOUTHWEST CORNER OF LOT 61, WHERE IT JOINS THE LANDS OF LOTS OF MRS. KATE CANTY; AND RUNNING THENCE NORTH ALONG THE PUBLIC ROAD, 66 FEET AND 4 INCHES TO A STAKE; THENCE RUNNING IN AN EASTERLY DIRECTION, 112 FEET 6 INCHES TO THE MENARY LINE FENCE; THENCE IN A SOUTHERLY DIRECTION, ALONG SAID FENCE OF MENARY, 66 FEET, 4 INCHES TO THE CORNER OF CANTY FENCE; THENCE ALONG THE BOUNDARY LINE OF SID CANTY'S LOT, WEST 112 FEET, 6 INCHES TO POINT OF BEGINNING. BEING A PORTION OF LOTS 60 AND 61, AS PER DEED ON RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SONOMA COUNTY, FROM GEO. R. ROE AND LORENA ROE, HIS WIFE, TO WILLIAM S. ROE IN [VOLUME 249 OF DEEDS, PAGE 78](#) OF SAID RECORDS, BEING A PORTION OF WHAT WAS KNOWN FORMERLY AS THE MASONIC HAL LOT.

#### PARCEL 2:

BEING ALL THE REMAINING PORTION OF THE WEST ONE-HALF OF LOTS 60, ON THE EAST SIDE OF STEWART STREET IN THE VILLAGE OF BODEGA CORNERS, COUNTY OF SONOMA, STATE OF CALIFORNIA AND GENERALLY KNOWN AS PART OF THE MASONIC HALL LOT, NOT HERETOFORE CONVEYED BY WILLIAM S. ROE TO THE NEW BODEGA GROVE NO. 196, UNITED ANCIENT ORDER OF DRUIDS, BY DEED DATED JULY 22, 1911 AND RECORDED JULY 24, 1911 IN [BOOK 279 OF DEEDS, PAGE 1](#), SONOMA COUNTY RECORDS.

ASSESSOR'S PARCEL NUMBER: 103-120-019

#### PARCEL 3:

BEING LOTS NUMBERED 17, 18, 19, 20, 21, 22, 58 AND 59, AS DESIGNATED AND NUMBERED UPON A CERTAIN PLAN OF SAID TOWN OF BODEGA AS SURVEYED IN OCTOBER 1863 BY H. B. MARTIN AND RECORDED IN LIBER "A" OF MAPS IN THE OFFICE OF THE RECORDER OF SONOMA COUNTY IN FEBRUARY 1865. ALSO THE EASTERLY ONE HALF OF THE CERTAIN PIECE AND PARCEL OF LAND SITUATE, LYING AND BEING IN THE VILLAGE OF BODEGA CORNERS AND DESCRIBED AS FOLLOWS, BOUNDED ON THE NORTH AND EAST BY LANDS FORMERLY OF JOHN MENARY; ON THE SOUTH BY LANDS OF HIRAM ADAMS; AND ON THE WEST BY CHURCH STREET; AND BEING THE SAME PREMISES CONVEYED TO THE PARTIES OF FIRST PART (WILLIAM S. ROE) BY BELLE LEWIS (SOMETIMES CALLED MARY I. LEWIS), A WIDOW, BY DEED DATED JANUARY 22, 1909 AND RECORDED IN [BOOK 258 OF DEEDS, PAGE 16](#), SONOMA COUNTY RECORDS ON JULY 24, 1909.



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BEING ALSO KNOWN AS THE EAST HALF (E 1/2) OF LOTS 60 AND 61 OF BODEGA CORNERS.

ASSESSOR'S PARCEL NUMBER: 103-120-020



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AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. General and special taxes and assessments for the fiscal year 2023-2024, a lien not yet due or payable.
2. General and special taxes and assessments for the fiscal year 2022/2023
  - First Installment : \$170.64 Paid
  - Second Installment : \$207.70 Delinquent
  - Tax Rate Area : 096035
  - A. P. No. : 103-120-020
3. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
4. Any claim that the Title is subject to a trust or lien created under the Perishable Agricultural Commodities Act (7 U.S.C. §§499a et. seq.) or the Packer and Stockyards Act (7 U.S.C. §§181 et. seq.) or under similar state laws.
5. Water rights, claims or title to water, whether or not shown by the Public Records.
6. A deed of trust to secure an original indebtedness of \$850,000.00 recorded December 23, 2022 as Series Number 2022-0080464 of Official Records.
  - Dated : December 22, 2022
  - Trustor : Enguerrand Dominique Marie Guilloux, an unmarried man and Jennifer Lynn Cash, an unmarried woman as joint tenants
  - Trustee : Orange County Capital
  - Beneficiary : Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Orange County Capital, a Corporation
  - Loan No. : 3518626033
7. Information in possession of this Company indicates that a transfer of land is contemplated involving the land described in this report. Such transfer of land would appear to fall within the purview of the Subdivision Map Act (G.C. 66410 et seq.) Although the policy or policies to be issued do not insure against loss by reason of such matters, as a prerequisite to the issuance of the final title evidence, the Company will require completion of an approved Lot Line Adjustment in compliance with the local city or county ordinances currently in effect.
8. Rights of parties in possession.
9. 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 the public records.

**-END OF EXCEPTIONS-**



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**Information Notes:**

- a. The following taxes are shown for proration purposes only:  
General and special taxes and assessments for the fiscal year 2022-2023  
First Installment : \$182.50 Paid  
Second Installment : \$182.50 Paid  
Tax Rate Area : 096035  
A. P. No. : 103-120-019
- b. If requested, we are prepared to issue a CLTA 116.7 (Subdivision Map Act) Endorsement in conjunction with the Policy of Title Insurance contemplated by this Preliminary Report regarding the land described herein.
- c. The Assessor's Parcel Number(s), if any, contained in the legal description herein, are for quick identification purposes only, and are not a part of the actual legal descriptions.
- d. Any statement regarding the acreage of the herein described land contained within the legal description in this report is derived from the public record and is for recorded deed purposes only. The Policy of Title Insurance contemplated by this report provides no insurance with respect to acreage and no acreage statement will appear within the legal description of such policy.
- e. The County Recorder may charge an additional \$20.00 recording fee, if not provided with a "Preliminary Change of Ownership Report" Form, for each Deed to be recorded. The purchaser is responsible for completing and signing this form.
- f. Before an escrow can close, or funds placed in a Savings Account, the Seller must furnish a Taxpayer Identification Number to us so that we can file an IRS Form 1099S or its equivalent, with the Internal Revenue Service. This procedure is required by Section 6045 of the Internal Revenue Code.
- g. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company of the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.
- h. This report contemplates the issuance of a Lender's Policy of Title Insurance. We have no knowledge of any fact that would preclude the issuance of CLTA Form 100 Endorsement and a CLTA Form 116 Endorsement in conjunction with said policy.
- i. Said CLTA Form 116 Endorsement will indicate that there is located on the land a **Single-Family Residence**, commonly known as: **17132 Bodega Lane, 17000 Bodega Hwy Bodega, CA 94922**
- j. According to the public records, there has been no conveyance of the land within a period of two years prior to the date of this report, except as follows:  
A document recorded December 23, 2022 as Series Number [2022-0080463](#) of Official Records  
From : Anne L. Keck, a married woman, as her sole and separate property  
To : Enguerrand Dominique Marie Guilloux, an unmarried man and Jennifer Lynn Cash, an unmarried woman as joint tenants



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esn

exn

**Madea Brooks/mb1**



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## **RESTRICTIVE COVENANT NOTIFICATION**

The following statement is deemed attached as a coversheet to any declaration, governing document, or deed identified in the above exceptions:

**If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a "Restrictive Covenant Modification" form, together with a copy of the attached document with the unlawful provision redacted to the county recorder's office. The "Restrictive Covenant Modification" form can be obtained from the county recorder's office and may be available on its internet website. The form may also be available from the party that provided you with this document. 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.**

Information for processing a "Restrictive Covenant Modification" form:

1. Print a complete copy of the document in question. Strike out what you believe to be unlawful restrictive language in the document.
2. Print and complete the "Restrictive Covenant Modification" ("RCM") form. Note that the signature on the form must be acknowledged by a notary public or other qualified officer.
3. Submit the completed RCM form and the document with your strike-outs to the County Clerk-Recorder's Office for the county where the property is located. No fee is required for this service.
4. The County Clerk-Recorder's Office will forward the RCM form and the document with your strike-outs to the Office of the County Counsel, who will determine whether the document contains any unlawful restrictions.
5. The Office of the County Counsel will return the RCM form and the document with your strike-outs to the County Clerk-Recorder's Office along with its determination. If approved, a Deputy County Counsel will sign the RCM, and the County Clerk-Recorder's Office will record, image and index it. If the Office of the County Counsel determines that the document does not contain an unlawful restriction, the County Clerk-Recorder's Office will not record the RCM.
6. The approved RCM will be returned to the submitter by mail.

**The "Restrictive Covenant Modification" form is included.**

[Restrictive Covenant Modification form](#)





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**WARNING:**

The map attached, if any, may or may not be a survey of the land depicted hereon. First American disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

**[CLICK HERE FOR MAP](#)**