

# SOFTPRO SELECT

## RELEASE NOTES



FEBRUARY, 2016

Testing Release Date: February 4, 2016

Production Release Date: February 19, 2016



# FEBRUARY RELEASE NOTES

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# FEBRUARY RELEASE NOTES

## ALL STATES/SITES

### DOCUMENTS

#### Escrow

#### 1099 Certification for No Report Information 1099 Certification for No Report Information (Legal)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Settlement	n/a	311813	

Removed the ability to select entities for this document; only individuals will be an option.



CHICAGO TITLE  
COMPANY

### CERTIFICATION FOR NO INFORMATION REPORTING ON THE SALE OR EXCHANGE OF A PRINCIPAL RESIDENCE

Escrow No.: MS Test CDF ORCH  
Title No.: TitleRefNum222

Settlement Date: February 17, 2016

This form may be completed by the seller of a principal residence. This information is necessary to determine whether the sale or exchange should be reported to the seller, and to the Internal Revenue Service on Form 1099-S, *Proceeds From Real Estate Transactions*. If the seller properly completes Part I and III, and makes a "true" response to assurances (1) through (6) in Part II (or a "not applicable" response to assurance (6)), no information will be reported to the IRS. Each state requires the seller to return and furnish a payee statement for any owner that does not make the certification.

Coding in the doc now ignores any Organization Seller and only looks for Individuals.

#### PART I - SELLER INFORMATION

- Name: Samuel Seller
- Address or legal description (including city, state, and zip code) of residence being sold or exchanged:

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# FEBRUARY RELEASE NOTES

<b>Closing Disclosure Forms (CDF)</b>				
NEW/MOD MOD	REQUESTED BY TT Seattle	FOOTPRINTS No(s).	TFS No(s). 308335	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>• Changed the "Print settlement agent signature on attachment" check box to a drop down</li> <li>• Options:               <ul style="list-style-type: none"> <li>○ Do Not Print Signature Lines (Default)</li> <li>○ Print Signature Lines</li> <li>○ Print Signature Lines (w/ certified copy language)</li> </ul> </li> <li>• <b>**Note: 3rd option only applies to the Seller Closing Disclosure Form (CDF)</b></li> <li>• For Seller Closing Disclosure Form when "Print Signature Lines (w/ certified copy language)" is selected               <ul style="list-style-type: none"> <li>○ Same digital signature information is printed on the attachment page but with the following text above "THIS IS A CERTIFIED COPY OF THE ORIGINAL DOCUMENT(S) BY {Order.SettlementAgents.SignatureLine}" outlined in a dotted box (same as HUD &amp; Settlement Statements certified option), the signature line is controlled by the selected CDF settlement agent from page 1/page 5.</li> <li>○ "CERTIFIED COPY" is printed in the administrative data area (footer) on all pages, only when Administrative data fields on the CDF Options screen is not populated for that page.</li> </ul> </li> </ul>				

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# FEBRUARY RELEASE NOTES

- [Open Order Sheet \(Order Summary\)](#)
- [Open Order Sheet \(Order Summary\) - Ltr](#)
- [Open Order Sheet \(Order Summary\) with Notes](#)
- [Open Order Sheet \(Order Summary\) with Notes - Ltr](#)
- [Open Order Sheet \(Sales\)](#)

<b>NEW/MOD</b> Mod	<b>REQUESTED BY</b> CT Portland	<b>FOOTPRINTS No(s).</b> n/a	<b>TFS No(s).</b> 312225	<b>FILE NAME (NEW ITEMS ONLY)</b>
-----------------------	------------------------------------	---------------------------------	-----------------------------	-----------------------------------

Added verbiage stating who the attorney represents.

**Attorney**

Lookup code: BYRATTY  
 Name: The Buyer Law Firm  
 Short name: The Buyer Law Firm  
 Payer name: The Buyer Law Firm  
 Address: 1001 Legal Eagle Way, Suite 100  
 City/State/Zip: Anywhere, OR 99999  
 Phone: (888)555-1111 Fax: (888)555-1010  
 Email address: buyerlawfirm@email.com  
 Reference #: AttyRefNum11111  
 Tax ID/SSN:   
 License #:   
 NMLS #:   
 Fee transfer ledger:   
 Divert fees to:   
 People:   
 First Name Last Name Title Email Phone Ext. Fax  
 Alexander Attorney alexander.attorney@email.com (888)555-1111 111 (888)555-1010

**Attorney**

Lookup code: SLRATTY  
 Name: The Seller Law Firm  
 Short name: The Seller Law Firm  
 Payer name: The Seller Law Firm  
 Address: 2002 Legal Eagle Way, Suite 200  
 City/State/Zip: Anywhere, OR 99999  
 Phone: (888)555-2000 Fax: (888)555-2020  
 Email address: sellerlawfirm@email.com  
 Reference #: AttyRefNum22222  
 Tax ID/SSN:   
 License #:   
 NMLS #:   
 Fee transfer ledger:   
 Divert fees to:   
 People:   
 First Name Last Name Title Email Phone Ext. Fax  
 Lisa Lawyer lisa.lawyer@email.com (888)555-2000 222 (888)555-2020

**ATTORNEY:**  
 (Represents: **Brian T. Buyer and Brenda T. Buyer**)

The Buyer Law Firm BYRATTY  
 1001 Legal Eagle Way, Suite 100  
 Anywhere, OR 99999  
 Phone: (888)555-1111 Fax: (888)555-1010  
 Email: buyerlawfirm@email.com  
 Reference No.: AttyRefNum11111

**Contact: Alexander Attorney**  
 1001 Legal Eagle Way, Suite 100  
 Anywhere, OR 99999  
 Phone: (888)555-1111 Ext.: 111 Fax: (888)555-1010  
 Cell: (888)777-1234  
 Email: alexander.attorney@email.com

**ATTORNEY: (Source of Business)**  
 (Represents: **Seller/Seller Company, Inc.**)

The Seller Law Firm SLRATTY  
 2002 Legal Eagle Way, Suite 200  
 Anywhere, OR 99999  
 Phone: (888)555-2000 Fax: (888)555-2020  
 Email: sellerlawfirm@email.com  
 Reference No.: AttyRefNum22222

**Contact: Lisa Lawyer**  
 2002 Legal Eagle Way, Suite 200  
 Anywhere, OR 99999  
 Phone: (888)555-2000 Ext.: 222 Fax: (888)555-2020  
 Cell: (888)777-9876  
 Email: lisa.lawyer@email.com



# FEBRUARY RELEASE NOTES

<b>Seller Closing Disclosure Form (CDF)</b>				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	SoftPro		311205	
<ul style="list-style-type: none"> <li>• Seller CDF Page 1 - when {Order.CDFs.IssuedDate} is blank print current date</li> </ul>				

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<b>Settlement Statements</b>				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
MOD	CT IL		311033	
<ul style="list-style-type: none"> <li>• For CDF &amp; HUD Master, Buyer, Individual Buyer Settlement Statements:               <ul style="list-style-type: none"> <li>○ Add a new check box option "Print loan type" (default unchecked)</li> <li>○ When loan type is shown display below the current loan # in the heading.</li> <li>○ Cash only - show "Loan Type" below property as "Cash"</li> </ul> </li> <li>• <b>**Note:</b> Does not apply to the Seller Settlement Statements.</li> <li>• Corrected where lender name is now shown for the 2nd loan on a refi when there is no loan policy.</li> </ul>				

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<b>SubEscrow Master Settlement Statement</b>				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	SL		209407	SSCORPD5489.rpt - Master Settlement Statement (SubEscrow)
<ul style="list-style-type: none"> <li>• Used Master Settlement Statement (HUD version) - SPESC_SettlementStatement_Master.rpt as a template               <ul style="list-style-type: none"> <li>○ Used the current buyer custom field "SSHeader_BuyerTitle_FNF#" to allow the users to edit the buyer title for the heading (same logic as FNF statement), so they can change the label to "Escrow Company" or as needed</li> <li>○ Changed the current "Escrow no.:" to "Order no"</li> <li>○ Added "Escrow no.:" below the buyer name, pull the "E" contacts reference number (Order.EscrowCompanies.ReferenceNumber)</li> </ul> </li> </ul>				

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# FEBRUARY RELEASE NOTES

## Wire Information (Buyer-Borrower) - LAWYERS TITLE ONLY

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Lawyers Title CA	n/a	313410	SSCORPD5493.doc

New document. Render to view complete document.



**CHICAGO TITLE  
COMPANY**

719 Sleater Kinney Rd SE, Suite 108  
Portland, OR 97211  
Phone: (360)456-7878 / Fax: (360)493-1985

### WIRING INFORMATION

Our wiring instructions for the transaction referenced herein are as follows:

**To:** Chicago Title Company

**Underwriter:** Fidelity National Title Insurance Company

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# FEBRUARY RELEASE NOTES

## REPORTS

<b>EPU Task Summary/Productivity by County Manager (AZ-FNT/CTI/LTIC EPU)</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
MOD	AZ EPU		307563	
<ul style="list-style-type: none"> <li>Added the <b>Deliver Update Commitment</b> totals for <b>Purchase</b> and <b>Refinance</b> in the EPU Task Summary by County Manager section.</li> <li>Added a <b>Seller Open Pkg – Refinance</b> column.</li> </ul>				

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<b>Outstanding Checks</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
MOD	PACNWIT		310095	
<ul style="list-style-type: none"> <li>Added a new check box option “Exclude ledgers with zero current balance” default unchecked.</li> <li>When checked any current outstanding check shown would be excluded when it’s ledger current balance is zero, unchecked will use current functionality</li> </ul>				

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<b>Single Ledger Balance</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
MOD	SoftPro		309655	
<ul style="list-style-type: none"> <li>Corrected ledger/balance information not showing when the “Include zero balance adjustments” option is unchecked and there are no transaction in the date range.</li> </ul>				

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# FEBRUARY RELEASE NOTES

## CALIFORNIA

### DOCUMENTS

#### Escrow

#### 593 Form (2016) - Tax Statement 593-V Form (2016) - Payment Voucher

NEW/MOD Mod	REQUESTED BY CT Santa Clara	FOOTPRINTS No(s). n/a	TFS No(s). 310768	FILE NAME (NEW ITEMS ONLY)

Revised to automatically check the FEIN checkbox and pull in the Settlement Agent Tax ID.

**Settlement Agent**

**Settlement Agent**

Lookup code:   Include on revenue reports

Name:   Marketing source

Short name:

Payee name:  Marketing rep.:

Address:  Marketing rep. 2:

Marketing rep. 3:

City/State/Zip:     Foreign Reference #:

Phone:  Fax:  Tax ID/SSN:

Email address:  License #:

TAXABLE YEAR 2016 **Real Estate Withholding Tax Statement** CALIFORNIA FORM **593**

AMENDED:

**Part I Withholding Agent**

Business name <b>Buyer Corp</b>		<input type="checkbox"/> SSN or ITIN <input checked="" type="checkbox"/> FEIN <input type="checkbox"/> CA Corp no. <input type="checkbox"/> CA SOS file no.	
		<b>12-9000000</b>	
First name <b>Brenda</b>	Initial	Last name <b>Buyer</b>	
Address (apt./ste., room, PO box, or PMB no.) <b>100 Property Street, Apt. 1</b>			
City (if you have a foreign address, see instructions.) <b>San Jose</b>		State <b>CA</b>	ZIP Code <b>95110</b>

DETACH HERE \_\_\_\_\_ IF NO PAYMENT IS DUE, DO NOT MAIL THIS VOUCHER \_\_\_\_\_ DETACH HERE \_\_\_\_\_

TAXABLE YEAR 2016 **Payment Voucher for Real Estate Withholding** CALIFORNIA FORM **593-V**

▶ Check the box to indicate how Form(s) 593 was submitted (check one box only)  Electronic  Paper Number of Form(s) 593 submitted \_\_\_\_\_  
Complete voucher using withholding agent information from Form(s) 593, Part I.

Business Name <b>CHICAGO TITLE INSURANCE COMPANY</b>		<input type="checkbox"/> SSN or ITIN <input checked="" type="checkbox"/> FEIN <input type="checkbox"/> CA Corp no. <input type="checkbox"/> CA SOS file no.	
		<b>12-9000000</b>	
First name <b>COURTNEY</b>	Initial	Last name <b>HARTY</b>	Telephone <b>7489</b>
Address (apt./ste., room, PO box, or PMB no.) <b>1000 MAIN STREET, SUITE 2500</b>			
City (if you have a foreign address, see instructions.) <b>SEATTLE</b>		State <b>WA</b>	ZIP Code <b>98145</b>



# FEBRUARY RELEASE NOTES

## EI Authorization to Pay Bills

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	SoCal	n/a	310947	

Revised document to look to USE OPTIONAL CLOSING DISCLOSURE FORMS FOR TRANSACTIONS NOT INVOLVING SELLER and if it is **not** checked, then it will pull the information from CDF Page 2 section H for payments. Otherwise, it will pull information from CDF Page 3 Payoffs and Payments.

◀ ▶
◀ ▶
Options

---

Use optional Closing Disclosure forms for transactions not involving seller

◀ ▶
◀ ▶
CDF Page 2

H. Other					\$1,939.99
	Description	Re	To	Name	Borrower-Paid At Closing
01	Credit Card Payoff		O2	Credit Card Services	\$1,250.99
02	Title - CLTA 100.29-06 - Minerals, Surface Da...		A	Chicago Title Insurance Co...	\$274.00
03	Title - Owner's Title Insurance (optional)		A	Chicago Title Insurance Co...	\$415.00

◀ ▶
◀ ▶
Options

---

Use optional Closing Disclosure forms for transactions not involving seller

◀ ▶
◀ ▶
CDF Page 3

CDF: 1 Loan 1 - Lender Bank One

**Payoffs and Payments**

	Description	Re	To	Name	Amount
01	Payoff Existing Mortgage		P	Payoff Lender	\$147,852.36
02	Credit Card Payoff		O2	Credit Card Services	\$1,234.56

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# FEBRUARY RELEASE NOTES

## EI CAR 2000 Amendment (EIS)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	SoCal	n/a	311811	

Updated document to look to the checkbox for the legal description and will attach the legal as an EXHIBIT "A" only when the box is checked.

**Escrow Legal**

Lookup code:  Copy from Title Legal

**B** *I* U abc ↶ ↷

☰ ☲ ☱ ☴ ☳ ☶ ☷

🌐 🔄 AEC ✓

This is the Escrow Legal for Property 1.

Legal description legal description legal description legal description legal description legal description  
 legal description legal description legal description legal description legal description legal description  
 legal description legal description legal description legal description legal description legal description

Print as attachment

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## New Property Owner Notice - LAWYERS TITLE ONLY

## Notification to Buyer On Disposition of California Real Property - LAWYERS TITLE ONLY

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Lawyers Title CA	n/a	313412	

Modified so that a contact does not have to be selected upon generating the documents.

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# FEBRUARY RELEASE NOTES

## Power of Attorney POA Special - Joint

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Lawyers Title CA	n/a	313412	SCA0002790.doc

New document. Render to view complete document.

<b>RECORDING REQUESTED BY:</b> Fidelity National Title Insurance Company <b>Order No.:</b> AMGWA <b>Title No.:</b> TitleRefNum222	
<b>When Recorded Mail Document To:</b> Brenda Buyer Buyer Corp 100 Property Street, Apt. 1 San Jose, CA 95110	
APN/Parcel ID(s): 111-11-1-1APN Tax/Map ID(s): 111-11-1-1TAX	SPACE ABOVE THIS LINE FOR RECORDER'S USE
<b>POWER OF ATTORNEY - SPECIAL - JOINT</b>	
KNOW ALL MEN BY THESE PRESENTS	

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## Preliminary Report Approval - Borrower - LAWYERS TITLE ONLY

## Preliminary Report Approval - Seller - LAWYERS TITLE ONLY

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Lawyers Title CA	n/a	313410	

Modified so that a contact does not have to be selected upon generating the documents.

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# FEBRUARY RELEASE NOTES

## Quick View

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Inland Empire	n/a	310728	

Revised document to pull the Settlement Agent (EO) name to the Escrow Officer field when the file type is Title & Escrow.

Order type: Title & Escrow

Settlement Agent

**Settlement Agent**

Lookup code:

Name: Chicago Title Insurance Company

Short name: Chicago Title Insurance Company

Include on revenue reports  
 Marketing source

**People**

First Name	Last Name	Title	Email	Phone	Ext.	Fax
Sally	Smith	Escrow Officer		(888)555-1111	100	



Chicago Title Quick View process has found the following items regarding your transaction and wanted to bring them to your attention. However, please be advised that this is a preliminary search and may not contain all items affecting the property. Please review the exceptions and requirements in the Preliminary Report upon receipt to confirm the terms upon which the Company may issue its policy.

**Property:** 100 Test Avenue, Northridge, CA 91324

**APN:** 111-11-1APN

**Vesting:** Stephen T. Seller and Samantha T. Seller

**Effective Date:** January 27, 2016

**Order No.:** 20150810-MS Test CA1 CDF

**Escrow No.:** 20150810-MS Test CA1 CDF

**Escrow Officer:** Sally Smith

**Phone:** (888)555-1111

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# FEBRUARY RELEASE NOTES

## REPORTS

<b>Commision Export - FWKO</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
MOD	CT Irvine		307429	
<ul style="list-style-type: none"><li>Added columns to display the CAN, LCP, OTF, OTH, and RPT individually</li></ul>				

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<b>Corporate Invoice - PIRT</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
MOD	CA PIRT		311380	
<ul style="list-style-type: none"><li>Now when using the CF "PolCvgNotToExceed_FNF#" and updating the coverage amount in the description only update the source policy</li></ul>				

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# FEBRUARY RELEASE NOTES

## FLORIDA

### DOCUMENTS

#### Escrow

#### Consent to Assignment of Cooperative Lease

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FL	IN16000026085	310716	

Corrected typo from "herby" to "hereby".

The Corporation hereby accepts the above named assignees as Lessees and hereby releases \_\_\_\_\_ from all further obligations and liabilities to \_\_\_\_\_ under the terms of the assigned Lease, and hereby consents to the sale of Unit \_\_\_\_\_ to the purchasers Brian Buyer and Bethany Buyer.

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# FEBRUARY RELEASE NOTES

## ILLINOIS

### DOCUMENTS

#### Escrow

#### Assignment of Deed of Trust (MS)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT RLC	n/a	312245	ILD0461.doc

New document. Render to see full version.

Prepared by:  
 Brandi Tucker  
 Escrow Company ONE  
 1234 Escrow St., Suite 123  
 Portland, OR 97211

Return to:  
 Belinda Buyer and Barry Buyer  
 1234 Property St., Suite 1234  
 Santa Monica, CA 90411

#### ASSIGNMENT OF DEED OF TRUST

Grantor: \_\_\_\_\_  
 \_\_\_\_\_  
 Grantee: \_\_\_\_\_  
 \_\_\_\_\_  
 Borrowers: Belinda Buyer and Barry Buyer  
 1234 Buyer Current St., Portland, OR 97211

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# FEBRUARY RELEASE NOTES

## Assignment of Mortgage (AL)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT RLC	n/a	312245	ILD0459.doc

New document. Render to see full version.

**RECORDING REQUESTED BY AND  
WHEN RECORDED, RETURN TO:**

Belinda Buyer and Barry Buyer  
1234 Property St., Suite 1234  
Santa Monica, CA 90411

**DOCUMENT PREPARED BY:**

Brandi Tucker  
Escrow Company ONE  
1234 Escrow St., Suite 123  
Portland, OR 97211

Signed: \_\_\_\_\_

Print Name: \_\_\_\_\_

**ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND  
SECURITY AGREEMENT**

FOR VALUE RECEIVED, the undersigned, **ASSIGNOR FULL LEGAL NAME**, having a mailing address

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# FEBRUARY RELEASE NOTES

## Assignment of Mortgage (FL)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT RLC	n/a	312245	ILD0462.doc

New document. Render to see full version.

**Prepared by and Return To:**  
Belinda Buyer and Barry Buyer  
1234 Property St., Suite 1234  
Santa Monica, CA 90411

**Order No.:** AMGCDFNF

APN/Parcel ID(s): Prop1Parcel1

### ASSIGNMENT OF MORTGAGE

BE IT KNOWN, by this assignment of mortgage dated April 13, 2015, that ASSIGNOR FULL LEGAL

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# FEBRUARY RELEASE NOTES

## Assignment of Mortgage (PA)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT RLC	n/a	312245	ILD0466.doc

New document. Render to see full version.

Prepared by and Return to:  
 Belinda Buyer and Barry Buyer  
 1234 Property St., Suite 1234  
 Santa Monica, CA 90411

Lender ONE  
 1111 Lender St., Suite 123  
 Portland, OR 97211

\_\_\_\_\_

*Above space is intentionally left blank for recording data.*

### ASSIGNMENT OF MORTGAGE

For value received, the undersigned **Lender ONE, (Originating Lender)** does hereby grant, sell, convey, assign and deliver unto the **ASSIGNOR FULL LEGAL NAME** the following described Mortgage, together with the Note secured thereby:

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# FEBRUARY RELEASE NOTES

## Assignment of Mortgage (VT)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT RLC	n/a	312245	ILD0467.doc

New document. Render to see full version.

### ASSIGNMENT OF MORTGAGE

KNOW ALL PERSONS BY THESE PRESENTS, THAT the undersigned as Mortgagee, hereby grants, conveys, assigns and transfers to [Amelia Assignee](#), its successors and assigns, whose address is:

[Back to Table of Contents](#)

## Assignment of Note and Deed of Trust/Mortgage (ID)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT RLC	n/a	312245	ILD0460.doc

New document. Render to see full version.

**WHEN RECORDED, RETURN TO:**  
[Belinda Buyer and Barry Buyer](#)  
 1234 Property St., Suite 1234  
 Santa Monica, CA 90411

---

**ASSIGNMENT OF NOTE AND DEED OF TRUST/MORTGAGE  
 (Outright; With Warranties; Assignee's Form)**

The undersigned, \_\_\_\_\_, a \_\_\_\_\_, as Beneficiary ("Assignee"), for value received, hereby grants, conveys, assigns and transfers to \_\_\_\_\_ ("Assignee"), all beneficial interest under the (Deed of Trust)

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# FEBRUARY RELEASE NOTES

## Correction Assignment of Deed of Trust (MS)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT RLC	n/a	312245	ILD0465.doc

New document. Render to see full version.

### CORRECTION ASSIGNMENT OF DEED OF TRUST

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of One Thousand Five Hundred And No/100 Dollars (\$1,500.00) cash in hand paid, and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the undersigned [Abby Assignor](#) (hereinafter called "Assignor"), does hereby sell, grant, assign, and deliver to [Andy Assignee](#) with its principal address at

[Back to Table of Contents](#)

## Deed (QuitClaim)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT RLC	n/a	310644	MOD1004.doc

New document. Render to see full version.

### QUITCLAIM DEED

THIS DEED WITNESSETH that [Samuel T. Seller and Samantha T. Seller and The Seller Company, Inc.](#), Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATIONS, does by these presents, REMISE, RELEASE AND FOREVER QUITCLAIM unto [Buyer Corp and The Brian and Brenda Buyer Revocable Trust and Beulah Buyer](#), Grantee, whose mailing address is 100 Property Street, Apt. 1, San Jose, CA 95110, its successors and assigns, the following described land situated in

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# FEBRUARY RELEASE NOTES

## Deed (Special Warranty)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT RLC	n/a	310644	MOD1002.doc

New document. Render to see full version.

### SPECIAL WARRANTY DEED

This deed witnesseth, that [Samuel T. Seller and Samantha T. Seller and The Seller Company, Inc.](#) of Boone County, [Missouri](#), Grantor, for and in consideration of the sum of Ten Thousand And No/100 Dollars (\$10,000.00) do by these presents, sell and convey unto [Buyer Corp and The Brian and Brenda Buyer Revocable Trust and Beulah Buyer](#) whose mailing address is: [100 Property Street, Apt. 1, San Jose, CA 95110](#), Grantee, their heirs

[Back to Table of Contents](#)

## Deed (Trustee's)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT RLC	n/a	310644	MOD1003.doc

New document. Render to see full version.

### TRUSTEE'S DEED

THIS INDENTURE, made as of the [15th day of January, 2018](#), by [Samuel T. Seller and Samantha T. Seller and The Seller Company, Inc.](#), Party of the First Part, and [Buyer Corp and The Brian and Brenda Buyer Revocable Trust and Beulah Buyer](#), Party of the Second Part (whose mailing address is): [100 Property Street, Apt. 1, St. Louis, MO 95110](#)

WITNESSETH: That the said Party of the First Part, in consideration of the sum of No Dollars And No/100 Dollars (\$0.00) paid by the said Party of the Second Part (the receipt of which is hereby acknowledged), does by these presents GRANT, BARGAIN, SELL AND CONVEY unto the Party of the Second Part, their heirs, successors and

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# FEBRUARY RELEASE NOTES

## Disclaimer Deed (Arizona)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT RLC	n/a	310901	SCA0002450.doc

New document. Render to see full version.

### CORRECTION ASSIGNMENT OF DEED OF TRUST

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of One Thousand Five Hundred And No/100 Dollars (\$1,500.00) cash in hand paid, and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the undersigned [Abby Assignor](#) (hereinafter called "Assignor"), does hereby sell, grant, assign, and deliver to [Andy Assignee](#) with its principal address at

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# FEBRUARY RELEASE NOTES

## Joint Tenancy Deed (Arizona)

NEW/Mod	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT RLC	n/a	310901	SCA0002451.doc

New document. Render to see full version.

**RECORDING REQUESTED BY:**  
 Fidelity National Title Insurance Company  
**Order No.:** AMGWA  
**Title No.:** TitleRefNum222

**AND WHEN RECORDED MAIL TO:**  
 Brenda Buyer  
 Buyer Corp  
 100 Property Street, Apt. 1  
 San Jose, CA 95110

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### JOINT TENANCY DEED

For the consideration of Ten Dollars, and other valuable consideration, I or we,

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# FEBRUARY RELEASE NOTES

## Quitclaim Deed (Arizona)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT RLC	n/a	310901	SCA0002451.doc

New document. Render to see full version.

**RECORDING REQUESTED BY:**  
 Fidelity National Title Insurance Company  
**Order No.:** AMGWA  
**Title No.:** TitleRefNum222

**AND WHEN RECORDED MAIL TO:**  
 Lummi Tribal Sewer & Water District  
 2156 Lummi View Drive  
 Bellingham, WA 98226

Property Address: 100 Property Street, Apt. 1,  
 Seattle, WA 98145  
 200 Test Avenue, Apt. 2,  
 Tacoma, WA 98433

APN/Parcel ID(s): 111-11-1-1APN  
 222-22-2-2APN

Tax/Map ID(s): 111-11-1-1TAX  
 222-22-2-2TAX

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### QUITCLAIM DEED

For the consideration of Ten And No/100 Dollars (\$10.00), and other valuable considerations, I or we,

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# FEBRUARY RELEASE NOTES

<b>Substitution of Trustee (ID)</b>				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT RLC	n/a	312245	ILD0463.doc

New document. Render to see full version.



**Fidelity National Title**  
Company of Oregon

Order No.: AMGCDFNF

**SUBSTITUTION OF TRUSTEE**

WHEREAS, Stanley Middle Seller and Stephanie Middle Seller is the original Grantor, Indiv1 Trustee and Indiv2 Trustee is the original Trustee, and Beneficiary/Mortgagee Name is the original Beneficiary under the Deed of Trust dated January 9, 2015 and recorded on January 10, 2015 as Instrument No. Book 1234, Page 1234, Instrument No. 1234, of Official Records of County of Los Angeles, State of California and

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# FEBRUARY RELEASE NOTES

## Substitution of Trustee (MS)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	FT RLC	n/a	312245	ILD0464.doc

New document. Render to see full version.

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Prepared by: Brandi Tucker Escrow Company ONE 1234 Escrow St., Suite 123 Portland, OR 97211	Return to: Belinda Buyer and Barry Buyer 1234 Property St., Suite 1234 Santa Monica, CA 90411
---------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------

**SUBSTITUTION OF TRUSTEE**

Grantor: Stanley Middle Seller and Stephanie Middle Seller  
1234 Buyer Current St., Portland, OR 97211

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# FEBRUARY RELEASE NOTES

## Title

### ALTA 11.2-06 - Mortgage Modification with Additional Amount of Insurance

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	Underwriting	n/a	313648	E13A011_02_FNF

Screenshot First Page Only. Render in Test Site to See Full Version.

**ENDORSEMENT - ALTA 11.2-06**

**MORTGAGE MODIFICATION WITH  
ADDITIONAL AMOUNT OF INSURANCE**

Issued By: **Fidelity National Title**  
Insurance Company

Attached to Policy Number:  
**XCRC14001629 - Test**

1. For purpose of this endorsement only:
  - a. "Modification" means the agreement between FILL IN and FILL IN dated January 11, 2016 and recorded January 12, 2016 as FILL IN.
  - b. "Date of Endorsement" means January 16, 2016.
2. The Amount of Insurance is increased to \$123,456.00.
3. Subject to the exclusions in Sections 4 and 5 of this endorsement, the Exclusions from Coverage, the Exceptions contained in Schedule B, and the Conditions contained in the policy, and any exclusion or exception in any prior endorsement, the Company insures as of Date of Endorsement against loss or damage sustained by the Insured by reason of any of the following:
  - a. The invalidity or unenforceability of the lien of the Insured Mortgage upon the Title as a result of the Modification;
  - b. The lack of priority of the lien of the Insured Mortgage over defects in or liens or encumbrances on the Title, except:  
FILL IN
  - c. The failure of the following matters to be subordinate to the lien of the Insured Mortgage:  
FILL IN
4. This endorsement does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses, by reason of any claim that arises out of the transaction creating the Modification by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws that is based on:
  - a. the Modification being deemed a fraudulent conveyance or fraudulent transfer; or
  - b. the Modification being deemed a preferential transfer except where the preferential transfer results from the failure
    - i. to timely record the instrument of transfer; or
    - ii. of such recordation to impart notice to a purchaser for value or to a judgment or lien creditor.
5. This endorsement does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses, by reason of the *invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage because all applicable mortgage recording or similar intangible taxes were not paid* at time of recording of the Modification.

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ALTA 11.2-06-Mortgage Modification w/Addtl Amt of Insurance  
CLTA 110.11.2-06

(12/02/2013)  
(12/02/2013)

Printed: 02.16.16 @ 05:34 PM  
IL-FT-FILL-01040.235216-SPS-27434-1--XCRC14001629 - CP Test IL2

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# FEBRUARY RELEASE NOTES

## REPORTS

### Split Sheet

NEW/MOD MOD	REQUESTED BY CT Metro	FOOTPRINTS No(s).	TFS No(s). 30091	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>• Included additional title charges in the agent fees               <ul style="list-style-type: none"> <li>○ when split amount is paid to the marketing source (non revenue) contact include additional title charge amount in agent column</li> </ul> </li> </ul>				

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### Title Production

NEW/MOD MOD	REQUESTED BY CT Metro	FOOTPRINTS No(s).	TFS No(s). 309731	FILE NAME (NEW ITEMS ONLY)
<ul style="list-style-type: none"> <li>• Added new parameter "Agent order filter (IL ONLY)" before the "Branch" pick list,</li> <li>• Options: All Orders (default); Agent Orders Only; Exclude Agent Orders               <ul style="list-style-type: none"> <li>○ Based the logic on the custom field "{Order.AppAttySplitFNF_FNFIL#}"</li> </ul> </li> </ul>				

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# FEBRUARY RELEASE NOTES

## NORTH CAROLINA

### *DOCUMENTS*

#### Escrow

#### Disbursement Summary

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
NEW	CT NC		311215	SSCORP5102_TreeLetter.rpt - Disbursements Summary (Letter)
<ul style="list-style-type: none"><li>Added letter version to master document tree</li></ul>				

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# FEBRUARY RELEASE NOTES

## OREGON

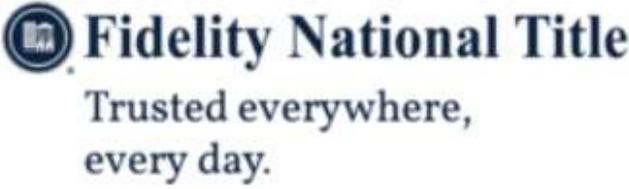
### DOCUMENTS

#### Escrow

#### 24 Hour Service

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	OR	n/a	311342	ORD1381.doc

New document. Render to view complete document. Different document will render based on which Title Company is selected: Fidelity, Chicago, or TICOR.





**Another Preliminary Report for Title Insurance!**



**PRELIMINARY REPORT FOR TITLE INSURANCE**  
24 - HOUR SERVICE

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# FEBRUARY RELEASE NOTES

## Consent of Members

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Portland	n/a	310709	

Revised document to allow user to choose any person associated with the limited liability company.



**CONSENT OF MEMBERS**  
Seller Company, LLC

Pursuant to the Operating Agreement the undersigned herein approve **Stephen Seller** to sign as Managing Member on behalf of the **Limited Liability Company** any and all documents relating to the sale of property known as **100 Property Street, Portland, OR 97294** in the amount of Three Hundred Thousand And No/100 Dollars (\$300,000.00) to **Brian T. Buyer** and **Brenda T. Buyer**.

Said documents shall include Sellers Estimated Closing Statement, Seller Escrow Instructions, Warranty Deed, FIRPTA Certificate, 1099 form and any other documents required to successfully close the sale.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: February 17, 2016

**MEMBER(S):**

BY: \_\_\_\_\_  
Stephen Seller  
Member

BY: \_\_\_\_\_  
Stephanie Seller  
Member

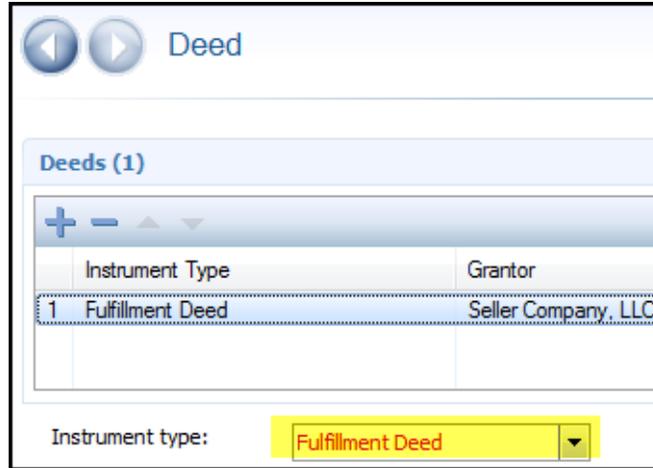
BY: \_\_\_\_\_  
Sean Seller  
Member

# FEBRUARY RELEASE NOTES

**Deed (Statutory Special Warranty In Fulfillment of Contract)**  
**Deed (Statutory Special Warranty In Fulfillment of Contract), Legal**

<b>NEW/MOD</b> Mod	<b>REQUESTED BY</b> CT Portland	<b>FOOTPRINTS No(s).</b> n/a	<b>TFS No(s).</b> 312139	<b>FILE NAME (NEW ITEMS ONLY)</b>
-----------------------	------------------------------------	---------------------------------	-----------------------------	-----------------------------------

Changed document to look to the Deed type "Fulfillment Deed".



**RECORDING REQUESTED BY:**

**CHICAGO TITLE COMPANY**  
 1001 Settlement Way, Suite 108  
 Anywhere, OR 99999

**GRANTOR'S NAME:**  
 Seller Company, LLC

**GRANTEE'S NAME:**  
 Brian T. Buyer and Brenda T. Buyer

**AFTER RECORDING RETURN TO:**  
 Paula Preparer  
 We Prepare Docs, Inc.  
 100 Prepare Way, Suite 111  
 Anywhere, OR 99999

**SEND TAX STATEMENTS TO:**  
 Test Escrow Office  
 1001 Escrow Way  
 Portland, OR 97216

111-11-1-1APN and 111-11-1-1TAX  
 100 Property Street, Portland, OR 97294

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY SPECIAL WARRANTY DEED IN FULFILLMENT OF CONTRACT**

Seller Company, LLC, Grantor, conveys and warrants to  
 Brian T. Buyer and Brenda T. Buyer, Grantee, the following described real property, free of encumbrances created or suffered by the Grantor except as specifically set forth below, situated in the County of Multnomah, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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# FEBRUARY RELEASE NOTES

## Deeds

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Portland	n/a	312305	

All deeds revised to standardize the top left section of the documents. "Recording Requested By" will be optional, "Escrow No." has been removed (will always be in the footer), Grantor and Grantee information will be optional, "Send Tax Statements To:" will now look to selection from Notary & Acknowledgment screen, and "After Recording Return To:" has been moved above "Send Tax Statements To:". Also, deeds that have exceptions will now pull indented phrases.

**RECORDING REQUESTED BY:**

**CHICAGO TITLE COMPANY**

1001 Settlement Way, Suite 108  
Anywhere, OR 99999

now have option to choose either Settlement Agent or Title Company

**GRANTOR'S NAME:**  
Samuel Seller and Seller Company, Inc.

**GRANTEE'S NAME:**  
Brian T. Buyer and Brenda T. Buyer and Buyer Company, Inc.

**AFTER RECORDING RETURN TO:**  
Paula Preparer  
We Prepare Docs, Inc.  
1001 Prepare Way, Suite 100  
Anywhere, OR 99999

**SEND TAX STATEMENTS TO:**

switched order

The Escrow Company  
1001 Escrow Way  
Anywhere, OR 99999

111-11-1-1APN, 222-22-2-2APN, 111-11-1-1TAX and  
222-22-2-2TAX  
100 Property Street, Portland, OR 97294  
200 Test Avenue, Portland, OR 97216

Statutory Warranty Deed

Show Grantor's name in top left section?

Statutory Warranty Deed

Show Grantee's name in top left section?

Notary & Acknowledgment

Send tax statements to: E ▼ [The Escrow ...](#)

**EXAMPLE**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Samuel Seller and Seller Company, Inc., Grantor, conveys and warrants to  
Brian T. Buyer and Brenda T. Buyer and Buyer Company, Inc., Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Multnomah, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$300,000.00). (See ORS 93.030).

**Subject to:**

- A. This is a Deed Exception
  - 1. This is a sub-item Deed Exception
    - i. This is a sub-sub-item Deed Exception
      - A) This is a sub-sub-sub-item Deed Exception
- B. This is another Deed Exception

Deeds that contain Exceptions now pull indented phrases

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# FEBRUARY RELEASE NOTES

[EI - Borrower's \(EIS\)](#)

[EI - Buyer's \(EIS\)](#)

[EI - Sale \(EIS\)](#)

[EI - Seller's \(EIS\)](#)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Portland	N/A	310719	

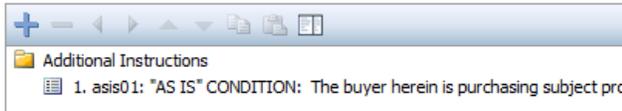
- Any reference to the Preliminary Report has been revised to pull in the Title Company Name instead of the Underwriter Name:

describing the real property as set forth in that certain preliminary title report issued by Chicago Title Company No. 89707, dated January 25, 2016, which preliminary title report the undersigned has read and does hereby approve;  
AND when you can cause to be issued an **Owner's Standard** coverage form Policy of Title Insurance from

- Formatting options have been revised for the Phrases to be able to use Numbers, Letters or Roman Numerals:

#### Phrases

Numbering scheme: Numbers ▼



#### ADDITIONAL INSTRUCTIONS

- "AS IS" CONDITION:** The buyer herein is purchasing subject property in its present physical condition and without any other representation by seller, broker, real estate agent or Escrow Holder.

#### GENERAL INSTRUCTIONS

- The 'Deposit to Account' information that was previously removed has been added back:

Seller proceeds, or balance thereof, at closing shall be delivered as follows:

Mail  Hold for Pick Up  Deposit to Account:

Bank: \_\_\_\_\_

Account No.: \_\_\_\_\_

Account Name: \_\_\_\_\_

ABA Routing No.: \_\_\_\_\_

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# FEBRUARY RELEASE NOTES

- EI - Borrower's (EIS)
- EI - Buyer's (EIS)
- EI - Sale (EIS)
- EI - Seller's (EIS) continued

For the Signatures, if the checkbox below is checked AND the signature fields are filled in, the Signature will pull from these fields. NOTE: The signatures in these fields will need to be formatted as such to align with the Date lines.

Ex. from EI - Sale (EIS):

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

**BORROWER(S):**

\_\_\_\_\_  
First Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Second Buyer

\_\_\_\_\_  
Date

**SELLER(S):**

\_\_\_\_\_  
First Seller

\_\_\_\_\_  
Date

\_\_\_\_\_  
Second Seller

\_\_\_\_\_  
Date

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# FEBRUARY RELEASE NOTES

Escrow Reference Sheet						
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)		
Mod	CT Portland	n/a	310725			
<p>Added Project Name to the top of the document.</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <div style="display: flex; justify-content: space-between; align-items: center;">  <div style="font-weight: bold; font-size: 1.2em;">CHICAGO TITLE COMPANY</div> <div style="text-align: right; font-weight: bold; font-size: 1.1em;">ESCROW REFERENCE SHEET</div> </div> <div style="margin-top: 10px;"> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Settlement Order No.: MS Test CDF OR1            Title Order No.: UWRefNum22222            Open Date: December 1, 2015</p> </td> <td style="width: 50%; vertical-align: top;"> <p>Settlement Contact: SPS Administrator            Title Contact: SPS Administrator            Marketing Source: The Listing Agency  <b>Project Name: PROJECT NAME</b></p> </td> </tr> </table> </div> </div>					<p>Settlement Order No.: MS Test CDF OR1            Title Order No.: UWRefNum22222            Open Date: December 1, 2015</p>	<p>Settlement Contact: SPS Administrator            Title Contact: SPS Administrator            Marketing Source: The Listing Agency  <b>Project Name: PROJECT NAME</b></p>
<p>Settlement Order No.: MS Test CDF OR1            Title Order No.: UWRefNum22222            Open Date: December 1, 2015</p>	<p>Settlement Contact: SPS Administrator            Title Contact: SPS Administrator            Marketing Source: The Listing Agency  <b>Project Name: PROJECT NAME</b></p>					

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Letter (Beneficiary Demand – Legal)				
NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Portland	n/a	310545	
<p>Corrected two typos in third paragraph: changed "use" to "us" in first sentence and changed second instance of "your" to "you" in third sentence</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p><b>To Whom This May Concern:</b></p> <p>We have a transaction involving real property where you hold the beneficial interest under a deed of trust/mortgage, originally executed by Samuel Seller, Samantha Seller and Seller Company, LLC.</p> <p>We have been requested to secure your instructions for payment of this obligation. Please forward us your (1) ORIGINAL note; (2) Deed of Trust/Mortgage; (3) payoff instructions; and (4) the enclosed release instrument executed and notarized. We are enclosing a payoff instruction form to assist you in the request.</p> <p>Please return your payoff statement and original documents to <b>us</b> as soon as possible. We anticipate closing on <b>February 26, 2016</b>. Our check in payment of your payoff statement will be mailed to <b>you</b> when the transaction has been closed and funded.</p> <p>Should you have any questions, please feel free to contact us.</p> </div>				

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# FEBRUARY RELEASE NOTES

## Personal Property Search

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	FNT Portland	IN16000044344	310447	

Corrected typos in Sections D and E: changed AD to AS

<p>D. OWNER SHOWN ON ABOVE TITLE RECORDS <b>AS</b> OF JANUARY 29, 2016:  <small>Title record owner information is entered here by the user</small></p> <p>E. HOLDER(S) OF SECURITY INTEREST(S) SHOWN ON ABOVE TITLE RECORDS <b>AS</b> OF JANUARY 29, 2016:  <small>Security Interest Holder information is entered here by the user</small></p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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## Quit Claim Deed

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Portland	n/a	310731	

Updated to reflect most current language.

BEFORE
<p>BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (2007)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (2007)).</p>

AFTER
<p>BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.</p>

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# FEBRUARY RELEASE NOTES

## Title

### Combination Form Guarantee

NEW/MOD Mod	REQUESTED BY Underwriting	FOOTPRINTS No(s). n/a	TFS No(s). 311300, 313892	FILE NAME (NEW ITEMS ONLY)
----------------	------------------------------	--------------------------	------------------------------	----------------------------

As directed by Underwriting counsel, the Combination Guarantee (OTIRO G-01) has been revised to update the ORS references from 86.785 to 86.806 (item 3 of the Jacket and item 5 of Exhibit 2).

#### GUARANTEE FOR JUDICIAL FORECLOSURE, TRUSTEE'S SALE, STATUTORY LAND SALE CONTRACT FORFEITURE, OR LITIGATION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee Number:

**LoanPolNum-456  
Revision RevID-123**

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE, CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, herein called the Company, for the fee paid for this Guarantee, the amount and effective date of which are shown herein, hereby guarantees the parties herein called the Assured, against actual loss not exceeding the liability amount stated herein which the Assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public records, on the effective date stated herein,

1. The title to the estate or interest described on Exhibit 1 was vested in the vestee named on Exhibit 1, subject to the matters shown as Exceptions on Exhibit 1, which Exceptions are not necessarily shown in the order of their priority;
2. If applicable, the necessary parties to be made defendants in a suit to enforce the encumbrance identified on Exhibit 1 are as shown on Exhibit 2;
3. If applicable, the names and addresses, as shown therein, of persons who have recorded requests, under Section 86.806 of the Oregon Revised Statutes, for a copy of notice of default or for a copy of notice of sale are as shown on Exhibit 2, and the names of additional persons who, under Sections 86.705 et seq. of the Oregon Revised Statutes, are entitled to receive notice of sale are as shown on Exhibit 2;
4. If applicable, the names of persons entitled to receive notice of defaults, pursuant to Sections 93.905 et seq. of the Oregon Revised Statutes, are as shown on Exhibit 2;

#### EXHIBIT 2

Relative to the encumbrance to be enforced, if any, shown on Exhibit 1:

1. Attention is directed to The Servicemembers Civil Relief Act (successor to The Soldiers' and Sailors' Civil Relief Act of 1940), which restricts proceedings against persons in the military service of the United States.
2. Attention is called to the Federal Tax Lien Act of 1966 (Public Law 89-719) which, among other things, provides that written notice of a non-judicial sale be given to the Secretary of the Treasury or his or her delegate as a requirement for the discharge of a federal tax lien or the divestment of any title of the United States, and establishes a right in the United States to redeem the property within a period of One Hundred Twenty (120) Days from the date of such sale.
3. Except as shown on Exhibit 1, no notice of pendency of an action for the foreclosure of the encumbrance to be enforced has been recorded in the county in which the premises are situated.
4. This Guarantee provides no assurances with respect to any facts, rights, title, interest or claims which are not shown by the public records, and this Exhibit 2 is not intended to show the names of persons whose rights, title, interests or claims are not shown by the public records, including, without limitation, those who may be known to the Assured or who could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
5. If applicable, the names and addresses, as shown therein, of persons who have recorded requests for a copy of a notice of sale or notice of default, under ORS 86.806 of the Oregon trust deed statutes, are:

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# FEBRUARY RELEASE NOTES

## REPORTS

Initial Title Commitments Export				
NEW/MOD NEW	REQUESTED BY FT OR	FOOTPRINTS No(s).	TFS No(s). 310099	FILE NAME (NEW ITEMS ONLY)
Created new custom report with the following information				
<p><b>General:</b>            Title - Initial Title Commitment Export            Tree location – Add to Title Reports folder (OR); Corporate tree “State and Operation Custom reports\Title Reports” (add new folder)</p> <p><b>Parameters:</b>            Commitment date from (default 1st of month)            Commitment date though (default Last of month)            Vendor lookup code or name contains            *this includes the payee name or name</p> <p><b>Groups:</b>            None</p> <p><b>Columns:</b>            Loan#            Vendor Ref#            Title Vendor            Borrower Last            Subject Address            Subject City            Subject St            Subject Zip            Subject County            Order Received date/time }            Initial Title Commitment Delivered date/time – look for task that contains “Commitment Delivered to Client “</p> <p><b>Logic:</b>            -All orders in a date range for “Commitment Delivered to Client” task completed date            -Pull loan and lender based on loan 1 in the order            -Pull property address for property 1 in the order            -Always export to Excel format</p> <p><b>Sorting:</b>            Title vendor, Address, Loan #</p>				

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# FEBRUARY RELEASE NOTES

## TEXAS

### DOCUMENTS

#### Escrow

#### 1099-S Substitute Form

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Lawyers Title	n/a	310926	

Revised to allow user to choose which properties are to be included on the document.

The screenshot shows a software interface for a 1099-S Substitute Form. A dialog box titled "Select Any" is overlaid on the main form. The dialog box contains the following text: "1099-S Substitute Form", "Seller Stephen T. Seller and Susan T. Seller (S)", and "A reference to some Properties was encountered. Please choose any of the qualifying Properties below." Below this text is a list of properties with checkboxes: "Check -", "Property 1" (checked), "Property 2" (checked), and "Property 3" (unchecked). An "OK" button is at the bottom right of the dialog box. A red arrow points from the "Property 1" and "Property 2" checkboxes in the dialog box to the "PROPERTY ADDRESS OR LEGAL DESCRIPTION" field in the main form. The main form contains the following text: "Lawyers Title", "Proceeds from Real Estate Transactions as required", "You are required by law to provide Lawyers Title with your correct taxpayer id", "taxpayer identification number, you may be subject to civil", "Branch Address", "3500 Oak Lawn Avenue", "Dallas, TX 75219", "Substitut", "This is im", "th intern", "of the Tax", "return, a", "imposed", "that it has", "GF#: LT-MS Test CDF TX", "Date of cl", "PROPERTY ADDRESS OR LEGAL DESCRIPTION", "100 Property Street, Dallas, TX 75207", "200 Property Street, Dallas, TX 75207", "Assessors Parcel Number (APN) - 111-11-1-1APN and 222-22-2-2APN", and "PROCEEDS FOR THIS SALE WENT TO: (MULTIPLE SELLERS - Use one form for each seller. Treat husband and wife as one seller (filing joint tax returns) unless requested otherwise, then separate forms must be used.)".

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# FEBRUARY RELEASE NOTES

## Other Title Company Policy Instructions

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	Executive Title	n/a	310763	

Added Loan Type to document.

**Executive Title Company**  
 P.O. Box 34306  
 Houston, TX 77234  
 Phone (713)848-7700 \* Fax (713)659-6520

**OTHER TITLE COMPANY POLICY INSTRUCTIONS**

Loan Information & Funding

Loan Information

Loan type:

ATTN: [Another Title Company](#)      GF# [123-MS Test CDF TX](#)  
 1001 Title Avenue, Suite 500      Escrow Officer: [SPS Administrator](#)  
 Dallas, TX 75246                      Date of Closing: [February 26, 2016](#)  
 Other County GF#: [TitleCoRefNum22222](#)      Loan Type: [VA](#)

[Owner's Policy](#)                      [Loan Coverage](#)

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# FEBRUARY RELEASE NOTES

## WASHINGTON

### DOCUMENTS

#### Escrow

#### King County Sewage Treatment Charge Request

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	CT Everett	n/a	311542	

Revised to match the County's updated version.

**King County**  
Department of Natural Resources and Parks  
Wastewater Treatment Division

### CAPACITY CHARGE ESCROW REQUEST

*To be completed by the Requesting Agency*  
Email to: [CapChargeEscrow@kingcounty.gov](mailto:CapChargeEscrow@kingcounty.gov) or FAX to: 206-263-6073  
**PLEASE SUBMIT ONE REQUEST**

Date Requested: February 17, 2016	Highlighted sections changed to match updated version
Escrow Company: <a href="#">Fidelity National Title Insurance Company</a>	
Phone Number: <input type="text"/>	
Service Property Address: <a href="#">100 Property Street, Apt. 1</a> City: <a href="#">Seattle</a> Zip Code: <a href="#">98145</a>	
Septic: <input type="checkbox"/> Yes <input type="checkbox"/> No Vacant Lot: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Closing Date: <a href="#">November 30, 2015</a>	Buyer's Name: <a href="#">Buyer Corp, The Brian and Brenda Buyer Revocable Trust and Beulah Buyer</a>

Completed By:  Date:

Please make checks payable to: **KING COUNTY FINANCE**  
Send Payments to: **KC WTD - Sewage Treatment Capacity Charge**  
**201 South Jackson Street, Suite 502, Seattle, WA 98104-3855**

**Make Capacity Charge Payment** Sewage Treatment Capacity Charges at this time.

**Make Capacity Charge Payment** Sewage Treatment Capacity Charge is paid through the Developer's account. Please pay "Current Amount Due" to release this account.

**Note the "good through" date.** Delinquencies were found on this account current by this date or a lien may be filed and additional charges added.

**We are unable to process this request due to inadequate data. Please see circled item and resend the request with corrected information.**

**The sewer connection for this property was not reported to us timely. An account has been set up for the full 15 years forward, with the rate in effect at the date of connection.**

**This property is in King County service area. According to the sewer district, the sewer permit has not been finalized yet. The district will notify us when this has happened and there will be a capacity charge on this property. The Amount will be determined by the connection date, so we are unable to provide a quote at this time.**

**The property address is being researched. There may be a charge. We anticipate having complete data soon.**

**Revised 01/19/16** KING COUNTY FORM MUST BE USED. ALTERATION WILL INVALIDATE REQUEST.

# FEBRUARY RELEASE NOTES

## Title

### ALTA Commitment 2006 (with Requirements)

<b>NEW/MOD</b> New	<b>REQUESTED BY</b> Underwriting	<b>FOOTPRINTS No(s).</b> n/a	<b>TFS No(s).</b> 313867	<b>FILE NAME (NEW ITEMS ONLY)</b> (existing RB)
-----------------------	-------------------------------------	---------------------------------	-----------------------------	----------------------------------------------------

As directed by Underwriting counsel, a second available option has been added to the Commitment lookup table labeled "ALTA Commitment 2006 (with Requirements)" that will include Requirements on the Commitment, if needed.

Commitment - Schedule A

**Commitments/Prelims (1)**

Commitment/Prelim number:

Underwriter:  [Chicago Title Insurance Company](#)

Revision:

Issued date/time:

Effective date/time:

Revision Label:

Revision ID:

Date/time completed:

**Lookup Table - P - Prelim-CMT - WA**

Retrieve Entry | Insert Entry | Search:

Revision	LookupCode	Version	D-Ready Code
ALTA Commitment 2006	C06A_Commitm	ALTA Commitment 2006	C06A_Cor
<b>ALTA Commitment 2006 (with Requirements)</b>	<b>C06A_Commitm</b>	<b>ALTA Commitment 2006 (with Requirements)</b>	<b>C06A_Cor</b>
ALTA Plain Language Commitment 2006	C06A_PlainLa	ALTA Plain Language Commitment 2006	C06A_Pl-

If this selection is chosen from the lookup, any Requirements added for the Commitment will appear on 'Schedule B - Section I' and Exceptions will appear on 'Schedule B - Section II' of the rendered document.

CHICAGO TITLE COMPANY COMMITMENT NO. CommitNum-12345

---

**SCHEDULE B - SECTION I  
REQUIREMENTS**

1. This is a Requirement.

**END OF SCHEDULE B - SECTION I**

CHICAGO TITLE COMPANY COMMITMENT NO. CommitNum-12345

---

**SCHEDULE B - SECTION II  
EXCEPTIONS**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. This is an Exception.

**END OF SCHEDULE B - SECTION II**

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# FEBRUARY RELEASE NOTES

## ALTA Residential Limited Coverage Mortgage Modification Policy

<b>NEW/MOD</b> New	<b>REQUESTED BY</b> Underwriting	<b>FOOTPRINTS No(s).</b> n/a	<b>TFS No(s).</b> 312548	<b>FILE NAME (NEW ITEMS ONLY)</b> P14A_L_LmtMMod_xx_FNF
-----------------------	-------------------------------------	---------------------------------	-----------------------------	------------------------------------------------------------

Screenshot First Page Only. Render in Test Site to See Full Version.

### ALTA RESIDENTIAL LIMITED COVERAGE MORTGAGE MODIFICATION POLICY

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Policy Number:

LoanPolNum-456

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Section 15 of the Conditions.

#### COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE AND THE CONDITIONS, and provided that the Land is a one-to-four family residence or condominium unit, CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation (the "Company"), insures, as of Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. The invalidity or unenforceability of the lien of the Insured's Mortgage upon the Title at Date of Policy as a result of the Modification; and
2. The loss of priority of the lien of the Insured's Mortgage, at Date of Policy, over any defects in or liens or encumbrances on the Title as a result of the Modification.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

Chicago Title Insurance Company

By:

President

Chicago Title Company  
719 Sleater Kinney Rd SE, Suite 108  
Lacey, WA 98503

Countersigned By:

AUTHORIZED  
SIGNATURE HERE

Authorized Officer or Agent



Attest:

Secretary

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ALTA Residential Limited Coverage Mortgage Modification Policy (12/01/2014)

Page 1

Printed: 02/10/16 @ 08:38 AM  
WA-CT-FNOY-02150.620142-SPS-7248747-1--2015040305 - Test



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# FEBRUARY RELEASE NOTES

## REPORTS

<b>Order Exceptions</b>				
<b>NEW/MOD</b>	<b>REQUESTED BY</b>	<b>FOOTPRINTS No(s).</b>	<b>TFS No(s).</b>	<b>FILE NAME (NEW ITEMS ONLY)</b>
MOD	TT Spokane		311436	
<ul style="list-style-type: none"><li>Added to "PWA\SPO\TT Spokane\11 Spokane" the "Missing/Incorrect Escrow Officer/Closer" &amp; "Missing/Incorrect Additional Description" exceptions</li></ul>				

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# FEBRUARY RELEASE NOTES

## LANDCASTLE

### DOCUMENTS

#### Escrow

#### Agreement (Hold Harmless - HOA Cash Purchase)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	LCT	n/a	312142	604227_AgreementHoldHarmlessHOACashPur chase.doc

New document. Render to view complete document.

**HOLD HARMLESS AGREEMENT  
(HOMEOWNERS' ASSOCIATIONS - CASH  
PURCHASE)**

**Date:** February 17, 2016  
**File No:** AMGWA  
**Borrower(s):** Buyer Corp  
The Brian and Brenda Buyer Revocable Trust, et al.  
**Seller(s):** Samuel T. Seller and Samantha T. Seller  
The Seller Company, Inc.  
**Property:** 100 Property Street, Apt. 1  
Seattle, WA 98145

Buyer understands, acknowledges, consents to and agrees as follows:

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# FEBRUARY RELEASE NOTES

## Agreement (Hold Harmless - HOA Purchase Mortgage)

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
New	LCT	n/a	312142	604227_AgreementHoldHarmlessHOAPurchaseMortgage.doc

New document. Render to view complete document.

### HOLD HARMLESS AGREEMENT (HOMEOWNERS' ASSOCIATIONS - PURCHASE AND MORTGAGE)

**Date:** February 17, 2016  
**File No:** AMGWA  
**Borrower(s):** Buyer Corp  
The Brian and Brenda Buyer Revocable Trust, et al.  
**Seller(s):** Samuel T. Seller and Samantha T. Seller  
The Seller Company, Inc.  
**Lender:** Lender Bank  
**Property:** 100 Property Street, Apt. 1  
Seattle, WA 98145

Buyer understands, acknowledges, consents to and agrees as follows:

- 1. Subject of this Agreement.** This Agreement pertains to any homeowners' association assessments ("Assessments") and violations of restrictive covenants that may exist on the Property ("Violations").

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# FEBRUARY RELEASE NOTES

## Title

### Policies

NEW/MOD	REQUESTED BY	FOOTPRINTS No(s).	TFS No(s).	FILE NAME (NEW ITEMS ONLY)
Mod	LCT	n/a	312955	

Added functionality to CTFL, FNFL and CWFL policies to include "(or date of recorded instrument, whichever is later)" after effective date.



**CHICAGO TITLE  
INSURANCE COMPANY**

#### SCHEDULE A

Name and Address of Title Insurance Company: **Chicago Title Insurance Company**  
P.O. Box 45023  
Jacksonville, NC 28542

File No.: **CW Test 18 (CDF)**

Policy No.: **1212 CW TEST2**

Loan No.: **1234567**

Address Reference: **1 Testing Boulevard for a Longname Property, Apt. J, Beverly Hills, FL 90210**  
(For information only) **2 Test Property Street, Morrisville, NC 27560**  
**8675309 Longest Address Street Name Ever, Longest City Name, CA 22222-3333**

Amount of Insurance: **\$100,000.00**

Premium: **\$0.00**

Date of Policy: **September 19, 2014 at 12:00 AM, (or date of recorded instrument, whichever is later)**

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# FEBRUARY RELEASE NOTES

## TECHNICAL NOTES (FOR LOCAL IT/SUPPORT)

### *DOCUMENTS*

Any new documents in this build are listed in the Title and/or Escrow User Release Notes. Due to the state-specific "All Documents" tree, these new documents are automatically available to the users upon the push to test or production.

However, those new documents may also need to be added to the operation specific tree(s) for packaging and other purposes. This is at your discretion.