

## Property Ownership Report

Customer Number :6010  
Order Number: 1194241  
Search Effective Date: 11/24/2014

Borrower: DOREATHA ESTATE OF WATKINS and  
Co-Borrower:  
Address: 711 EAST WASHINGTON AVENUE  
City: ELMIRA State: NY  
County: Chemung

Zip Code: 14901

Notes:

### Disclaimer

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### Vesting Details

#### Grantor

Name: ROY REED AND MARY REED

#### Grantee

Name: DOROTHEA WATKINS

#### Deed

Document Type:

Book/Page: 666.768

Date: 10/5/1977

Recorded Date: 10/5/1977

Ownership Type:

### Taxes

#### Parcel 1

Tax Parcel: 89.08-2-32  
Assessed Land Value: 0

Assessment Year: 2014  
Assessed Improvements: 35000

Notes:

## Property Ownership Report

### Tax 1

Tax Type: COUNTY	Tax Period: FULL YEAR 2014
Tax Status: PAID	Tax Amount: 447.15
Delinquent Date:	Due Date: 1/31/2014
Homestead Exemption: NO	Tax Year: 2014
Other Exemptions:	

Notes: As to Parcel 89.08-2-32 Tax Type: COUNTY Tax Period: FULL YEAR 2014 Tax Amount: \$447.15 Tax Status: PAID Tax Due Date: 01/31/2014 Delinquent Due Date: 02/01/2014 Tax Delinquency, Interest or Penalties: NONE

### Tax 2

Tax Type: CITY	Tax Period: FIRST HALF 2014
Tax Status: PAID	Tax Amount: 457.68
Delinquent Date:	Due Date: 5/15/2014
Homestead Exemption: NO	Tax Year: 2014
Other Exemptions:	

Notes: As to Parcel 89.08-2-32 Tax Type: CITY Tax Period: FIRST HALF 2014 Tax Amount: \$457.68 Tax Status: PAID Tax Due Date: 05/15/2014 Delinquent Due Date: 05/16/2014 Tax Delinquency, Interest or Penalties: NONE

### Tax 3

Tax Type: CITY	Tax Period: SECOND HALF 2014
Tax Status: PAID	Tax Amount: 457.67
Delinquent Date:	Due Date: 9/15/2014
Homestead Exemption: NO	Tax Year: 2014
Other Exemptions:	

Notes: As to Parcel 89.08-2-32 Tax Type: CITY Tax Period: SECOND HALF 2014 Tax Amount: \$457.67 Tax Status: PAID Tax Due Date: 09/15/2014 Delinquent Due Date: 09/16/2014 Tax Delinquency, Interest or Penalties: NONE

### Tax 4

Tax Type: SCHOOL	Tax Period: FIRST HALF 2014
Tax Status: PAID	Tax Amount: 409.37
Delinquent Date:	Due Date: 10/31/2014
Homestead Exemption: NO	Tax Year: 2014
Other Exemptions:	

Notes: As to Parcel 89.08-2-32 Tax Type: SCHOOL Tax Period: FIRST HALF 2014 Tax Amount: \$409.37 Tax Status: PAID Tax Due Date: 10/31/2014 Delinquent Due Date:

## Property Ownership Report

11/01/2014 Tax Delinquency, Interest or Penalties: NONE

### Tax 5

Tax Type: SCHOOL	Tax Period: SECOND HALF 2014
Tax Status: UNPAID	Tax Amount: 409.37
Delinquent Date:	Due Date: 3/31/2015
Homestead Exemption: NO	Tax Year: 2014
Other Exemptions:	

Notes: As to Parcel 89.08-2-32 Tax Type: SCHOOL Tax Period: SECOND HALF 2014 Tax Amount: \$409.37 Tax Status: UNPAID Tax Due Date: 03/31/2015 Delinquent Due Date: 04/01/2015 Tax Delinquency, Interest or Penalties: NONE

### Mortgages

#### Mortgage 1

Mortgage Document Type: MORTGAGE Open or Closed End: CLOSED END

#### From / Mortgagor

Name: DORETHEA WATKINS

#### To / Beneficiary / Mortgagee

Name: EQUIFIRST CORPORATION

#### Details

Amount: 58900	Credit Limit:	Maturity Date: NA
Date: 3/11/2002		Recorded Date: 3/18/2002
Instrument Number: 200203180059		
Trustee:		

Notes: CLOSED END MORTGAGE FROM DORETHEA WATKINS, TO EQUIFIRST CORPORATION, AMOUNTING TO \$58,900.00, DATED 03/11/2002 FILED FOR RECORD 03/18/2002, AND RECORDED IN INSTRUMENT 200203180059 IN CHEMUNG COUNTY RECORDS. ASSIGNED TO JPMORGAN CHASE BANK, NA AS TRUSTEE BY RESIDENTIAL FUNDING COMPANY, LLC FKA RESIDENTIAL FUNDING CORPORATION BY INSTRUMENT FILED FOR RECORD 02/25/2003 IN INSTRUMENT 200302250050

#### Mortgage 2

Mortgage Document Type: MORTGAGE Open or Closed End: CLOSED END

## Property Ownership Report

From / Mortgagor

Name: DOREATHEA WATKINS

To / Beneficiary / Mortgagee

Name: THE CITY OF ELMIRA

### Details

Amount: 15000      Credit Limit:      Maturity Date: NA  
Date: 9/27/2002      Recorded Date:  
10/18/2002  
Instrument Number: 200210180030  
Trustee:

Notes: CLOSED END MORTGAGE FROM DOREATHEA WATKINS, TO THE CITY OF ELMIRA,  
AMOUNTING TO \$15,000.00, DATED 09/27/2002 FILED FOR RECORD 10/18/2002, AND  
RECORDED IN INSTRUMENT 200210180030 IN CHEMUNG COUNTY RECORDS.

### Liens

#### Lien 1

Lien Type: JUDGMENT LIEN

Plaintiff / Creditor / To

Name: WORKERS' COMPENSATION BOARD OF THE STATE OF NEW YORK

Type:

Attorney:

Address:

State:

City:

Zip:

Defendant / Debtor / From

Name: DOREATHEA WATKINS

Attorney:

Address:

State:

Type:

City:

Zip:

### Document Details

Amount: 25250      Credit Limit:  
Date:      Recorded Date: 3/10/2006  
Instrument Number: 06-1382  
Court Name:

## Property Ownership Report

Notes: JUDGMENT LIEN in favor of WORKERS' COMPENSATION BOARD OF THE STATE OF NEW YORK against DOREATHEA WATKINS in SUPREME COURT OF THE STATE OF NEW YORK, COUNTY OF CHEMUNG Court, in the amount of \$25,250.00, filed 03/10/2006 in Case Number 06-1382.

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### Lien 2

Lien Type: JUDGMENT LIEN

#### Plaintiff / Creditor / To

Name: CAPITAL ONE BANK

Type:

Attorney:

Address:

City:

State:

Zip:

#### Defendant / Debtor / From

Name: DOREATHEA A. WATKINS

Type:

Attorney:

Address:

City:

State:

Zip:

#### Document Details

Amount: 3196.97

Credit Limit:

Date:

Recorded Date: 1/14/2008

Instrument Number: 2007-C-2128

Court Name:

Notes: JUDGMENT LIEN in favor of CAPITAL ONE BANK against DOREATHEA A. WATKINS in the amount of \$3,196.97 PLUS FEES, filed 01/14/2008 in Case Number 2007-C-2128.

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### Lien 3

Lien Type: TRANSCRIPT OF JUDGMENT

#### Plaintiff / Creditor / To

Name: ARNOT OGDEN MEDICAL CENTER

Type:

Attorney:

Address:

City:

State:

Zip:

#### Defendant / Debtor / From

## Property Ownership Report

Name: DOREATHA WATKINS

Type:

Attorney:

Address:

City:

State:

Zip:

### Document Details

Amount: 2737.89

Credit Limit:

Date:

Recorded Date: 3/1/2010

Instrument Number: CV 002525 09/EL

Court Name:

Notes: TRANSCRIPT OF JUDGMENT in favor of ARNOT OGDEN MEDICAL CENTER against DOREATHA WATKINS in the amount of \$2,737.89, filed 03/01/2010 in Case Number CV 002525 09/EL.

### Miscellaneous

#### Miscellaneous Notes 1

This report has been Modified from its original version for the purpose of ADDING TAX INFORMATION, date of Modification 12/10/2014 at 9:53 AM.

#### Miscellaneous Notes 2

NOTE: SURROGATE'S FILED ON 01/05/2011 IN CASE NO. 2011-5

#### Miscellaneous Notes 3

Assigned to QUADRANT RESIDENTIAL CAPITAL II, LLC by Instrument filed for record 10/21/2009 and recorded in Instrument No. 200910210034 of Chemung County Records.  
Assigned from . Ref. Number .

#### Miscellaneous Notes 4

NOTE: Chemung County Common Pleas Court Case No. 2014-1246, NOTICE OF PENDENCY OF ACTION, QUADRANT RESIDENTIAL CAPITAL II, LLC vs. ANY UNKNOWN HEIRS TO THE ESTATE OF DOROTHEA WATKINS A/K/A DORETHEA WATKINS A/K/A DOREATHA WATKINS A/K/A DORTHEA WATKINS A/K/A DOREATHEA WATKINS, ET AL, complaint filed 11/10/2014.

### Legal Description

#### Legal Description 1

## Property Ownership Report

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF ELMIRA, COUNTY OF CHEMUNG AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE NORTH LINE OF EAST WASHINGTON AVENUE, 101 FEET EASTERLY FROM THE NORTHEAST CORNER OF OAK STREET AND EAST WASHINGTON AVENUE; RUNNING THENCE EASTERLY ALONG THE SAID NORTH LINE OF EAST WASHINGTON AVENUE A DISTANCE OF 65.31 FEET TO AN IRON PIN MARKING THE SOUTHEAST CORNER OF LOT NO. 27 AS SHOWN ON CASE MAP NO. 694; RUNNING THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT NO. 27 A DISTANCE OF 100.2 FEET TO AN IRON PIN; RUNNING THENCE WESTERLY NEARLY PARALLEL WITH THE SAID NORTH LINE OF EAST WASHINGTON AVENUE A DISTANCE OF 50.19 FEET TO AN IRON PIN IN THE WEST LINE OF SAID LOT NO. 27; RUNNING THENCE SOUTHERLY ALONG THE SAID WEST LINE OF LOT NO. 27, A DISTANCE OF 34.4 FEET TO AN IRON PIN; RUNNING THENCE WESTERLY PARALLEL WITH THE SAID NORTH LINE OF EAST WASHINGTON AVENUE A DISTANCE OF 15.12 FEET TO AN IRON PIN; RUNNING THENCE SOUTHERLY AND PARALLEL WITH THE EAST LINE OF SAID LOT NO. 27 A DISTANCE OF 68.3 FEET TO THE PLACE OF BEGINNING.  
PERMANENT PARCEL NUMBER: 89.08-2-32