

Escrow of deed and money.

[Place and date.] [_____ trust company.] _____ deposits with you _____ deed from _____ to _____ conveying _____.
_____ deposits with you \$ _____.

The deed is to be filed for record once you are prepared to issue your owner's guarantee policy in usual form for \$ _____ guaranteeing the title of the grantee _____ subject only to:

1. Rights or claims of parties in possession, not shown of record, and questions of survey.
2. Mechanic's lien claims, if any, where no notice appears of records.
3. Special assessments not confirmed or confirmed after _____ [date].
4. Taxes for the year _____.
5. Building line established in instrument recorded as document _____.
6. Restrictions contained in instrument recorded as document _____.
7. Agreement for party wall, recorded as document _____.
8. Mortgage encumbrance, recorded as document _____. Amount due on the mortgage _____.

Interest since _____ to be paid by _____.

9. Special assessment, warrant No. _____.
10. Zoning and building ordinances _____.
11. Acts done or suffered by or judgments against the grantee _____.

You are then authorized and directed to disburse the money as follows _____.

Is there any commission to be adjusted through this escrow? _____.

Have all prorations been made? _____.

Are fire insurance policies to be brought in? _____. Are mortgage clauses to be attached? _____

\$ _____.

Are leases to be brought in? _____.

Are water taxes paid? _____. Is receipt to be produced? _____.

Objections Nos. _____ erased before signing.

Deliver abstract and policy to _____.

Your charges are to be paid as follows: _____.