

REPORT ON TITLE AND SECURITY

**ROYAL BANK OF CANADA
THE ROYAL TRUST COMPANY
ROYAL TRUST CORPORATION OF CANADA**

Mortgage Loan or SRF Number:
DATE:

Warning! Please use Internet Explorer when generating mortgage documents from www.rbcroyalbank.com/legalforms. This will ensure that this document is generated inclusive of its required barcode.

PRELIMINARY FINAL

In accordance with your instructions, we have registered a mortgage on the property as described in your instructions and report as follows.

MORTGAGOR(S)			
GUARANTOR(S) (if any)			
MORTGAGED PROPERTY			
MORTGAGE	AMOUNT:	REGISTRATION NUMBER*:	REGISTRATION DATE:
TAXES	PAID IN FULL TO (DATE)	Fire Insurance – Coverage as specified in your instructions is in force.	
	PROPERTY CODE NO.		
TITLE OPINION (not applicable if title insurance obtained)			

Documents enclosed as requested in your instructions. For electronic mandates transmitted through Assyst Real Estate, we have, in accordance with your instructions, retained in our file a Duplicate Registered Mortgage (in Manitoba, Certified Copy of Registered Mortgage and a status of details registration confirming registration of the mortgage) or confirmation of registration (electronic registration).

Title Insurance Policy #

Title Insurer Name:

PROTOCOL CLOSINGS (AB, BC, MB & SK only, where applicable): I have complied with the Western Law Societies' Conveyancing Protocol () in the conduct of this transaction, and have acted and issued this opinion in accordance with your instructions (which are incorporated herein) with respect to the real property mortgage described above subject to any qualifications noted below, which have been accepted by you.

NAME OF LAWYER

SIGNATURE OF LAWYER

If the mortgage funds were used to payout an existing mortgage or charge our Report on Title and Security Update (Form 3938) will follow after the registration of the discharge.

* Province of Saskatchewan Only - Royal Bank of Canada requires the Interest Register Number, all other provinces please provide registration number.
** Insert province where real property is located.

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EXCEPTIONS:

NOTE: The following reservations need not to be listed or, if preferred, may be recorded briefly in descriptive terms: EASEMENTS, etc, for utilities servicing the property providing the building does not encroach thereon and is not affected thereby, OCCUPANCY or USE RESTRICTIONS which would not be violated by normal use of the property for the purposes intended or for which it is adaptable.

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** Insert province where real property is located.