<INSTRUCTIONS FOR FS: As of December 19, 2016, the following eight exceptions are the only currently acceptable general exceptions for land in the State of Montana. Use this document as an attachment to the Commitment Request Letter after removing these instructions. Use the same date on this attachment as on the Commitment Request Letter. >

<INSERT DATE>

**SCHEDULE “B” GENERAL EXCEPTIONS**

The USDA Office of the General Counsel has approved the following general exceptions for inclusion in a Title Commitment for this Forest Service land acquisition. “General” exceptions are any title exception in Schedule B of a title commitment for which the title company does not reference a particular document in the exception.

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records..
5. (a) Unpatented mining claims, (b) reservations or exceptions in patents or in acts authorizing the issuance thereof, (c) water rights, claims or title to water whether or not the matters excepted under (a), (b), or (c) are shown by the public record.
6. Any liens, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Any right, title or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons, sand, gravel or other common variety materials, whether or not shown by the public records.

NOTE: While this policy does not insure minerals or title to minerals, we found nothing in our examination to indicate that the minerals have been severed from the fee title, except the following: ITEMIZE HERE ALL DOCUMENTS CONTAINING MINERAL SEVERANCES AND CONVEYANCES.

1. County road rights-of-way not recorded and indexed as a conveyance of record in the office of the Clerk and Recorder pursuant to Title 70, Chapter 21, M.C.A.