

**FDIC**

Federal Deposit Insurance Corporation
600 N. Pearl Street, Suite 700
Dallas, TX 75201

Division of Resolutions and Receiverships
Dallas Regional Office

FDIC Property Information Package Disclaimer

The Property Information Package (PIP) is intended to provide prospective purchasers with general information about a Property. The delivery of this PIP, to any person or entity, does not create any agency relationship between (i) such person or entity and (ii) the Federal Deposit Insurance Corporation (FDIC), its various capacities, or its subsidiaries (collectively, the Seller). The FDIC believes the information presented in this PIP is generally reliable, however, the FDIC does not guarantee, verify or certify the accuracy or correctness of the information presented herein. All of the information contained in the PIP may be subject to change prior to sale. All purchase offers (Bids) presented by a prospective purchaser to the Seller is based on the prospective purchaser's independent investigation of the Property.

The Property will be conveyed to the purchaser AS-IS, WHERE-IS, WITH-ALL-FAULTS and without covenant, representation or warranty of any kind or nature, express or implied, oral or written. Additionally, the Property will be conveyed to the purchaser without any (i) warranties that might arise by common law or (ii) warranties created by statute, as the same may be hereafter amended or superseded. Also, the Property will be conveyed to the purchaser subject to any and all encumbrances, or other matters or conditions, affecting the Property.

SELLER RESERVES THE RIGHT TO ACCEPT, OR REJECT, ANY OFFER PRESENTED FOR THE PURCHASE OF THE PROPERTY.



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Property Address:

NE corner of Rolf Ave and North Racoon River

Sac City, IA 50583

County: Sac

Sales Price: \$65,000

Vacant Raw Land

Land Size: 5.7 acres Latitude/Longitude: 42°26'35.2"N 95°00'16.3"W

Property Description:

Part of Outlot thirteen (13) in section fourteen (14) township eighty-eight (88) north, range thirty-six (36), west of the 5th P.M. in Sac County, Iowa, which lies north of the center line of the Racoon River and east of the center line of the public highway which runs in a northwesterly direction in and thru said Outlot Thirteen (13).

Contact:

Omar Davila

omdavila@fdic.gov

214-984-7990



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Property Description:

Parcel ID: 810714500018

Lot Area: 5.7 Acres

Property Address: Rolf Avenue, Sac City, IA 50583

The asking Price is **\$65,000** or best offer





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Order# 1252847

Reference No: 10545

Property and Ownership Information			
Name	Citizens Savings Bank	Completed Date	04/22/2025
		Index Date	04/07/2025
Property Address	Parcel: 810714500018, Sac City, IA	Report Type	Commercial Search
APN# / Parcel # / PIN#	810714500018	County	Sac
Title Defect Category			
Alert Note:			

Vesting Information			
Grantee(s)/Deed Owner	Citizens Savings Bank	Deed Date	09/30/1939
Grantor / Prior Owner	W.W. Watt, unmarried	Recorded Date	09/30/1939
Instrument#		Book#	20
Consideration (\$)		Page#	576
Sale Price(\$)		Deed Type	Deed
Notes	AFFIDAVIT, DOC# 6/190, R: 07/31/1978		

Open Mortgages Information
No open mortgages found.

Active Judgments and Liens
No active judgments or liens found.

Property Tax Status						
Tax Year	Jurisdiction	Installment	Property Tax Status	Date (Due Paid)	Good Through	Amount(\$)
Parcel # 810714500018						
2023	Combined	2nd	Exempt	03/31/2025		0
2023	Combined	1st	Exempt	09/30/2024		0
Tax Status Disclaimer						
Please note that ProTitleUSA has made every effort to ensure the accuracy of this tax information. With that said, ProTitleUSA will not assume responsibility for any inaccuracies in the tax reporting as collecting agencies continually modify and update their records. If at any time it appears that a tax amount has been adjusted, please contact us immediately so we can investigate and update our records accordingly. Exact charges and figures depend on many factors which can be detailed by local officials. The tax information contained within this report was the most accurate information available at the time the search was completed. This data will not appear on any title policy as this is solely for informational purposes.						

This title report was performed in accordance with generally accepted standards. ProTitleUSA does not guarantee the completeness, currency or accuracy of this report and will not assume responsibilities for misrepresented information due to clerical indexing errors such as but not limited to misspellings and inaccurate property descriptions. ProTitleUSA is not liable for any loss resulting from or caused by information data sources such as Treasurers, Records, County Clerks, Township Officials, Collection Attorneys and similar entities. This report is a search to reflect the recorded information of public record at the county level. It does not include any matters related to information held at the township level, unless specifically ordered. ProTitleUSA is not responsible for reporting items that are outside of the scope of the search. This report is for informational purposes only.

Property Tax Assessment				
Parcel #	810714500018	Annual Tax Amount	0	
Legal Description	14-88-36 JACKSON EAST SAC COMM PT OL # 13 N OF RIVER 5.70 AC EXEMPT			
Tax Year	Land Value(\$)	Improvements(\$)	Home Exemp(\$)	Total Assessed(\$)
2025	860.00	0	860.00	0

Additional Information	
HOA Name:	

This title report was performed in accordance with generally accepted standards. ProTitleUSA does not guarantee the completeness, currency or accuracy of this report and will not assume responsibilities for misrepresented information due to clerical indexing errors such as but not limited to misspellings and inaccurate property descriptions. ProTitleUSA is not liable for any loss resulting from or caused by information data sources such as Treasurers, Records, County Clerks, Township Officials, Collection Attorneys and similar entities. This report is a search to reflect the recorded information of public record at the county level. It does not include any matters related to information held at the township level, unless specifically ordered. ProTitleUSA is not responsible for reporting items that are outside of the scope of the search. This report is for informational purposes only.

Sac County, IA

Summary

Parcel ID	5
Alternate ID	
Property Address	N/A
Sec/Twp/Rng	36
Brief Tax Description	36 JACKSON EAST SAC COMM PT OL # 3 N OF RIVER 5. AC EXEMPT
	(Note: Not to be used on legal documents)
Deed Book/Page	
Contract Book/Page	
Gross Acres	5.
Net Acres	.
Class	E E
	(Note: This is for tax purposes only. Not to be used for zoning.)
District	2 ES JACKSON TWP/EAST SAC SCH
School District	EAST SAC COUNTY CSD

Owner

Deed Holder
Citizens Savings Bank Trustee Boy Scouts
[500 Main Street](#)
Sac City IA 5 5 3
Contract Holder
Mailing Address
Citizens Savings Bank Trustee Boy Scouts
5 Main Street
Sac City IA 5 5 3

Land

Lot Area 5. Acres;2 ,292 SF

Valuation

	2025	2024	2023	2022	2021
Classification	E	E	E	E	E
+ Assessed Land Value	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6
+ Assessed Building Value	\$	\$	\$	\$	\$
+ Assessed Dwelling Value	\$	\$	\$	\$	\$
= Gross Assessed Value	\$860	\$860	\$860	\$860	\$860
Exempt Value	(\$ 6)	(\$ 6)	(\$ 6)	(\$ 6)	(\$ 6)
= Net Assessed Value	\$0	\$0	\$0	\$0	\$0

Taxation

	2023 Pay 2024-2025	2022 Pay 2023-2024	2021 Pay 2022-2023
+ Taxable Land Value	\$	\$	\$
+ Taxable Building Value	\$	\$	\$
+ Taxable Dwelling Value	\$	\$	\$
= Gross Taxable Value	\$0	\$0	\$0
Homestead 65+ Exemption	\$	\$	\$
Military Exemption	\$	\$	\$
= Net Taxable Value	\$0	\$0	\$0
x Levy Rate (per \$ of value)	23.66 9	23.69 5	23. 2 62
= Gross Taxes Due	\$0.00	\$0.00	\$0.00
Ag Land Credit	\$.	\$.	\$.
Family Farm Credit	\$.	\$.	\$.
Homestead Credit	\$.	\$.	\$.
Disabled and Senior Citizens Credit	\$.	\$.	\$.
Business Property Credit	\$.	\$.	\$.
= Net Taxes Due	\$0.00	\$0.00	\$0.00

Tax History

Year	Due Date	A	u	t	a	d	Date	a	d	Rece	pt
2023	March 2025			\$0		No				890564	
	September 2024			\$0		No					
2022	March 2024			\$0		No				866929	
	September 2023			\$0		No					
2021	March 2023			\$0		No				846016	
	September 2022			\$0		No					
2020	March 2022			\$0		No				826831	
	September 2021			\$0		No					
2019	March 2021			\$0		No				788720	
	September 2020			\$0		No					
2018	March 2020			\$0		No				762110	
	September 2019			\$0		No					
2017	March 2019			\$0		No				743197	
	September 2018			\$0		No					
2016	March 2018			\$0		No				728154	
	September 2017			\$0		No					

Not data available for the following categories: Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Sales, Permits, Photos, Sketches.

Disclaimer: The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed.
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[Contact Us](#)



Deed Record No. 20, Sac County

8429

W. W. Watt
To Citizens Savings Bank, Trustee

Fee, 50¢ \sqrt{B} Filed Sept. 30, 1939 at 4:20 P. M.
Mrs. C. M. Mohler,Recorder.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That W. W. Watt, unmarried, of Sac County and State of Iowa in consideration of the sum of One hundred fifty & no/100 DOLLARS in hand paid by Citizens Savings Bank, Trustee, of Sac City of Sac County and State of Iowa do hereby SELL AND CONVEY unto the said Citizens Savings Bank, Trustee the following described premises, situated in the County of Sac and State of Iowa, to-wit:

That part of Outlot thirteen (13) in section fourteen (14) township eighty-eight (88) north, range thirty-six (36), west of the 5th P. M. in Sac County, Iowa, which lies north of the center line of the Raccoon River and east of the center line of the public highway which runs in a northwesterly direction in and thru said Outlot Thirteen (13). (Fifty cents in cancelled revenue stamps attached.)

And I hereby covenant with the said Citizens Savings Bank, Trustee that I hold said premises by good and perfect title; that I have good right and lawful authority to sell and convey the same; that they are free and clear from all liens and incumbrances whatsoever, except as above stated.

And I covenant to WARRANT AND DEFEND the said premises against the lawful claims of all persons whomsoever, except as above stated.

Signed the 30th day of September A. D. 1939.

W. W. Watt

STATE OF IOWA, Sac County, ss.

On this 30th day of September, A. D. 1939 before me Emma R. Southwick a Notary Public in and for Sac County, Iowa, personally appeared W. W. Watt, single to me known to be the person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.

Emma R. Southwick
Notary Public in and for Sac County,
Iowa.

(NOTARIAL SEAL)

See Off. Bk. 6, Pg. 190

June Rheinfrank, Recorder; Margaret Nelson,

JUNE RHEINFRANK
RECORDER
SAC COUNTY, IOWA
JUL 31 4:20 PM

A F F I D A V I T

STATE OF IOWA }
COUNTY OF SAC } ss:

Emma R. Southwick, being first duly sworn deposes and states as follows:

I am a resident of Sac County, Iowa, and am well and personally acquainted with the following described real estate situated in Sac County, Iowa, to-wit:

A part of Outlot Thirteen (13) in Section Fourteen (14) Township Eighty-eight (88) North, Range Thirty-six (36) West of the 5th P.M., Sac County, Iowa, which lies north of the center line of the Raccoon River and East of the center line of the public highway which runs in a northwesterly direction in and thru said Outlot thirteen (13).

and have known the same continuously, together with the parties in possession thereof under claim of ownership for 39 years last past.

I state that I was secretary to Malcolm Currie, attorney, and was also a notary public in and for Sac County, Iowa on September 30, 1939.

I am acquainted with the facts surrounding the preparation of a certain deed prepared by said Malcolm Currie, whereby W. W. Watt, grantor, conveyed the above described property to Citizens Savings Bank, trustee, which deed was dated September 30, 1939, and recorded in Book 20 of Deeds at page 576 in the office of the Sac County Recorder.

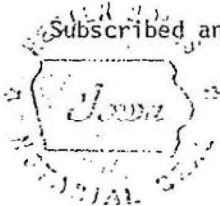
The property involved consisted principally of timber and river bottom, and had at various times been used by members of the Isaac Walton League and Boy Scouts for recreational purposes.

In making said deed it was the intention of the said W. W. Watt to grant to Citizens Savings Bank the right and title to control the use and disposition of said property as in their discretion the officers of said bank might deem proper, and the use of the word "trustee" imposed no specific duties nor restrictions on the bank as grantee. No formal trustee declaration nor agreement was ever executed in connection therewith to my knowledge.

Further affiant saith not.

Emma R. Southwick
Emma R. Southwick

Subscribed and sworn to before me this 26th day of July, 1978.



Heidi Boels
Notary Public

FORM OF CONVEYANCE DEED

[Note to Contract preparer: the below form of Quitclaim Deed is an Exhibit only and is not to be completed as part of the contract preparation.]

Recording requested by
and when recorded return to:

4C Asset No. _____

_____ space above this line for Recorder's use only.

QUITCLAIM DEED

STATE OF _____ §

§

COUNTY OF _____ §

§

GRANTOR: _____

Grantor's Mailing Address: _____

GRANTEE: _____

Grantee's Mailing Address: _____

PROPERTY: Those certain tracts or parcels of land situated in _____ County, _____ as such land is more particularly described in Exhibit "A" hereto, together with all buildings and other improvements situated thereon, all fixtures and other property affixed thereto, and all and singular the rights and appurtenances pertaining to the property, including any right, title and interest of Grantor in and to adjacent streets, alleys or rights-of-way ("Property").

RECITALS

A. _____

The Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said Grantor paid by Grantee named herein, the receipt of which is hereby acknowledged, hereby RELEASES, CONVEYS and QUITCLAIMS to Grantee, WITHOUT COVENANT, REPRESENTATION OR WARRANTY OF ANY KIND OR NATURE, EXPRESS OR IMPLIED, AND ANY AND ALL WARRANTIES THAT MIGHT ARISE BY COMMON LAW AND WARRANTIES CREATED BY STATUTE, AS THE SAME MAY BE HEREAFTER AMENDED OR SUPERSEDED, ARE EXCLUDED, all of Grantor's right, title and interest, if any, in and to the Property, **subject to** any and all exceptions, easements, rights-of-way, covenants, conditions, restrictions, reservations, encroachments, protrusions, shortages in area, boundary disputes and discrepancies, matters which could be discovered or would be revealed by, respectively, an inspection or current survey of the Property, liens, encumbrances, impositions (monetary or otherwise), access limitations, licenses, leases, prescriptive rights, rights of parties in possession, rights of tenants, co-tenants, or other co-owners, and any and all other matters or conditions affecting the Property, including but not limited to all items listed on the title policy, if any, whether known or unknown, recorded or unrecorded, as well as standby fees, real estate taxes, and assessments on or against the Property for the current year, prior years, and subsequent years and subsequent taxes and assessments for prior years becoming due by reason of a change in usage, ownership, or mistake, of the Property; and any and all zoning, building, and other laws, regulations, and ordinances of municipal and other governmental authorities, if any, affecting the Property (collectively referred to as the "Permitted Encumbrances"). Grantee, by its acceptance of delivery of this Quitclaim Deed, assumes and agrees to perform any and all obligations of Grantor or the Institution under the Permitted Encumbrances.

Grantee acknowledges that Grantor has acquired the Property due solely to the failure of a financial institution, and consequently, Grantor has little or no knowledge of the condition of the Property and surrounding areas.

GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTEE IS PURCHASING THE PROPERTY "AS-IS", "WHERE-IS", AND "WITH ALL FAULTS" AS OF THE DATE OF THIS DEED, AND GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT GRANTOR HEREBY EXPRESSLY DISCLAIMS ANY AND ALL IMPLIED WARRANTIES CONCERNING THE CONDITION, VALUE AND QUALITY OF THE PROPERTY AND ANY PORTIONS THEREOF, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. GRANTEE ACKNOWLEDGES THAT NO WARRANTY HAS ARISEN THROUGH TRADE, CUSTOM OR COURSE OF DEALING WITH GRANTOR. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT IT HAS HAD OR HAS WAIVED THE OPPORTUNITY TO INSPECT THE PROPERTY AND GRANTEE WILL RELY SOLELY ON ITS INVESTIGATION OF THE PROPERTY. GRANTOR HAS NO OBLIGATION TO ALTER, REPAIR OR IMPROVE THE PROPERTY.

GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, CONCERNING ANY MATTERS INVOLVING THE PROPERTY. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, GRANTOR HEREBY AFFIRMATIVELY DISCLAIMS ANY EXPRESS OR IMPLIED REPRESENTATIONS OR WARRANTIES CONCERNING THE FOLLOWING MATTERS:

- (i) EXCEPT AS MAY OTHERWISE BE EXPRESSLY SET OUT IN THIS DEED, ANY MATTERS AFFECTING TITLE TO THE REAL PROPERTY INCLUDING THE EXISTENCE OR SUFFICIENCY OF LEGAL AND PHYSICAL ACCESS;
- (ii) THE COMPLIANCE OF THE PROPERTY OR ANY PORTION THEREOF, INCLUDING BUT NOT LIMITED TO IMPROVEMENTS, SOIL, GROUNDWATER AND SUBSURFACE GEOLOGY, WITH ANY AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, PERMITS, RULES, REGULATIONS, OR REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO, ANY OF THE FOREGOING PERTAINING TO ENVIRONMENTAL PROTECTION, POLLUTION AND LAND USE;
- (iii) THE SUITABILITY OR APPROPRIATENESS OF THE PROPERTY OR ANY PORTION THEREOF FOR FUTURE DEVELOPMENT OR RENOVATION OR FOR THE CONDUCT OF ANY USES OR ACTIVITIES THAT GRANTEE MAY CONTEMPLATE OR ELECT TO CONDUCT THEREON;
- (iv) THE PRESENCE OF ANY LATENT OR PATENT DEFECTS AFFECTING THE PROPERTY INCLUDING BUT NOT LIMITED TO IMPROVEMENTS, SOIL, GROUNDWATER AND SUBSURFACE GEOLOGY; AND,
- (v) THE QUALITY OF CONSTRUCTION AND MATERIALS INCORPORATED INTO ANY IMPROVEMENTS LOCATED ON THE PROPERTY AND THE EXISTENCE, QUALITY, NATURE, ADEQUACY, OR CONDITION OF ANY UTILITIES SERVING THE PROPERTY.

GRANTEE, FOR ITSELF AND ITS HEIRS, SUCCESSORS AND ASSIGNS, AND ANYONE CLAIMING BY, THROUGH, OR UNDER GRANTEE, HEREBY EXPRESSLY (i) WAIVES ANY CLAIMS AND CAUSES OF ACTION WHICH RELATE, REFER, PERTAIN TO, OR ARISE OUT OF ANY OF THE MATTERS DESCRIBED IN THIS DEED, AND ANY FAILURE BY GRANTOR TO DISCLOSE INFORMATION TO GRANTEE CONCERNING THE PROPERTY (COLLECTIVELY, "SUCH CLAIMS") REGARDLESS OF WHETHER SUCH CLAIMS ARE KNOWN, UNKNOWN, OR DISCOVERABLE AS OF THE DATE OF THIS DEED, AND (ii) RELEASES GRANTOR FROM ANY AND ALL LIABILITY FROM ANY SUCH CLAIMS.

Further, by its acceptance of delivery of this Quitclaim Deed, Grantee or anyone claiming by, through, or under Grantee, hereby fully releases Grantor, the Institution, and the FDIC in any and all of its various other capacities, and their respective employees, officers, directors, representatives, and agents from any and all claims, costs, losses, liabilities, damages, expenses, demands, actions, or causes of action that it or they may now have or hereafter acquire, whether direct or indirect, known or unknown, suspected or unsuspected, liquidated or contingent, arising from or related to the Property in any manner whatsoever. This covenant releasing Grantor, the Institution, and the FDIC in any and all

of its various other capacities shall be a covenant running with the Property and shall be binding upon Grantee, its successors, and assigns.

TO HAVE AND TO HOLD all of Grantor's right, title, and interest in the Property, if any, together with all and singular the rights and appurtenances thereto in any wise belonging to Grantor, unto Grantee, its legal representatives, successors and assigns without covenant, representation, or warranty whatsoever and **subject to**, however, the Permitted Encumbrances.

The fact that certain encumbrances, limitations, or other matters or conditions may be mentioned, disclaimed, or excepted in any way herein, whether specifically or generally, shall not be a covenant, representation, or warranty of Grantor as to any encumbrances, limitations, or any other matters or conditions not mentioned, disclaimed, or excepted. Notwithstanding anything herein to the contrary, however, nothing herein shall be construed or deemed as an admission by Grantor or Grantee to any third party of the existence, validity, enforceability, scope, or location of any encumbrances, limitations, or other matters or conditions mentioned, disclaimed, or excepted in any way herein, and nothing shall be construed or deemed as a waiver by Grantor or Grantee of its respective rights, if any, but without obligation, to challenge or enforce the existence, validity, enforceability, scope, or location of same against third parties.

NOTE: All *ad valorem* taxes and assessments for the Property for prior years and the year in which this Quitclaim Deed is executed are to be paid by the Grantee. By its acceptance of delivery of this Quitclaim Deed, Grantee hereby assumes the payment of all *ad valorem* taxes, standby fees, and general and special assessments of whatever kind and character affecting the Property which are due, or which may become due, for any tax year or assessment period prior or subsequent to the date of this Quitclaim Deed, including, without limitation, taxes or assessments becoming due by reason of a change in usage or ownership, or both, of the Property or any portion thereof.

[Signature pages, Exhibits and Attachments on the following pages.]

[The remainder of this page is intentionally blank.]

IN WITNESS WHEREOF, this Quitclaim Deed is executed on this ____ day of _____, _____.

GRANTOR:

Federal Deposit Insurance Corporation ("FDIC"), as Receiver for _____,

(City and State of headquarters)

(Name of Failed Bank)

By: _____

(Seller's authorized representative signs here)

Print

Name: _____

Title: _____

Date: _____

ACKNOWLEDGMENTS

STATE OF _____ §

§

COUNTY OF _____ §

§

This instrument was acknowledged before me on the ____ day of _____, _____, by
_____, Attorney in Fact of the Federal Deposit Insurance Corporation in the capacity stated
above on behalf of said entity.

Notary Public, State of _____

[Legal Description of the Property]

[NOTE TO PREPARER: This legal description should be, except in unique circumstances, the legal description of the Property as found in the conveyancing instrument into Grantor or into the Institution named in the first recital above.]

Inventory of Personal Property to be Conveyed

SELLER MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE EXISTENCE, OWNERSHIP, TITLE, POSSESSION, SIZE, SHAPE, CONFIGURATION, LOCATION, CAPACITY, QUANTITY, QUALITY, VALUE, CONDITION, MAKE, MODEL, COMPOSITION, AUTHENTICITY, OR AMOUNT OF THE PERSONALTY LISTED HEREON.

Any and all Personal Property located within the Real Property.

Federal Deposit Insurance Corporation
PURCHASER ELIGIBILITY CERTIFICATION

PRIVACY ACT STATEMENT

The Federal Deposit Insurance Act (12 U.S.C. §§1819, 1821, and 1823) and Executive Order 9397 authorize the collection of this information. The FDIC will use this information in the marketing of assets, to identify qualified potential purchasers, and to solicit bids for assets. Submitting this information to the FDIC is voluntary. Failure to submit all of the information requested could result in your inability to bid on or purchase assets held by the FDIC. The information may be furnished to third parties as authorized by law and in accordance with any of the other routine uses described in the FDIC Potential Bidders List (FDIC-019) System of Records Notice. A complete copy of this System of Records is available at <https://www.fdic.gov/policies/privacy/documents/fdic-19-potential-bidders-list.pdf>. If you have questions or concerns about the collection or use of the information, you may contact the FDIC's Chief Privacy Officer at Privacy@fdic.gov.

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NOTICE CONCERNING LEGAL ACTION: Any person who knowingly or willfully makes false or fraudulent statements or disclosures in connection with this Certification will be referred to the Office of Inspector General and/or the appropriate law enforcement officials for investigation and legal enforcement and may be subject to fines and/or imprisonment (18 U.S.C. §§ 1001, 1007, and 1014).

Federal Deposit Insurance Corporation

PURCHASER ELIGIBILITY CERTIFICATION

Sale/Loan Pool Number(s): _____

The purpose of the Purchaser Eligibility Certification is to identify Prospective Purchasers who are not eligible to purchase assets of failed financial institutions from the Federal Deposit Insurance Corporation under the laws, regulations and policies governing such sales. Completion of the Purchaser Eligibility Certification, **without modification**, is a prerequisite to any such purchase.

DEFINITIONS

Affiliated Business Entity of a Prospective Purchaser means its spouse, dependent child or any member of its household; or any entity that directly or indirectly is under the control of the Prospective Purchaser, controls the Prospective Purchaser or is under common control with the Prospective Purchaser.

Associated Person of a Prospective Purchaser that is an individual is (1) the Prospective Purchaser's spouse or dependent child or any member of the Prospective Purchaser's household, (2) a partnership in which the Prospective Purchaser is or was a general or limited partner at the time of occurrence of any event that would prevent certification under the next section, (3) a limited liability company of which the Prospective Purchaser is or was a member at the time of occurrence of any event that would prevent certification under the next section, or (4) a corporation of which the Prospective Purchaser is or was an officer or director at the time of occurrence of any event that would prevent certification under the next section. An Associated Person of a Prospective Purchaser that is an entity is (1) any individual or entity that, acting individually or in concert with one or more individuals or entities, owns or controls 25 percent or more of the Prospective Purchaser; or (2) a managing or general partner, or managing member, of the Prospective Purchaser.

Contractor is any individual or entity that has submitted an offer to the FDIC to perform services or has a contractual arrangement with the FDIC to perform services.

Delinquent Obligation is any debt or duty to pay money to the FDIC in excess of \$50,000 (in the aggregate for all such debts or duties) that is more than sixty (60) days delinquent, or any other failure to comply with the terms and conditions of a written agreement with the FDIC that continues for more than sixty (60) days following notice. A Delinquent Obligation does not include any debt that has been settled, nor any debt that has been sold or transferred by the FDIC, nor any debt for which the FDIC has reported forgiveness of debt through the issuance of an IRS form 1099, nor any debt discharged in bankruptcy.

Failed Institution is any bank or savings association that has been under the conservatorship or receivership of the FDIC or of the Resolution Trust Corporation. It includes any entity owned and controlled by such a bank or savings association.

FDIC means the Federal Deposit Insurance Corporation, whether acting in its corporate capacity or as conservator or receiver of a Failed Institution.

Prospective Purchaser is any individual or entity that has made or intends to make an offer to purchase assets of a Failed Institution from the FDIC. For all purposes of this Certification, an "entity" includes any entity with a legally independent existence, including, without limitation, a trustee; the beneficiary of at least a 25% share of the proceeds of a trust; a partnership; a limited liability company; a corporation; an association; or any other organization or society.

Substantial Loss is (i) any debt or duty to pay money to the FDIC or a Failed Institution that has an outstanding balance of more than \$50,000 and that is more than ninety (90) days past due; (ii) an unpaid final judgment of more than \$50,000 regardless of whether it is forgiven in a bankruptcy proceeding; (iii) a deficiency balance following a foreclosure sale of more than \$50,000 regardless of whether it is discharged in a bankruptcy proceeding; or (iv) any loss of more than \$50,000 reported on an IRS Form 1099-C (Information Reporting for Cancellation of Debt).

Federal Deposit Insurance Corporation

PURCHASER ELIGIBILITY CERTIFICATION

ELIGIBILITY CERTIFICATION

The Purchaser hereby certifies all of the following statements are true, correct, and complete as of the Certification Date; and will be true at closing of the sale.

FDIC Employees. The Prospective Purchaser is not an FDIC employee, the spouse of an FDIC employee, or the minor child of an FDIC employee.

Delinquent Obligors. Neither the Prospective Purchaser nor any of its Affiliated Business Entities has a Delinquent Obligation. *Under certain circumstances, the certification required in this paragraph may be waived by the FDIC. For more information about the waiver process and criteria, contact the FDIC sales representative. Note: If the sale is for FDIC real estate owned or items such as furniture, fixtures or equipment, artwork, automobiles or other tangible items, and the Prospective Purchaser will bid less than \$250,000 (per item or per pool), then the certification set forth in this paragraph B is not required.*

FDIC Contractors. Neither the Prospective Purchaser nor any of its Affiliated Business Entities is a Contractor that has performed services within three years preceding the date of this certification relating to any of the assets that the Prospective Purchaser might buy, unless the contract for services allows for the purchase of such assets. *Under certain circumstances, the certification required in this paragraph may be waived by the FDIC. For more information about the waiver process and criteria contact the FDIC sales representative.*

Officers or Directors of Failed Institutions. Neither the Prospective Purchaser nor any of its Associated Persons has ever been an officer or director of a Failed Institution or of an affiliate of a Failed Institution who (1) has participated in a material way in one or more transactions that caused a Substantial Loss to any such Failed Institution; and (2) in connection with such Substantial Loss has been found by a court or administrative tribunal, or alleged in a judicial or administrative action brought by the FDIC or any federal or state governmental entity to have (i) violated any law, regulation or order issued by a federal or state banking agency; (ii) breached a written agreement with a federal or state banking agency or with a Failed Institution; (iii) engaged in an unsafe or unsound practice in conducting the affairs of a Failed Institution; or (iv) breached a fiduciary duty owed to a Failed Institution.

Debarment from Participation in the Affairs of a Failed Institution. Neither the Prospective Purchaser nor any of its Associated Person(s) has been removed from, or prohibited from participating in the affairs of a Failed Institution by a final enforcement action by the FDIC or any other federal banking agency (as defined under 12 U.S.C. § 1813(z)).

Pattern or Practice of Defalcation. Neither the Prospective Purchaser nor any of its Associated Person(s) has borrowed money or guaranteed loans in more than one transaction with the intent to cause a loss or with reckless disregard for whether such transactions would cause a loss to any financial institution insured by the FDIC, where these loans, in the aggregate, caused a Substantial Loss to one or more Failed Institutions.

Convicted of Certain Crimes. Neither the Prospective Purchaser nor any of its Associated Person(s) (1) has been convicted of committing or conspiring to commit any offense under Section 215, 656, 657, 1005, 1006, 1007, 1008, 1014, 1032, 1341, 1343 or 1344 of Title 18 of the United States Code affecting any Failed Institution; and (2) has defaulted on any debt or duty to pay money (including any guaranty) owed to the FDIC or any Failed Institution to such an extent that a judgment has been rendered in favor of the FDIC or the property securing the debt has been foreclosed on.

If Seller Financing Is Used. Neither the Prospective Purchaser nor any of its Associated Persons (1) has defaulted on any debts or duties to pay money (including any guaranty) to the FDIC or a Failed Institution that, in the aggregate, exceed \$1,000,000, to such an extent that a judgment has been rendered in favor of the FDIC or a Failed institution or the property securing the debt has been foreclosed on; and (2) has made any fraudulent misrepresentations in connection with any of these debts or duties. *This representation is not required, and has no effect, if the Prospective Purchaser does not finance any portion of the purchase price through financing offered by the FDIC.*

Transactions Structured to Circumvent this Certification. Neither the identity nor form of the Prospective Purchaser, nor any aspect of the contemplated transaction, has been created or altered with the intent, in whole or in part, to allow an individual or entity who otherwise would be ineligible to purchase assets from the FDIC to benefit directly or indirectly from the proposed transaction.

Federal Deposit Insurance Corporation
PURCHASER ELIGIBILITY CERTIFICATION

SECTION I - PROSPECTIVE PURCHASER INFORMATION

1. Name of Prospective Purchaser

SOUTH CENTRAL MEDICAL AND RESOURCE CENTER, INC.

2. Type of Prospective Purchaser

☐ Individual

☐ Corporation

☐ Trust

☐ Partnership

☐ Limited Liability Company

☐ Other (Specify):

3. Physical Street Address (For Overnight Delivery)

4. City

5. State or Province

6. Country

7. Postal Code

8. Contact Person Name

9. Contact Person Title

10. Email Address

11. Telephone

12. Fax Number

SECTION II - PROSPECTIVE PURCHASER CERTIFICATION

Certification Date

IN WITNESS WHEREOF, the undersigned Prospective Purchaser declares under penalty of perjury under the laws of the United States of America that the foregoing is true and correct, and has executed this Certification as of the preceding Certification Date.

(Prospective Purchaser Name)

(Prospective Purchaser Signature)

(Name of Authorized Signatory)

(Title of Authorized Signatory)