



LIBERTY BELL AGENCY, INC.

WHAT'S INCLUDED *in our FULL TITLE SEARCH Report*

The **Basic Search Report** would include the following:

- a. **CURRENT OWNER INFORMATION:** Name of the current owner of record would be disclosed.
- b. **CURRENT DEED:** a copy of the last deed of record;
- c. **LIENS & ENCUMBRANCES:** an abstract of any liens, encumbrances, adverse claims, and other matters affecting title to the real estate obtained from the following searches for the related period of time affecting the chain of title:
 1. Tax Assessment Search
 2. Tax Claim Bureau Search
 3. Mechanics Lien Search
 4. Municipal Lien Search
 5. Mortgage Lien Search
 6. Mortgage Lien Notations Search
 7. Judgment Search
 8. Federal Tax Lien Search
 9. Lis Pendens Search
 10. Bankruptcy Search
 11. UCC (Financial Statement) Search of County Recorder records
 12. Divorce Search
 13. Decedents Search
 14. USA Patriot Act Search
 15. Child Support Lien Search (if SSN is provided)
 16. Corporate Tax Search (if applicable)

The **Standard Search Report** would include all of the information contained in the Basic Search, plus:

- d. **TYPED LEGAL DESCRIPTION:** a legal description of the property as found in the deeds of title or as created from the most recent plan or survey map of the property;
- e. **RECITAL:** a properly worded recital of the last conveyance or method of transfer of the property into the current owner;
- f. **BRIEF OF TITLE:** a chain of title abstract and/or copies of all deeds and other title evidence comprising the chain of title for the period searched;

The **Extensive Search Report**** would include all of the information contained in the Standard Search, plus:

- g. **EXAMINATION OF TITLE:** an examination of the chain of title to determine adverse claims or matters of record affecting ownership; including recommended language for title insurance requirements and exceptions to title.
- h. **RECORDED EXCEPTIONS:** copies of all deed restrictions, agreements, rights of way, easements, covenants and restrictions found during the period searched. (Condominium documents will be provided only upon request for additional costs.)
- i. **DETAILED MORTGAGE ASSIGNMENT HISTORY:** the entire history (chain) of assignments for any open mortgages are detailed on the report
- j. **COPIES OF LIENS & ENCUMBRANCES:** if available, copies of court dockets for any disclosed court liens, and full copies of open mortgages and notations are provided

The **Extensive Search Report may be customized to provide the exact information needed. Review the Optional Discounts for the Extensive Search on the next page.