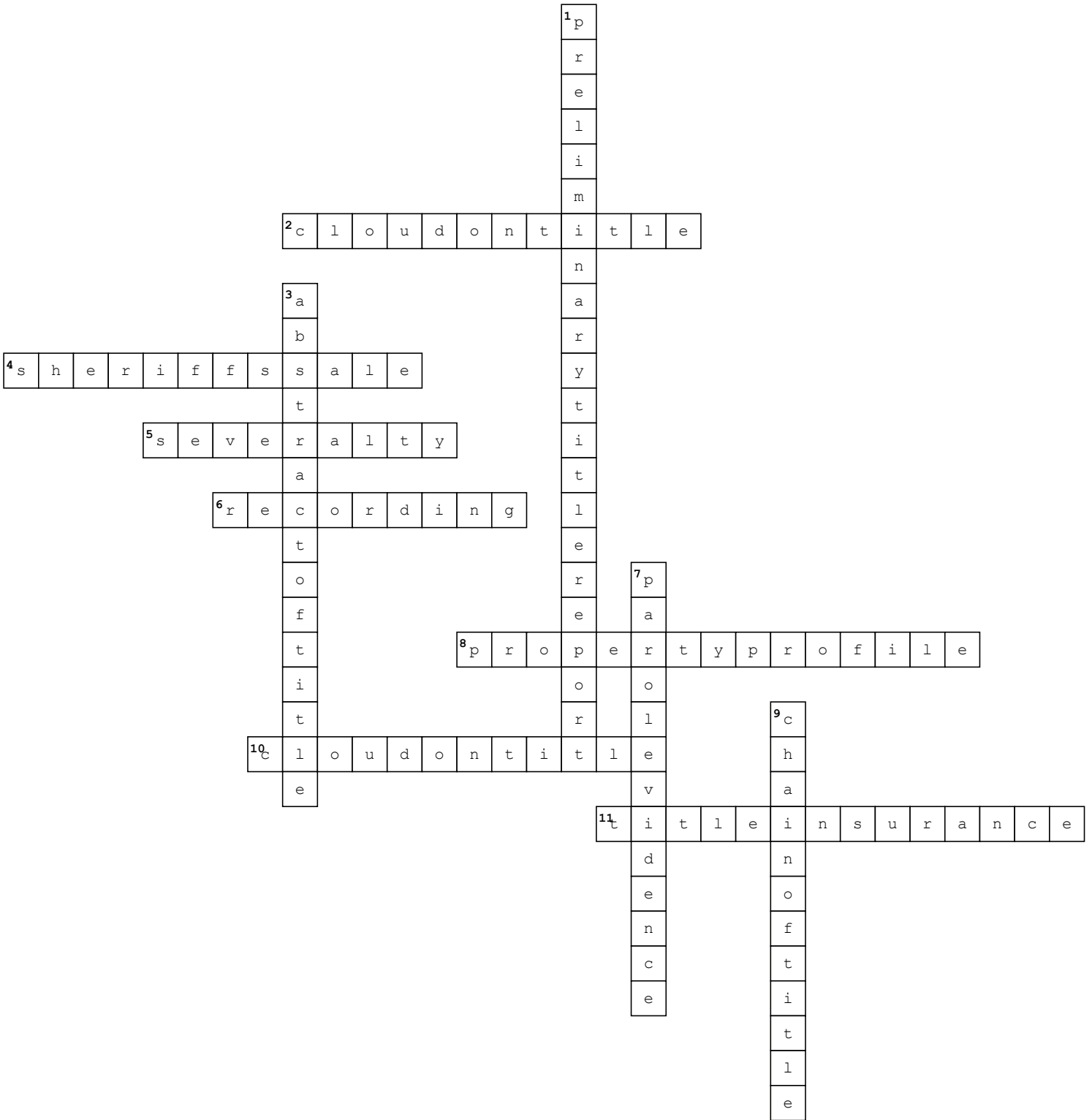


ft-transfer-b



Across

2. A claim, encumbrance or condition which impairs the title, not possession, to real estate until

Down

1. A report constituting a revocable offer by a title insurer to issue a policy of title insurance used by a buyer and escrow to initially establish the current

eliminated by a release of recorded document, quitclaim deed or a quiet title action.

4. A public auction of property pursuant to a court order to seize and sell the property to satisfy a money judgment.
5. Ownership by one person.
6. The process of placing a document on file with a designated public official for public notice. This public official is usually a county officer known as the County Recorder.
8. A report from a title company providing information about a property's ownership, encumbrances, use restrictions and comparable sales data.
10. A claim, encumbrance or condition which impairs the title to real property until disproved or eliminated as for example through a quitclaim deed or a quiet title legal action.
11. A form of indemnity insurance in which title insurance company holds harmless a person who acquires an interest in real estate against a monetary loss caused by an encumbrance on title that is not listed in the policy.

vesting and encumbrances attached to title of a property as reflected by public record.

3. A summary or digest of all transfers, conveyances, legal proceedings, and any other facts relied on as evidence of title, showing continuity of ownership, together with any other elements of record which may impair title.
7. A rule that prevents a party to a written contract from presenting outside evidence that clarifies the written terms of a contract that appears to be whole.
9. A history of conveyances and encumbrances affecting the title from the time the original patent was granted used to determine how title came to be vested in current owner.