

New! Only on TitleSearch 5.0:

A customizable analyze feature for your examiners

Analyze Feature shows problems in chain of title, mortgages and judgments not released, etc.

Example: Problems (in Red) show there is no deed from Dorathea Mcgregor to Nancy and Travis Stone

Search Analysis									
Full Analysis Owner & Encumbrances Chain of Title Encumbrances Judgments General Misc Req & Exceptions									
Book	Page	Doc #	Grantors	Grantees	Date	Consideration	Instr Type		
45	485		CHEROKEE VILLAGE DEVELOPMENT COMPANY INC	DAVIS, RODIVILLE; DAVIS, VELMA	10/04/1967	10.00	WARRAI		
93	212		DAVIS, RODIVILLE; DAVIS, VELMA	MILANO, GERARD; MILANO, RUTH	12/01/1970	10.00	WARRAI		
137	261		MILANO, GERARD; MILANO, RUTH	ADDINGTON, JEAN; ADDINGTON, NINA	04/22/1976	10.00	WARRAI		
139	211		ADDINGTON, JEAN; ADDINGTON, NINA	DARAY, ESSIE	07/16/1976	10.00	WARRAI		
164	659		DARAY, ESSIE	MCGREGOR, DORATHEA	05/04/1979	10.00	WARRAI		
233	433		STONE, NANCY; STONE, TRAVIS	PARSCENSKI, PATRICIA; PARSCENSKI, PAUL	04/02/1987	10.00	WARRAI		
236	325		PARSCENSKI, PATRICIA; PARSCENSKI, PAUL	HANCO REALTY, INC.	07/13/1987	10.00	WARRAI		

Score: 25

The “encumbrances analyze” alerts that two mortgages have not been released:

Search Analysis									
Full Analysis Owner & Encumbrances Chain of Title Encumbrances Judgments General Misc Req & Exceptions									
Book	Page	Doc #	Grantors	Grantees	Date	Consideration	Instr Type		
35	738		BATESVILLE FEDERAL SAVINGS	MILANO, GERARD; MILANO, RUTH	12/01/1970	14000.00	MORTGAGE		
159	663		HANCO REALTY, INC.	FNBS	02/21/1990	45000.00	MORTGAGE		

Score: 25

Full Analyze Window Shows problems in chain of title, mortgages and judgments not released, etc.

Book	Page	Doc #	Grantors	Grantees	Date	Consideration	Instr Ty
45	48		CHEROKEE VILLAGE DEVELOPMENT COMPANY	PUBLIC	06/15/1962	0.00	BILL OF
45	485		CHEROKEE VILLAGE DEVELOPMENT COMPANY INC	DAVIS, RODIVILLE; DAVIS, VELMA	10/04/1967	10.00	WARR.
93	212		DAVIS, RODIVILLE; DAVIS, VELMA	MILANO, GERARD; MILANO, RUTH	12/01/1970	10.00	WARR.
35	738		BATESVILLE FEDERAL SAVINGS	MILANO, GERARD; MILANO, RUTH	12/01/1970	14000.00	MORTG
137	261		MILANO, GERARD; MILANO, RUTH	ADDINGTON, JEAN; ADDINGTON, NINA	04/22/1976	10.00	WARR.
63	9		MILANO, GERARD; MILANO, RUTH	BATESVILLE FEDERAL S&L	04/28/1976	0.00	RELEA
139	211		ADDINGTON, JEAN; ADDINGTON, NINA	DARAY, ESSIE	07/16/1976	10.00	WARR.
164	659		DARAY, ESSIE	MCGREGOR, DORATHEA	05/04/1979	10.00	WARR.
233	433		STONE, NANCY; STONE, TRAVIS	PARSCENSKI, PATRICIA; PARSCENSKI, PAUL	04/02/1987	10.00	WARR.
131	303		HOME FEDERAL SAVINGS & LOAN	SPARKS, BERNADINE; SPARKS, WILLIAM	04/02/1987	0.00	RELEA
236	325		PARSCENSKI, PATRICIA; PARSCENSKI, PAUL	HANCO REALTY, INC.	07/13/1987	10.00	WARR.
134	387		FIRST STATE BUILDING & LOAN ASSOCIATION; FIR...	DARAY, ESSIE	07/13/1987	25000.00	RELEA
159	663		HANCO REALTY, INC.	FNBS	02/21/1990	45000.00	MORTG

Print Copy Close Score: 25

Requirements and exceptions statements are created internally to import data:

Search Analysis Setup

Chain Of Title Encumbrances Judgements General

Conveyances

MARSHALS DEED WARRANTY DEED

MORTGAGE

POWER OF ATTORNE

PROBATE

RELEASE

REVOCATION

SURVEY

UCC

Missing Out Of Order

Description Missing Deed

Requirement/Exception

Lack of execution of Deed from {Missing Parties} to {Grantors}

Color Red Score 5

Search Analysis Setup

Chain Of Title Encumbrances Judgements General

Assignments

ASSIGNMENT

BILL OF ASSUR

DEATH CERTII

DEED OF TRU

JUDGMENT

LIEN

LIEN RELEASE

MARSHALS DE

MORTGAGE

POWER OF AT

Released By

MORTGAGE

POWER OF AT

PROBATE

RELEASE

REVOCATION

SURVEY

UCC

WARRANTY D

Exception Properties

Description Not Released

Requirement/Exception

Release of {Doc Type} recorded {Rec Date} at Volume: {Book} Page: {Page} in the amount of {Consideration}

Color Red Score 10

This translates into a **requirements and exceptions** sheet to be copied and pasted into your production software:

Search Analysis

Full Analysis | Owner & Encumbrances | Chain of Title | Encumbrances | Judgments | General | Misc | **Req & Exceptions**

1. Release of MORTGAGE recorded 12/01/1970 at Volume: 35 Page: 738 in the amount of 14000.00
2. Lack of execution of Deed from MCGREGOR, DORATHEA to STONE, NANCY; STONE, TRAVIS
3. Release of MORTGAGE recorded 02/21/1990 at Volume: 159 Page: 663 in the amount of 45000.00

Print Copy Close

Score: 25



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