

TitleSearch Screenshots and explanation of Features

Ultima Title Search 5.0: FranklinWA County

File Edit Search Orders Window Options Help

Recording Information

Book Type Book No Page

Instrument No. Record Date Time

Document Information

Instrument Type

Inst. Date Consideration

Grantor

Grantee

Land

Lot(s) Block(s)

Addition

Qtr/Qtr

Section

Township

Range

Land Comment

Comment

Market Source

Related Document

Book Type Book No Page

Instrument No. Instrument Type

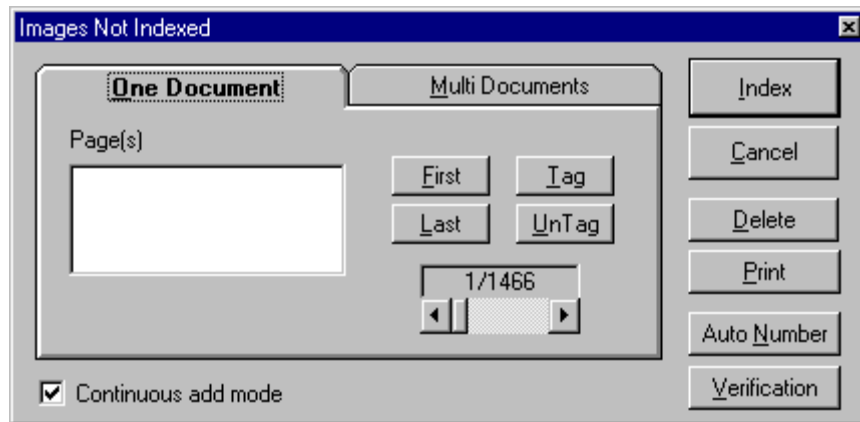
Acreage

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

Idling BRIAN 1/15/200 2:32 PM

- A LAND tab for land documents and a NAME tab for GI documents.
- Full recording information for instrument number, book & page, or both.
- Instrument Type – Selected from a list to insure consistency.
- Grantor / Grantee fields can hold as many names as you need for each document.
- Land indexing allows multiple lots, blocks, and subdivisions. The sectional grid allows posting down to qtr/qtr/qtr/qtr. The Land comment field allows a fully searchable comment field. The related fields tie an assignment or release to its original document.

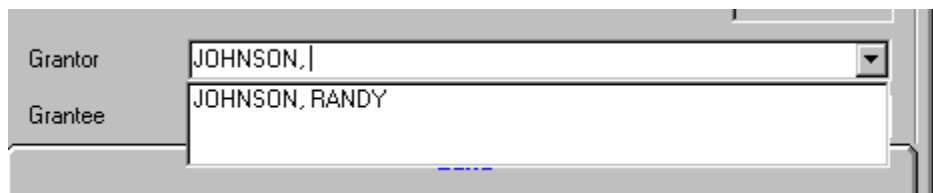
INDEXING:



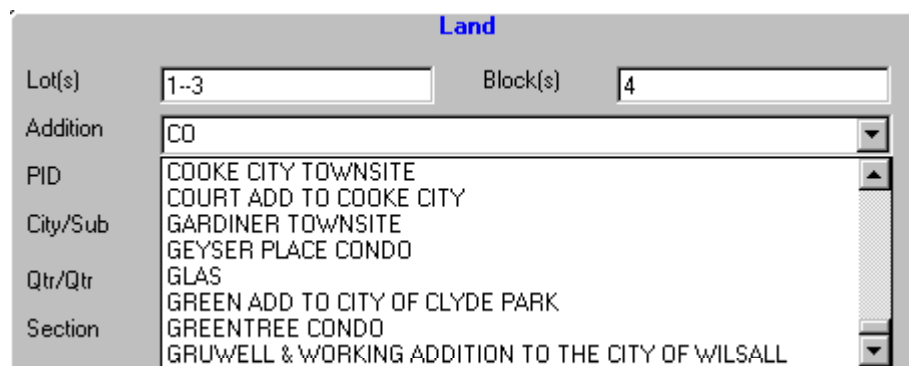
- Images can be scanned directly into TPFW. Scanned images provided from the county recorder can also be easily imported into TPFW.

Indexing shortcuts are available to make the process faster and more efficient:

- F7 will allow multiple names to be indexed. SHIFT+F7 will keep the last name in the field for people with the same last name:



- F9 will pull information from the previous document into the document you are currently indexing - Very handy when a Deed of Trust is followed by a Warranty Deed on the same sale. Just enter the information for the first document and then F9 through the 2nd document where the information is the same.
- Using “**speedlists**” increases indexing speed and insures data consistency.



- Acreage grid highlights as sectional information is entered.

The screenshot shows a dialog box titled "Acreage Land Description - Section". At the top, it has input fields for "Section" (6), "Township" (3N), and "Range" (21E). Below this is a 4x4 grid. The top two rows of the grid have red text labels: "NW NW", "NE NW", "NW NE", "NE NE" in the first row, and "SW NW", "SE NW", "SW NE", "SE NE" in the second row. The bottom two rows have red text labels: "NW SW", "NE SW", "NW SE", "NE SE" in the third row, and "SW SW", "SE SW", "SW SE", "SE SE" in the fourth row. The top-left cell of the grid (NW NW) is highlighted in black. To the left of the grid is a separate control panel with fields for "Qtr/Qtr" (S2NWSW;), "Section" (6), "Township" (3N), and "Range" (21E). To the right of the grid are buttons for "OK", "Cancel", "Undo", and "Print Sect."

- Using the related document fields saves indexing time. By indexing related information, your assignment or release will automatically link to the original document in your plant. No name or land indexing is necessary because of this link.

The screenshot shows a dialog box titled "Related Document". It contains several fields: "Book Type" (MORTGAGE), "Book No" (18), "Page" (245), "Instrument No." (empty), and "Instrument Type" (empty). The "Book Type" and "Instrument Type" fields are dropdown menus.

LAND VALIDATIONS:

Validate Land

Land

Action: Plat Date: 12-18-1974

Lot(s): 1-7 Block(s): 1

Addition: GREEN ADD TO CITY OF CLYDE PARK

PID: 135030

City/Sub: []

Qtr/Qtr: []

Section: []

Township: []

Range: []

Land Comment: OUT OF NW/SW 22-2S-11

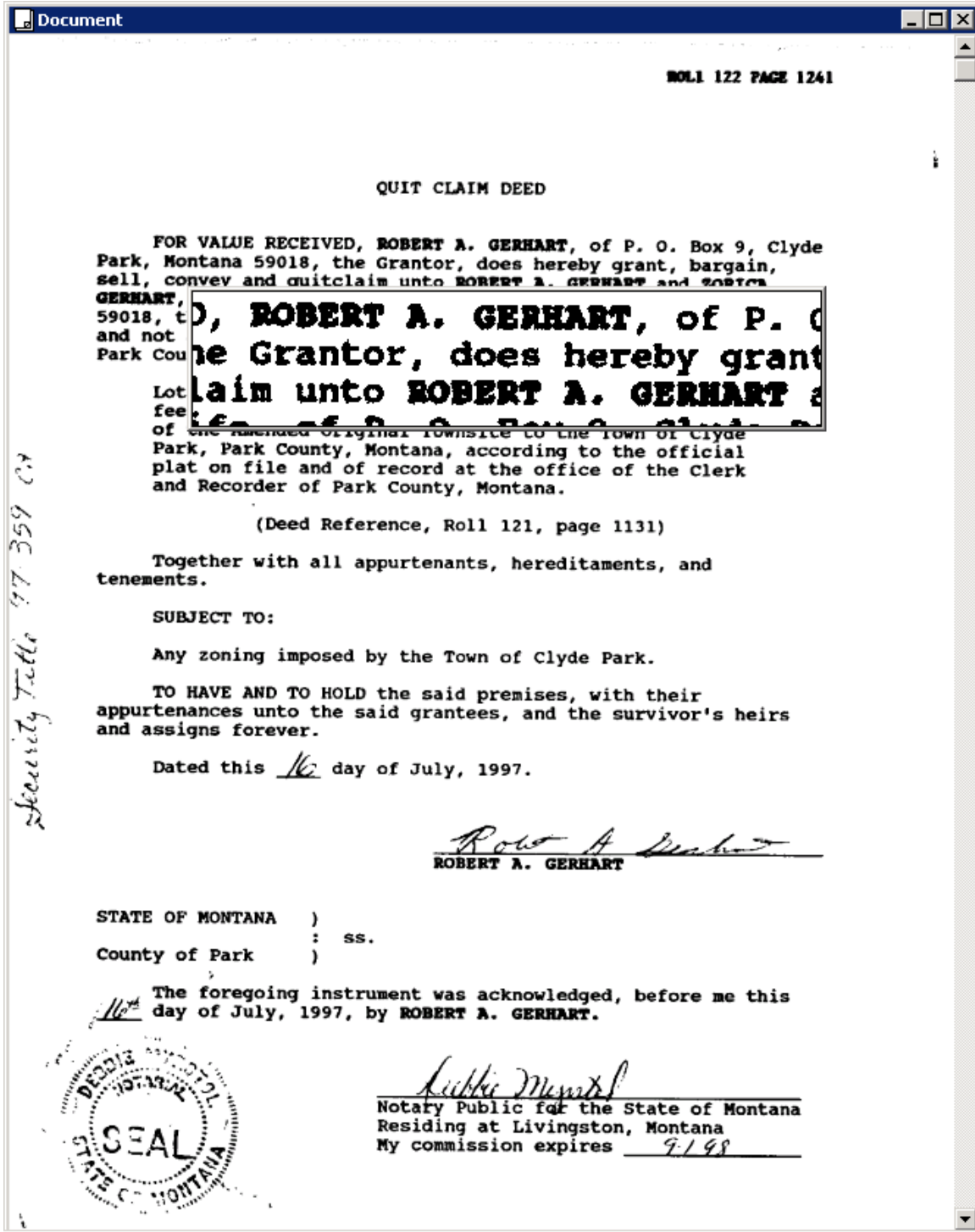
Acreage Grid:

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

Navigation: 18/3646

- Valid lots blocks and subdivisions are entered from each plat. TPFW will not allow indexing to legal descriptions that do not exist. Eliminates posting errors.
- Vacating lots allowed. Amended or replatted lots can be vacated so they can not be indexed to.

Images:



- “Magnifying glass” by double clicking on document
- Right click on image for more viewing options.

Searching:

- Instrument number or book and page.
- Grantor, grantee, party (grantor and grantee at same time). Can also search multiple names at the same time.
- Subdivision Searching: Lot, block, Sub. Can also search entire block or entire sub.
- Acreage searching: can search any qtr/qtr/qtr/qtr up through an entire section.
- ALL – Search any field. Combination searches can also run to generate reports (all of a certain document type for a given month or a given subdivision).

Search Scan List

Scan List for Index Searching												
Results for Book # = 115												
Grantor	Grantee	Book #	Page #	Filed Date	Instr Type	Lot	Block	Addition	SC	TS	RG	Quarters
BURNS, FRED G	BURNS, NORA MAE	115	1220	07/03/1996	WARRANTY DEED	18	129	RIVERSIDE ADD TO LIV				
BURNS, NORA M	BURNS, NORA MAE	115	1220	07/03/1996	WARRANTY DEED	18	129	RIVERSIDE ADD TO LIV				
BURNS, NORA MAY	BURNS REVOCABLE T	115	1218	07/03/1996	WARRANTY DEED	19--20	129	RIVERSIDE ADD TO LIV				
BURNS, NORA MAY	BURNS, NORA MAE	115	1218	07/03/1996	WARRANTY DEED	19--20	129	RIVERSIDE ADD TO LIV				
BURNS, SHERRI L		115	932	06/24/1996	RECONVEYANCE							
BURNS, THOMAS	REVOIR, JAMES	115	661	06/13/1996	ABSTRACT	8--9	102	LIVINGSTON TOWNSITE				
BUSBY, MICHELLE M	PNC MORTGAGE CORP	115	1333	07/09/1996	DEED OF TRUST	5--6	108	LIVINGSTON TOWNSITE				
BUSBY, TROY G	PNC MORTGAGE CORP	115	1333	07/09/1996	DEED OF TRUST	5--6	108	LIVINGSTON TOWNSITE				
CALL, O JAY	AMERICAN BANK	115	1306	07/09/1996	MORTGAGE				8	1S	12	ALL;
CALL, O JAY		140	1386	07/14/1999	SATISFACTION							
CALL, O JAY	AMERICAN BANK	115	1306	07/09/1996	MORTGAGE				15	1S	12	(N2&SW)NE;
CALL, O JAY	AMERICAN BANK	115	1306	07/09/1996	MORTGAGE				17	1S	12	ALL;
CALL, O JAY	AMERICAN BANK	115	1306	07/09/1996	MORTGAGE				16	1S	12	NE;
CALL, O JAY	AMERICAN BANK	115	1306	07/09/1996	MORTGAGE				9	1S	12	ALL;
CALL, O JAY	AMERICAN BANK	115	1306	07/09/1996	MORTGAGE				7	1S	12	ALL;
CAMPANELLA, DIANE	BULLOCK, GEORGE	115	878	06/21/1996	WARRANTY DEED	22--23	120	LIVINGSTON TOWNSITE				
CAMPANELLA, WALTO	BULLOCK, DIXIE LE	115	878	06/21/1996	WARRANTY DEED	22--23	120	LIVINGSTON TOWNSITE				
CAMPANELLA, WALTO	CAMPANELLA, DIANE	115	996	06/26/1996	POWER OF ATTORNEY							
CANNON, MELODY LI	HARTMAN, CURTIS J	115	707	06/14/1996	WARRANTY DEED	12--13	102	RIVERSIDE ADD TO LIV				
CANNON, MELODY LI	OZEMENT, SARAH AR	115	705	06/14/1996	POWER OF ATTORNEY							
CARR, APRIL L	TRAUCHT, CHERYL A	115	375	06/04/1996	WARRANTY DEED	ALL		202A PLAT				
CARR, DONALD A	TRAUCHT, SCOTT E	115	375	06/04/1996	WARRANTY DEED	ALL		202A PLAT				
CAZIER, JULIE L	NORWEST BANK MONT	115	1233	07/03/1996	DEED OF TRUST	1--4	44	LIVINGSTON TOWNSITE				
CAZIER, KEVIN B		133	1085	11/06/1998	RECONVEYANCE							
CAZIER, JULIE L		133	1085	11/06/1998	RECONVEYANCE							
CAZIER, KEVIN B	NORWEST BANK MONT	115	1233	07/03/1996	DEED OF TRUST	1--4	44	LIVINGSTON TOWNSITE				
CEARTIN, DALE	LIVINGSTON FEDERA	115	1391	07/10/1996	DEED OF TRUST	F		428 PLAT				

- Manage fields by dragging and dropping, right clicking, or resize.
- Use shift or ctrl to select more than one document. (Double click on single document).
- Sort by any field.
- Cut Duplicates
- Right click on print icon for print options
- Editing colors will show certain document types in color.

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, BERINADINE; 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.	FNBSC	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

OK Cancel

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

POW/FR OF AT

Released By

MORTGAGE

POWER OF AT

PROBATE

RELEASE

REVOCATION

SURVEY

UCC

WARRANTY D

Copy Paste

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

Copy Paste

OK Cancel

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

The screenshot shows a software window titled "Search Analysis" with a menu bar containing "Full Analysis", "Owner & Encumbrances", "Chain of Title", "Encumbrances", "Judgments", "General", "Misc", and "Req & Exceptions". The "Req & Exceptions" tab is active, displaying a list of three items:

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

At the bottom of the window, there are buttons for "Print", "Copy", and "Close", and a "Score: 25" indicator.

Chain of Title Analyze

The screenshot shows the "Search Analysis" window with the "Chain of Title" tab selected. It displays a table with the following columns: Book, Page, Doc #, Grantors, Grantees, Date, Consideration, and Instr Type.

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

The rows for Doc # 233 and 236 have red text, indicating a problem with the deed recording. At the bottom, there are "Print", "Copy", and "Close" buttons, and a "Score: 25" indicator.

- The above example shows problems (in Red) where no deed was recorded from Dorathea Mcgregor to Nancy and Travis Stone.

Customize Land Fields for Your County

- Insert, delete, or resize any land fields.

Customize Indexing Fields for Your County

- Set up tab skip and other functions determined by your document type.



For questions or sales information, please contact Rich Chatfield
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