



DEVELOPER CONVEYANCES: TITLE SEARCH REPORT CHECKLIST

IMPORTANT Please provide this checklist to your licensed title company to ensure that your Title Search Report(s) meet our requirements.

☐ Search Area Requirements:

Right-of-Way Dedication:

- ☐ Report for the dedication area only

Easements Dedication:

- ☐ Report for each parent parcel that lies within the dedication area

- ☐ Provide copies of all instruments cited in the report

- ☐ Show current ownership

- ☐ Include a 30-year chain of title

- ☐ Include 20-year judgment search on all names in the chain of title

NOTE: Language confirming this search has been completed **MUST** be included in the report, regardless of search results

- ☐ Include liens and encumbrances affecting the subject property

- ☐ Include Reservations, releases, and transfers affecting ownership (even if such reservation is prior to 30 years such as Trustees of the Internal Improvement Trust Fund deed)

- ☐ Include oil, gas and mineral leases, deeds, or royalty transfers that include surface rights

- ☐ Provide tax payment information, including delinquent tax information

NOTES:

- All reports **MUST** be no older than 60 days on the date of submission.
- A recent Owner's Title Policy can substitute for the 30-year chain of title and 20-year judgment search as long as the Title Search Report meets all other requirements