

The Role of Title Insurance

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About Extract Systems

Land Records Data Capture Experts

- Title Companies
 - Workflow Consulting
 - Data Entry Automation Tools
 - GIS Mapping Software
- Government
 - Recorded Document Processing Automation

History

- Private Property Ownership experiment
 - Capitalism Fundamental
- How does one prove property ownership?
 - File the documents with the Government
 - County Government level
 - Recorder
 - Clerk
 - Register of Deeds

History

- How does one prove property ownership?
 - You have to be an expert or hire someone to research this
 - Real Estate Attorney
 - Attorney needs assurance against mistakes or omissions
 - Title Insurance
 - In 1853 the first title insurance company began operations in Philadelphia
 - Post WWI title insurance began serious growth
 - Today it's a requirement for any real estate transaction funded with a loan

Purpose of Title Insurance

- Plays a critical role in the U.S. economy
 - Facilitates growth of the mortgage market
 - Resulting in one of the highest home ownership rates in the world
- Insures transfer of real estate from seller to buyer

Purpose of Title Insurance

- Two major components are examined by title insurance issuer
- Public record is examined
 1. Identify outstanding liens and judgments. Resolve them prior to completion of the transaction
 2. Clear chain of ownership established

Roles in Title Insurance

- Abstractors
 - Provide a condensed history of real estate title transfers
 - Original land grant
 - All subsequent conveyances
 - Encumbrances
- Title Insurance Agents
- Underwriters / Title Officers
 - Write the Title Insurance Policy and are accountable for its accuracy.
- Attorneys

Definition of Title Insurance

A title insurance policy is issued when real property is sold and protects buyer and lender involved in the transaction. To issue the policy, a title agent must review documents recorded in the public record to ensure that all outstanding liens and judgments are identified and resolved prior to the completion of the transaction. In addition, deeds from previous transactions are reviewed to ensure that there is a clear chain of ownership and there are no problems that could prevent future sales of the property.

Why is it different than other forms of insurance?

- Title Insurance relates to PAST transactional events.
- No termination date
- No time limitation on filing claims.

What does a title insurance company do?

- Research public recorded documents to prove clear title
 - Do they send staff to the courthouses? No
 - They have copies of every recorded document (called title plants)
 - Create an index of the key pieces of information on every document

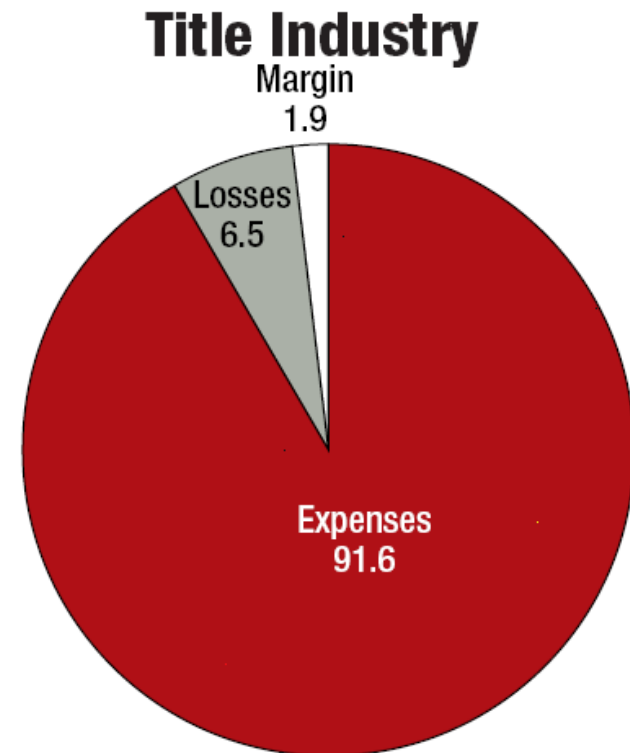
What does a title insurance company do?

- This index is expensive to build and maintain
 - Pay \$\$ for copies of all recorded documents
 - Store images of every recorded document
 - Hand key information from the documents

What does a title insurance company do?

Title insurance companies have very high overhead costs.

This is where my company provides tools and services.



Source: A.M. Best Co.



000020 MAR-1 04



UC3132786-019

MORTGAGE

3132786

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

03-01-2004 8:51 AM

MICHAEL J. HASLINGER
REGISTER OF DEEDS

REC. FEE: 40.00
REC. FEE-CD: 5.00
REC. FEE-ST: 2.00
TRAN. FEE:
TRAN. FEE-STATE:
PAGES: 19

NAME & RETURN ADDRESS
WELLS FARGO HOME MORTGAGE, INC.
FINAL DOCUMENTS X4701-022
3601 MINNESOTA DRIVE
BLOOMINGTON, MN 55435-5284

PARCEL IDENTIFIER NUMBER

[Space Above This Line For Recording Data]

0135528685

*OK
47
19*

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated **FEBRUARY 20, 2004** together with all Riders to this document.

(B) "Borrower" is
MICHAEL J. WERTZ AND KIMSEN TRAN WERTZ, HUSBAND AND WIFE

Borrower is the mortgagor under this Security Instrument.

(C) "Lender" is **WELLS FARGO HOME MORTGAGE, INC.**

Lender is a **Corporation** organized and existing under the laws of **THE STATE OF CALIFORNIA**



What does a recorded document look like?

000020 MAR-1 2004

3132786

MORTGAGE

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

03-01-2004 8:51 AM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE: 40.00
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TRAN. FEE-STATE:
PAGES: 19



UC3132786-819

NAME & RETURN ADDRESS
WELLS FARGO HOME MORTGAGE, INC.
FINAL DOCUMENTS X4701-022
3601 MINNESOTA DRIVE
BLOOMINGTON, MN 55435-5284

PARCEL IDENTIFIER NUMBER

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Handwritten:
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Grantors

Borrower is the mortgagor under this Security Instrument.

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Grantee

Lender is a Corporation organized and existing under the laws of THE STATE OF CALIFORNIA

- Grantor - A person who, by a written instrument, transfers to another interest in land.
- Grantee - A person who acquires an interest in land by deed, grant or other written instrument.

000038 MAR-18

Lot One (1), Block Four (4), in LELLY HEIGHTS ADDITION, a Subdivision of a part of the Northeast One-quarter (1/4) and Northwest One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Two (2), in Township Seven (7) North, Range Twenty (20) East, in the City of Brookfield, County of Waukesha, State of Wisconsin.

Tax Key No. BRC 1016.030

Address: 14235 Sunrise Avenue
Brookfield, Wisconsin

Land Surveyor, hereby certify
that by the direction of I have surveyed, divided and
mapped a part of Government Lot 4, Section 9, T29N, R12W.

Beginning at the Southwest corner of said Section 9; thence N00°48'32"E, along the west line of the SW1/4 of said section, 1049.92 feet to a point being 46 feet more or less from the water's edge of Tainter Lake being the beginning of a meander line along said lake; thence, S54°59'11"E, along said meander line, 207.46 feet to a point being 27 feet more or less from the water's edge of said lake; thence N87°02'22"E, along said meander line, 103.78 feet to a point being 38 feet more or less from the water's edge of said lake; thence S82°52'59"E, along said meander line, 146.81 feet to a point being 28 feet more or less from the water's edge of said lake; thence S76°23'27"E, along said meander line, 119.81 feet to a point being 24 feet more or less from the water's edge of said lake; thence S49°43'20"E, along said meander line, 151.01 feet to a point being 31 feet more or less from the water's edge of said lake; thence S12°33'35"E, along said meander line, 150.72 feet to a point being 20 feet more or less from the water's edge of said lake, being the end of said meander line and on the northwesterly line of Lot 1 of Certified Survey Map number 914 recorded at the Register of Deeds Office; thence S40°05'28"W, along said northwesterly line, 463.58 feet to the north line of said Lot 1; thence N79°17'07"W, along said north line, 237.89 feet to the westerly line of said Lot 1; thence S34°02'12"W, along said westerly line, 87.10 feet; thence S18°31'38"W, along said westerly line, 165.75 feet; thence S12°18'24"E, along said westerly line, 44.06 feet; thence S22°05'23"E, along said westerly line, 68.20 feet to the south line of the SW1/4 of said section; thence, N89°26'14"W, along said south line, 99.82 feet to the point of beginning. Including all lands lying between the above described meander line and the water's edge of Tainter Lake lying between the extension of a line bearing N00°48'32"E from said beginning of meander line and the extension of a line bearing N40°05'28"E from said end of meander line. Above described parcel contains 9.142 acres (398,245 Sq. Ft.) excluding lands lying between said meander line and water's edge. Subject to all easements, restrictions and covenants of record.

- Urban legal description
- Rural legal description

Linking a legal description to the GIS Cadastre

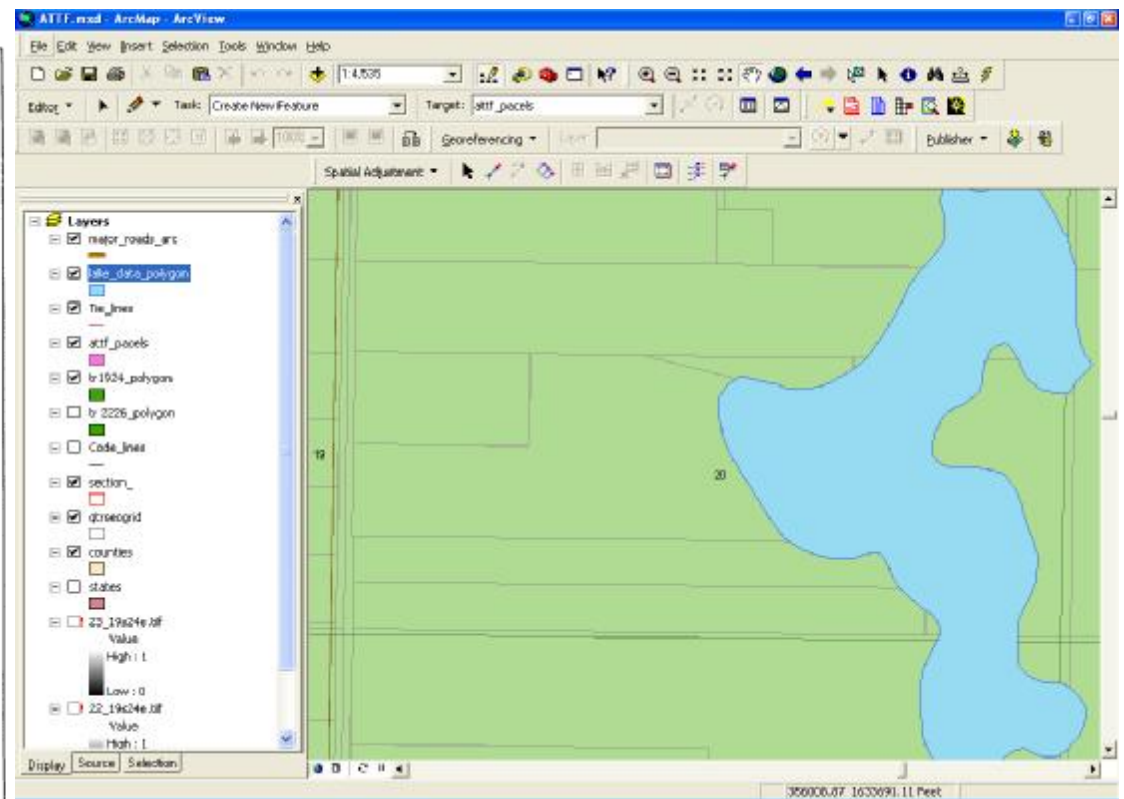
6

*LOCATED IN PART OF GOVERNMENT LOT 4,
SECTION 9, T29N, R12W,*

SURVEYOR'S CERTIFICATE

Land Surveyor, hereby certify
I have surveyed, divided and
mapped a part of Government Lot 4, Section 9, T29N, R12W,

Beginning at the Southwest corner of said Section 9; thence N00°48'32"E, along the west line of the SW1/4 of said section, 1049.92 feet to a point being 46 feet more or less from the water's edge of Tainter Lake being the beginning of a meander line along said lake; thence, S54°59'11"E, along said meander line, 207.46 feet to a point being 27 feet more or less from the water's edge of said lake; thence N87°02'22"E, along said meander line, 103.78 feet to a point being 38 feet more or less from the water's edge of said lake; thence S82°52'59"E, along said meander line, 146.81 feet to a point being 28 feet more or less from the water's edge of said lake; thence S76°23'27"E, along said meander line, 119.81 feet to a point being 24 feet more or less from the water's edge of said lake; thence S49°43'20"E, along said meander line, 151.01 feet to a point being 31 feet more or less from the water's edge of said lake; thence S12°33'35"E, along said meander line, 150.72 feet to a point being 20 feet more or less from the water's edge of said lake, being the end of said meander line and on the northwesterly line of Lot 1 of Certified Survey Map number 914 recorded at the Register of Deeds Office; thence S40°05'28"W, along said northwesterly line, 463.58 feet to the north line of said Lot 1; thence N79°17'07"W, along said north line, 237.89 feet to the westerly line of said Lot 1; thence S34°02'12"W, along said westerly line, 87.10 feet; thence S18°31'38"W, along said westerly line, 165.75 feet; thence S12°18'24"E, along said westerly line, 44.06 feet; thence S22°05'23"E, along said westerly line, 68.20 feet to the south line of the SW1/4 of said section; thence, N89°26'14"W, along said south line, 99.82 feet to the point of beginning. Including all lands lying between the above described meander line and the water's edge of Tainter Lake lying between the extension of a line bearing N00°48'32"E from said beginning of meander line and the extension of a line bearing N40°05'28"E from said end of meander line. Above described parcel contains 9.142 acres (398,245 Sq. Ft.) excluding lands lying between said meander line and water's edge. Subject to all easements, restrictions and covenants of record.



Summary

- Protects buyer and lender involved in the transaction
- Review documents recorded in the public record
- Clear chain of ownership
- Title Insurance relates to PAST transactional events
- No termination date

Thank you

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