**Listing of Some Common Encumbrances**

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| TITLE CLEARANCE  Fee Title and Easements | | |
| All exceptions listed in the title evidence are reviewed thoroughly and copies of documents requested from the title company for all third party encumbrances. | | |
| **TITLE EVIDENCE EXCEPTIONS** - **Clearance Required** | **FEE** | **EASEMENT** |
| Taxes - Delinquent | Yes | Yes |
| Taxes - Due and Payable | Yes | No' |
| Taxes - Lien But Not Yet Due and Payable | Yes | No |
| Special Tax Assessments - Tax Deferral | Yes | No |
| Mortgages/Deed of Trust | Yes | No2 |
| Mechanic's Lien | Yes | Yes |
| Judgments | Yes | No2 |
| Contract of Sale | Yes3 | No3 |
| Decedent's Estate | Yes | Yes |
| Financing Statements, Seed and Farm Laborer's Liens on Crops | Yes | Yes |
| Lessees/Occupants or Items Discovered by Inspection | Yes4 | Yes4 |
| Dower, Curtesy, Spousal, or Co-Tenant's Interest | Yes5 | Yes5 |
| Rights-of-Way/Easements/Mineral Reservations | Yes6 | Yes6 |

1 Only if consideration is sufficient to pay.

2 Subordinate or partially release. Can waive if mortgage is less than 50% of appraised value and easement consideration is less than 10% of appraised value.

# 3 Join purchaser in execution of conveyance.

4 Follow Relocation Act PL91-646 for Lessees/Occupants. Disclaimers, releases, or easements must be obtained when there is no documented right.

# 5 Releases must be obtained or join purchaser in execution of conveyance.

6 If conflicts with rights being acquired or intended use of acquisition.