CARSON COUNTY ABSTRACT COMPANY

(806) 537-3561

# TITLE OVERVIEW

## WHY A TITLE SEARCH MATTERS



### Uncovering ...

- Liens
- Back taxes
- Ownership disputes
- Clerical errors
- Easements



### Lender's Policy

- Protects the lender

### Owner's Policy

- Protects YOU for as long as you own your home

## YOUR PROTECTION:

## TITLE INSURANCE

## WHAT COULD DELAY CLOSING?



- Unpaid liens
- Unknown heirs
- Conflicting wills
- Boundary disputes
- Recording errors

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