

Title Insurance Issues and Update

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San Bernardino Bar Association

Deeds

- Trustee of the Trust must take title
 - i.e. “John Doe, trustee of the Doe family trust dated 1/1/01”
- Use the entire Legal Description
 - i.e. “Lot 216, of Tract No. 1617-2, in the county of san bernardino, state of california as per map filed in book 322 of tract maps, pages 1 through 6, inclusive, records of said county (The “Map”).”

REVOCABLE TRUST DATED December 18, 2004, the real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

LOT 1 TRACT 31681 AS PER MAP RECORDED IN BOOK 1106 [AGE 84 - 85, AS PER THE OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4262-027-086

COMMONLY KNOWN AS: 11659 LA GRANGE AVE., LOS ANGELES, CA.

December 18, 2004

A Condominium Composed Of:

(A) An undivided 1/19th interest in and to Lot 1, of Tract No. 31681, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 1106, Pages 84 and 85 of Maps, in the Office of the County Recorder of said County.

Except therefrom Units 1 to 19 inclusive as defined and delineated on a Condominium Plan recorded May 13, 1988 as Instrument No. 88-773987 of Official Records.

(B) Unit 15 as defined and delineated on the above referred to Condominium Plan.

Revocable Transfer on Death Deed, RTDD or TOD

- No Red Flags—signs of potential fraud or forgery
- 120 days have passed since the date of death
- Signed affidavit from grantee containing indemnity language**
- Recordable “Affidavit of Death of Transferor under Revocable Transfer on Death Deed”
- Arm’s length transaction

Fiduciary Transfers

- Record order appointing the fiduciary
- Documents putting new trustee, (resignation, court order, death cert)
- Transfer the property as normal

When U.S. Notary Is Not Available

- Apostille
 - Translate doc to language of the country
 - Apostille
 - Translate back into English with County approved translator
 - Obtain “certification” from the county
 - Record
- RON (Remote Online Notary)

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