



The Importance of Title Insurance Protection

The Milestone Title experience helps protect your property rights for years to come. Unfortunately, there are many title issues that could cause you to lose your rights to your property or your mortgage investment. Even the most careful search of public records may not disclose the most dangerous threat: hidden risks. These issues may not be uncovered until years later. With the proper insurance, your covered property rights under the policy will be defended in court.

Here are some examples of issues that may occur:

- Deeds by persons supposedly single, but secretly married
- Deeds delivered after death of a grantor/grantee, without consent of the grantor
- Deeds in lieu of foreclosure given under duress
- Marital rights of spouse purportedly, but not legally, divorced
- Impersonation of the true owner of the land
- Deeds by minors
- Deeds by persons of unsound mind
- Deeds to or from defunct corporations
- Defective acknowledgments by notaries
- Duress in execution of instruments
- Erroneous reports furnished by tax officials
- Forged deeds, releases, etc.
- Misrepresentation of will
- Mistakes in recording legal documents
- Surviving children omitted from will
- Administration of estate of person absent but not deceased
- Birth or adoption of children after date of will
- Claims of creditors against property sold by heirs or devisees
- Deed of community property recited to be separate property
- Deeds by foreign parties

Contact Milestone Title today at (301) 459-0400 to learn more about title insurance and the real estate closing experience.