Index

COUNTY

Taxes, 4:6, 4:23, 10:4

ABANDONMENT

Intent to abandon, 10:1

T 5.2	,,,
Lease, 5:3 Passage of time, 10:2 Sale, 5:3	COURTS Decisions, 8:4, 20:9 Zoning, 9:15
ADMINISTRATORS Parties, 2:17 , 12:9 , 16:3	COVENANTS Residential use, 5:14
Parties, 2:17, 12:9, 16:3 AFFIDAVITS Deed, 2:4, 3:1, 3:2, 3:6, 3:8, 3:14, 3:24, 3:28, 3:29, 3:37, 3:43, 5:19, 6:15 Title, 2:4, 3:1 to 3:3, 3:5, 3:6, 3:8 to 3:10, 3:14, 3:16, 3:17, 3:20, 3:24, 3:26 to 3:30, 3:34 to 3:38, 3:43, 3:44, 5:19, 6:24 ALIEN LAND LAWS Statutes, 12:1 ASSIGNMENTS Rents, 18:3 AUTHORITY Limited liability companies, 14:2 CALIFORNIA Oil, 10:8 Zoning, 9:15 CANCELLATION Deed, 6:13	Residential use, 5:14 DECISIONS Court decisions, 17:5, 20:6, 20:10 DEEDS Affidavits, 2:4, 3:1 to 3:3, 3:9, 3:10, 3:14, 3:16, 3:20, 3:24, 3:27, 3:29, 5:19 Conditions, 1:2, 2:16 to 12:16, 14:8, 15:5 Conservation easements, 5:22 Covenants, 5:14, 5:22 Execution, 2:3 to 2:7, 2:17, 3:12, 3:13, 3:15, 3:41, 4:8, 4:23, 5:17, 6:27, 6:35, 9:7, 12:2, 14:5, 14:8, 15:1, 15:4, 18:1, 19:1 Foreclosure, 3:14, 6:9, 6:27, 6:29, 6:35, 6:42, 12:7 Joint tenants, 12:8 Liens, 1:3, 5:22, 6:9, 6:10, 6:29, 6:43, 6:46, 9:7, 18:1 Mortgage, 2:4, 3:10, 3:14, 4:23,
CHARGES Electricity, 5:3	5:19, 6:1, 6:3, 6:9, 6:10, 6:27, 6:29, 6:35, 6:42, 6:43, 6:46, 9:11, 12:7, 16:2, 18:1
CONNECTICUT Abandonment, 10:4	Quitclaim deeds, 11:9 Recording, 1:3, 2:3 to 2:5, 2:19, 3:1, 3:15, 3:27, 3:29, 3:41, 4:14,
CONSERVATION EASEMENTS Deed, 5:4 Development, 5:4	4:23, 5:17, 5:19, 5:22, 6:27, 9:7, 9:11, 11:7, 13:2, 14:5, 14:8, 18:1, 19:4 Restrictions, 6:3, 9:11
CORPORATIONS Lease, 15:4 Resolution, 3:15, 14:3	Tenants in common, 12:8 Title, 1:2, 1:3, 1:7, 2:1, 2:3 to 2:7, 2:10, 2:16, 2:17, 2:19, 3:1 to
	Index-1

DEEDS—Cont'd **INSURANCE** 3:3, 3:9, 3:10, 3:12 to 3:16, Policies, 1:9 3:20, 3:24, 3:25, 3:27, 3:29, INTENT 3:41, 4:8, 4:14, 4:15, 4:23, 5:9, Legislation, 5:3, 5:4, 10:1, 10:2, 5:14, 5:17, 5:19, 5:22, 6:1, 6:3, 10:4, 11:8, 17:5 6:9, 6:10, 6:13, 6:29, 6:35, 6:42, 9:7, 9:10, 9:11, 11:8, 11:9, **INTEREST** 11:11, 11:14, 11:16, 12:6 to Payments, 6:38, 6:46, 9:2 12:8, 12:10, 12:16, 13:2, 14:5, 14:6, 14:8, 14:13, 15:1, 15:3 to **LAND** 15:5, 16:2, 16:5, 17:4, 18:1, Contract of sale, 5:3 19:1, 19:2, 19:4, 20:2 **LEASE** Warranty deeds, 12:10 Abandonment, 5:3 **DEEDS OF TRUST** LEASES Covenants, 5:14 Corporation, 3:10 Deed in lieu of foreclosure, 6:35 Easements, 1:10, 5:5, 5:11, 5:23 Default, 3:14 Ownership, 3:10 Interest, 5:14, 6:9, 6:27, 6:46, 12:2 Possession, 3:10, 5:11, 5:23 Parties, 12:2 Statute of limitations, 3:10 Payments, 6:43, 6:46 Summary, 3:10 Term, 3:10 **DEFINITIONS** Transfer, 3:10 Easement, 5:3 Year, 5:5, 5:11 Subdivision, 5:3, 5:10 LITIGATION **EASEMENTS** California, 10:4 County, 5:14, 5:17 Connecticut, 10:4 Rights of way, 5:14 Due process issues, 10:2 Kansas, 10:4 **EFFECTIVENESS** Louisiana, 3:10 Officer, 2:17 Michigan, 3:10 **EVIDENCE** North Carolina, 3:10 Competent evidence, 3:2, 3:3, 3:23, Ohio, 10:4 3:29 Oklahoma, 3:10 Hearsay, 3:2, 3:3, 3:19, 3:26, 3:40 Oregon, 10:4 Oath, 3:1 Tennessee, 3:10 Rules of evidence, 2:1, 2:13, 3:18, Virginia, 3:10 3:31, 3:40 Washington, 10:4 Substantial evidence, 2:11 MARKETABLE TITLE **EXCEPTIONS** Insurance, 1:19, 2:9 Subdivisions, 5:11, 5:12, 5:22 **MARYLAND** Zoning, 9:15 **FIXTURES** Abandonment, 5:3 **MASSACHUSETTS** Definitions, 5:3 Zoning, 9:15 **GEORGIA MINNESOTA**

Zoning, 9:15

Index-2

Zoning, 9:15

MORTGAGES Assignment of mortgage, 18:3 Covenants, 5:14, 5:22 Deed in lieu of foreclosure, 6:35 Default, 3:14, 6:12, 6:18 Extensions, 6:7, 6:19, 6:44 Individual, 5:3 Interest, 3:27, 5:3, 5:11, 5:14, 5 5:19, 6:9, 6:13, 6:22, 6:23, to 6:29, 6:33, 6:38, 6:44, 6 6:48, 9:11, 12:2, 12:10 Lease, 5:3, 12:10 Modification, 6:22 Parties, 1:3, 3:27, 5:3, 6:6, 6:8, 6:20, 6:29, 6:38, 6:44, 12:: 12:10, 18:2	Standards, 12:3, 12:5, 14:12 PREMISES Contract of sale, 5:3 PROPERTY 6:46, Contract of sale, 5:3 PROVISIONS Sales, 1:10, 7:5, 8:3, 17:4 6:19, PUBLIC UTILITIES Railroads, 5:19
Payments, 6:4 , 6:6 to 6:8 , 6:18 , 6:24 , 6:25 , 6:34 , 6:36 , 6:3 6:43 , 6:45 to 6:47 , 6:49 , 6	8, Abandonment, 5:3
NEW JERSEY Notice, 5:2	Easements, 5:14 Public utilities, 5:19
NEW YORK Notice, 5:2, 9:11, 9:15 Zoning, 9:15	REAL PROPERTY Transfer tax, 3:25 RETIREMENT
OHIO Mortgages, 5:16, 6:36	Plan, 2:9 RHODE ISLAND
OIL Drilling, 3:10, 10:8	Zoning, 9:15 STATUTES
OKLAHOMA Oil, 3:10	Streets, 4:3, 5:9, 19:6 STREETS
OREGON Measure, 9:15	Adjacent, 5:9
Zoning, 9:15 PARTIES	SUBDIVISIONS Exceptions, 5:11, 5:12, 5:22 Fee, 5:12
Deeds of trust, 12:2 Lease, 1:10, 5:3, 12:10	Notice, 5:7, 5:11, 5:12, 5:22, 9:14 TITLE
Mortgages, 1:3, 3:27, 5:3, 6:6, 6:19, 6:20, 6:29, 6:38, 6:4-12:2, 12:10, 18:2	6:8, 4, Abstract, 1:6, 1:9, 2:4, 2:17, 3:11 Certificate, 1:5 to 2:7, 3:10, 3:15, 3:26, 3:42, 5:12, 6:9, 11:8, 14:8,
PARTNERSHIPS Uniform Partnership Act, 15:1	20:8, 20:10 to 20:13 Cloud on title, 5:17 Defects, 1:1, 1:2, 1:7, 1:8, 3:1, 3:43,
PAYMENT Note, 2:9, 6:11, 6:22, 6:32, 6:33 6:41	5:3, 5:7, 5:11, 5:17, 5:22, 11:17,
V.TI	120, 130, 170, 170, 170, 170,

CLEARING LAND TITLES

TITLE—Cont'd

14:13, 15:1, 15:3, 16:5, 17:2, 18:2, 19:1 to 19:6, 19:8, 20:10,

20:13

Passage, 2:13, 2:18, 3:4, 4:1, 6:1, 6:13, 7:1, 10:2, 11:4, 11:13

Reports, 8:1, 14:10, 17:3

TRANSFER TAX

Real property, 3:25

TRUSTS

Business trusts, 15:1 to 15:5

USE

Streets, 4:3, 5:9

VILLAGES

Officers, 15:5

WATER

Documents, 5:3

Leases, **5:23**

Rights, 5:3, 5:14, 5:23

ZONING

California, 9:15

Georgia, 9:15

Iowa, 9:15

Maryland, 9:15

Massachusetts, 9:15

Minnesota, 9:15

Modification, 9:15

New York, 9:15

Ordinances, 9:15

Oregon, 9:15

Rhode Island, 9:15