

# How to read a Title Search

While there is no standard definition that will cover all types of title search variations, this outline will highlight how to read one of the most popular title searches conducted on a daily basis.

For this search type the results will contain the deed/transfer to the current owner, and all subsequent open items, such as liens, mortgages, or other items against the property.

Sample Modern Style Title Search Report																																																					
<p><b>Section 1</b> Identifies the Assessed Owner, Subject location, Assessors Parcel Number and County Effective Date.</p>	<table border="1"> <thead> <tr> <th colspan="4">PROPERTY AND OWNERSHIP INFORMATION</th> </tr> </thead> <tbody> <tr> <td>Current Owner's Name</td> <td>ANNIE VOSEL</td> <td>Order #</td> <td>5895932540</td> </tr> <tr> <td>Property Address</td> <td>50 SW 10<sup>th</sup> TERRACE</td> <td>Completed Date</td> <td>08/28/2011</td> </tr> <tr> <td>City/State</td> <td>PLANO, PA</td> <td>Effective Date</td> <td>08/28/2011</td> </tr> <tr> <td>APN/Parcel/PIN</td> <td>159-A-69731-JK-9</td> <td>County</td> <td>BRADFORD</td> </tr> </tbody> </table>	PROPERTY AND OWNERSHIP INFORMATION				Current Owner's Name	ANNIE VOSEL	Order #	5895932540	Property Address	50 SW 10 <sup>th</sup> TERRACE	Completed Date	08/28/2011	City/State	PLANO, PA	Effective Date	08/28/2011	APN/Parcel/PIN	159-A-69731-JK-9	County	BRADFORD																																
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Note: This outline is provided for as a general guideline only. Each report will have its own variation to account for the relevant filings of record and jurisdiction. Matters affecting the subject real estate which do not directly appear among the land records, or are not indexed to the exact listed name and legal description described are not included in the research. The report is not a commitment for insurance nor is it an opinion on marketability of title. All research and reports are subject to terms and conditions at TitleSearch.com.