

We employ a staff of highly trained technicians to examine, report, guarantee and insure the condition of title for all types of subdivision developments. Our job is working closely with you, your project engineer and attorney to anticipate and resolve the many title related issues that arise throughout the course of a project.



## Land Acquisition

### CUSTOMER SERVICES

Your Fidelity National Title Sales Representative works closely with our highly-trained customer service department to help you identify suitable properties for your land acquisition needs.

**Property Profiles:** We can provide a complete detailed information packet about a subject property including its current grant deed, open trust deeds, plat map, tax information, neighborhood demographics and sales comparables.

**Sales Comparables:** Given specific sale parameters, we can create a market trend analysis from recorded sales data matching your criteria.

**Farm Packages:** Your Fidelity Representative can help you create a package of properties based on geographical boundaries and property type.

**Property Types:** Not only can we search for vacant land, but we can help narrow your research by filtering use code, lot size, transfer value, and/or transfer date.

**Maps:** Sophisticated technology allows our Fidelity Customers the added imagery of plat maps, parcel maps, etc.

**Legal & Vestings:** We help to identify the recorded owners(s) and legal description to be used for your purchase contract, escrow instructions and subsequent deeds.

**Mailer Packages:** Electronic databases can be emailed or provided on disk; mailing label packages can be provided for your convenience.

### TITLE SERVICES

**Easements:** We locate and describe easements of record which may affect the proposed development.

**CCRs:** The recorded Covenants, Conditions and Restrictions affecting the property and the proposed project are provided for review.

**Documents:** Any document which may create gaps or overlaps with the description or establishment of the property's boundaries and uses are researched.

**Access:** We work with you to identify and resolve any issues involving access to the subject property.

**Oil or Mineral Rights:** We identify implied or actual rights of surface entry for the development of existing oil or mineral rights.