



TITLE CHAIN & LIEN REPORT

Rev. 20201015



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Overview

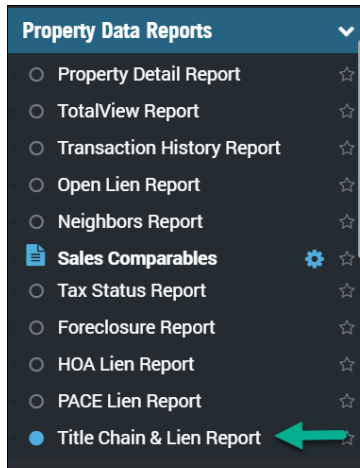
This Guide will cover how to use the Title Chain and Lien report.

This report is unique among the reports in that it is sourced entirely from First American Title Plant data. Consequently, while the historical depth of data will be exceptionally deep, you should also keep in mind the geo-coverage involved. To determine if the Title Chain and Lien Report is available in a given county, go to the Help menu in DataTree and click Geo-Coverage. Select the state and county to view which reports are available in that county.

Since the Title Chain and Lien Report utilizes title plant data, the type of documents available will be broader and may include Affidavits, CC&Rs, Voluntary and Involuntary Liens, Judgments, Property Tax, etc.

First American Title Plant data provides users with an advantage when researching hard-to-find historical documents. When using this report, please remember that this is an uninsured title chain.

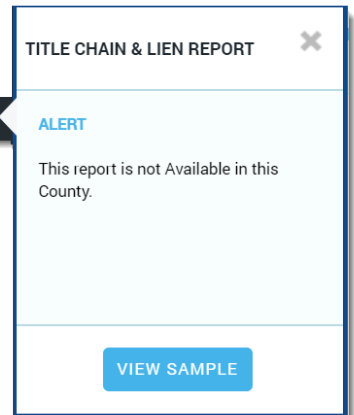
Ordering the Title Chain and Lien Report



The Title Chain and Lien Report can be found in the Property Data Reports section of the Available Reports.

If the report is unavailable for that county, the report will display a red exclamation point in a circle instead of the checkbox.

 Title Chain & Lien Report



When ordered, this report will ask for additional information to help locate liens on the owner or property.

(1) Note that there are three Name Match options. See the following page for additional information.

Also, the dialog box will display the starting date (2) for the plant search (the historical depth).

Additionally, you can modify the (3) First and Second party names.

ADDITIONAL REPORT OPTIONS

Modify The Lien Search Options As Needed For Precise Results. Report Will Search Records By Current Owner Name(S) And Subject Property Address.

Name Match **1** Start Date For (CONTRA COSTA, CA) **2**

EXACT 12/02/1974

First Party **3**

First Name Middle Name Last Name

STRAUS ARTHUR M

Second Party **3**

First Name Middle Name Last Name

Search Dates

From To

12/02/1974 05/22/2019

NOTE: Please Be Aware That The Title Chain And Lien Report May Take A Longer Time To Process.

Cancel Order

Name Match Information:

Search results are phonetically based matches. Exact is the default match setting which phonetically searches for the last name and the first three letters of the first name.

There are three settings available:

- Exact: 99% match
- Standard: 75% match
- Broad: 50% match

Search results will vary by county. After running the report, you can modify the match criteria by clicking the Change Criteria button on the report header.

Report Layout

The report contains two sections: The Title Chain and the Liens, Judgments and Bankruptcies sections.

Title Chain:

The top half of the report includes the title chain. Documents are displayed in date descending order.

Title Chain & Lien Report						
1300 Corte De Los Vecinos, Walnut Creek, CA 94598-2902						
APN 001-001-001-001						
Contra Costa County Data as of: 05/16/19						
Search Start Date: 12/02/1974 Start Date: 12/02/1974 View report in Date format						
Search End Date: 05/22/2019 End Date: 05/22/2019 Change Criteria						
<input type="checkbox"/>	Date	Type	Grantor	Grantee	Document #	Doc Ref.
<input type="checkbox"/>	02/23/1982	Deed	John Doe	John Doe	100-10000	
<input type="checkbox"/>	07/10/1985	Deed	John Doe	John Doe	100-10000	
<input type="checkbox"/>	08/12/1985	Deed	John Doe	John Doe	100-10000	
<input type="checkbox"/>	08/12/1985	Deed Of Trust	John Doe	John Doe	100-10000	100-10000
<input type="checkbox"/>	10/01/1985	Assignment	John Doe	John Doe	100-10000	100-10000
<input type="checkbox"/>	10/07/1985	Reconveyance	John Doe	John Doe	100-10000	
<input type="checkbox"/>	10/16/1986	Request For Notice	John Doe	John Doe	100-10000	
<input type="checkbox"/>	10/16/1986	Request For Notice	John Doe	John Doe	100-10000	
<input type="checkbox"/>	10/16/1986	Deed Of Trust	John Doe	John Doe	100-10000	100-10000

Documents can be ordered from the report by selecting the checkbox next to the desired document and clicking the Order button.

<input type="checkbox"/>	10/01/1985	Assignment			1985.141709
<input type="checkbox"/>	07/10/1985	Deed	Bank America	Vogt Eloise A	1985.89690
<input type="checkbox"/>	02/23/1982	Deed	Vogt Eloise A	Bank America Nati	1982.19307
<input type="button" value="ORDER"/>					

You may notice that some of the documents are highlighted in gray and indented, as shown here.

<input type="checkbox"/>	02/02/2012	Notice	Sanmarco Home Owne		2012.24788
<input type="checkbox"/>	08/09/2007	Deed Of Trust	Miller Brenda J	World Savings Bank	2007.229655 303424
<input checked="" type="checkbox"/>	10/30/2007	Modification, Agreement	Miller Brenda J	World Savings Bank	2007.303424
<input type="checkbox"/>	03/27/2007	Deed Of Trust	Miller Brenda J	World Savings Bank	2007.88239
<input type="checkbox"/>	08/18/2004	Declaration Of Restrictions	Sanmarco Home Owne		2004.320091
<input type="checkbox"/>	10/01/2001	Deed Of Trust	Miller Brenda J	Citifinancial Serv	2001.294499 120089
<input type="checkbox"/>	04/24/2007	Reconveyance			2007.120090
<input type="checkbox"/>	04/24/2007	Substitution Of Trustee			2007.120089
<input type="checkbox"/>	04/18/2001	Declaration Of Restrictions	Sanmarco Home Owne		2001.99165

The indented documents (which also include a ^) modify the document above them. As an example, the Modification Agreement (1) shown above, modifies the Deed of Trust direction above it.

Likewise, the Reconveyance and Substitution of Trustee (2) modify the Deed of Trust directly above them.

Liens, Filings, and Judgments

The lower half of the report includes other documents that might apply to the owner or property. Again, documents may be ordered by selecting the checkbox next to the desired document and clicking the Order button at the end of the section.

Liens, Filings & Judgments				
1300 Corte DE Los Vecinos, Walnut Creek, CA 94598				
Search Start Date:	12/02/1974	Name(s) Searched:	Miller Brenda, Miller Trust	
Search End Date:	04/20/2016	Match:	Exact	
<input type="checkbox"/>	Date	Type	Subject Name	Document # Doc Ref.
<input type="checkbox"/>	09/17/2015	Certificate	Miller Trust	2015.193270
<input type="checkbox"/>	08/12/2015	Certificate	Miller Trust	2015.167838
<input type="checkbox"/>	06/01/2015	Declaration	Miller Trust	2015.110351
<input type="checkbox"/>	04/22/2015	Certificate	Miller Trust	2015.76761
<input type="checkbox"/>	04/16/2015	Certificate	Miller Trust	2015.72207
<input type="checkbox"/>	04/16/2015	Certificate	Miller Trust	2015.72207

Documents are displayed in date descending order.

As with the Title Chain section at the top, indented documents modify the document directly above them.

<input type="checkbox"/>	10/08/2004	Declaration	Miller Trust	2004.388784	
<input type="checkbox"/>	09/17/2004	Deed Of Trust	Miller Trust	2004.360166	230923
<input type="checkbox"/>	^ 09/30/2009	Assignment		2009.230923	
<input type="checkbox"/>	09/17/2004	Deed Of Trust	Miller Trust	2004.360167	
<input type="checkbox"/>	01/13/2004	Reconveyance		2004.12735	
<input type="checkbox"/>	12/02/2003	Certificate Of Delinquency Of Personal Property Tax	Miller B J	2003.584810	120558
<input type="checkbox"/>	^ 04/07/2004	Release	Miller B J	2004.120558	
<input type="checkbox"/>	11/13/2002	Certificate Of Delinquency Of Personal Property Tax	Miller B J	2002.426034	120557
<input type="checkbox"/>	^ 04/07/2004	Release	Miller B J	2004.120557	
<input type="checkbox"/>	09/10/2002	Certificate	Miller Trust	2002.319326	

The Title Chain and Lien Report will also include documents such as Declarations and Notices from Home Owners Associations, Affidavits, Mechanics Liens, and Homesteads.

Type	Grantor
Declaration Of Restrictions	Sanmarco Home Owne
Notice	Sanmarco Home Owne
Deed Of Trust	Miller Brenda L

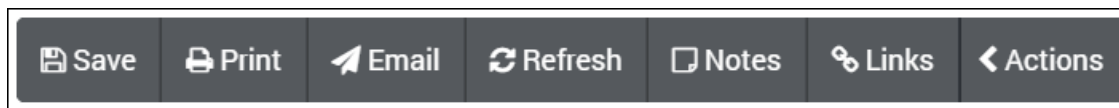
/ Satisfaction	
Release / Reconveyance / Satisfaction	McFer
Affidavit	McFer

995	Assignment	Atkins H S &
2	Mechanics Lien	
	Deed	Higgins Earl L

Abandonment Of Homestead	Atkins Leeann A
Declaration Of Homestead	Atkins Leeann A
Deed Of Trust	Atkins Leeann A

The type of documents returned by this report is broader than what is found in the Transaction History reports.

Finally, as with all reports, the Title Chain and Lien Report may be saved, printed, or emailed.



If you have ordered more than one report or document the Save, Print and Email features will allow you to select which report or document should be saved, printed or emailed as shown below.

PRINT REPORTS
 ✕

3036 KILLYBROOKE LN , COSTA MESA, CA 92626

Include Cover

NONE ▾

☐ Include Map

☒ Transaction History Report
☒ Title Chain & Lien Report

Select all | Deselect all
 Cancel
Print