



TitleFlex
by Data Trace

USING THE TITLE CHAIN AND LIEN REPORT

Rev. 201504

Overview

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

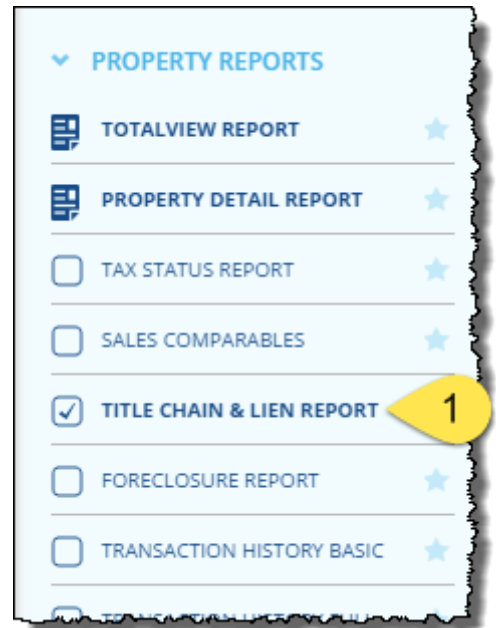
This report is unique among the reports in that it is sourced entirely from First American Title Plant data. Consequently, while the historical depth of data will be exceptionally deep, you should also keep in mind the geo-coverage involved. To determine if the Title Chain and Lien Report is available 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. When using this report, please remember that this is a uninsured title chain.

This report takes advantage of the historical depth of First American Title Plants to provide users with additional research ability for hard-to-find documents.


Ordering the Title Chain and Lien Report

The Title Chain and Lien Report can be found in the Property Reports section of the Available Reports (1).

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



When ordered, this report will ask for additional information to help locate liens on owner or property. (1) Note that there are three Name Match options. 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 ✕

ADDITIONAL REPORT CRITERIA

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)

FIRST PARTY (3)

FIRST NAME	MIDDLE NAME	LAST NAME
<input type="text" value="BRENDA"/>	<input type="text" value="J"/>	<input type="text" value="MILLER"/>

SECOND PARTY (3)

FIRST NAME	MIDDLE NAME	LAST NAME
<input type="text"/>	<input type="text"/>	<input type="text"/>

SEARCH DATES

FROM	TO
<input type="text" value="12/02/1974"/>	<input type="text" value="04/20/2016"/>

NOTE: Please be aware that the Title Chain and Lien Report may take a longer time to process.

Name Match Information:

Search results are phonetically based matches. Standard 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 CHANGE CRITERIA						
1300 Corte DE Los Vecinos, Walnut Creek, CA 94598						
APN: 140-361-042-9			Contra Costa County Data as of: 02/03/16			
Search Start Date:	12/02/1974	Start Date:	12/02/1974			
Search End Date:	04/20/2016	End Date:	04/20/2016			
<input type="checkbox"/>	Date	Type	Grantor	Grantee	Document #	Doc Ref.
<input type="checkbox"/>	07/11/2013	Declaration Of Restrictions	Sanmarco Home Owne		2013.174528	
<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 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"/>	04/19/2001	Declaration Of Restrictions	Sanmarco Home Owne		2001.99165	
<input type="checkbox"/>	07/24/2000	Deed Of Trust	Miller Brenda J	World Savings Bank	2000.154906	109147
<input type="checkbox"/>	^ 04/13/2007	Reconveyance			2007.109147	

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 Elouise A	Bank America Natl	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	

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 Brande L

/ Satisfaction	
Release / Reconveyance / Satisfaction	McFer
Affidavit	McFer

993 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 by deselecting the checkbox, as shown below (1).

PRINT REPORTS
✕

3867 LYCEUM AVE

Title Chain & Lien Report

Transaction History Full 1

CANCEL

PRINT