



35 POTENTIAL TITLE TROUBLES

1. False personification of the true owner of the land.
2. Forged deeds, releases, etc.
3. Instruments executed under fabricated or expired power of attorney.
4. Deeds delivered after death of grantor or grantee, or without consent of grantor.
5. Deeds to or from defunct corporations.
6. Undisclosed or missing heirs.
7. Misinterpretation of wills.
8. Deeds by persons of unsound mind.
9. Deeds by minors.
10. Deeds by aliens.
11. Deeds by persons supposedly single but secretly married.
12. Birth or adoption of children after date of will.
13. Surviving children omitted from a will.
14. Mistakes in recording legal documents.
15. Want of jurisdiction of persons in judicial proceedings.
16. Discovery of will of apparent intestate.
17. Errors in indexing.
18. Falsification of records.
19. Capacity of foreign fiduciaries.
20. Claims of creditors against property sold by heirs or devisees.
21. Deeds in lieu of foreclosure given under duress.
22. Ultra vires deed given under false corporate resolution.
23. Easements by prescription not discovered by a survey.
24. Deed of community property recited to be separate property.
25. Errors in tax records. (For example, listing payment against wrong property.)
26. Deed from a bigamous couple.
27. Defective acknowledgments.
28. Federal condemnation without filing of notice.
29. Descriptions apparently, but not actually, adequate.
30. Corporation franchise taxes, a lien on all corporate assets.
31. Erroneous reports furnished by tax officials.
32. Administration of estates of persons absent but not deceased.
33. Undisclosed divorce of spouse who conveys as consort's heir.
34. Marital rights of spouse purportedly, but not legally, divorced.
35. Duress in execution of instruments.