Two Perspectives on the Real Estate Title System: How to Examine a Title in Virginia

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Abstract
This article seeks to explain the mechanics of an examination of title to real property in Virginia. It addresses the procedural aspects of this process, and does not attempt to examine the substantive body of law which underlies the title examination procedure. Other published works are available for that purpose.

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Title deeds do not have to be recorded. Recording is filing them in the county recorder’s office and if recorded, the title deed acts as defacto notice to all third parties as to ownership in the property. Note that a bona fide purchaser is one who has reasonable cause to believe that title is vested in him or her, e.g. either by mistake or fraud, a person granted a false deed to the bona fide purchaser. When the loan is fully paid, the monetary claim on the title is transferred to the borrower by reconveyance to release the debt obligation. If the borrower defaults in the payment of the debt, the trustee has the right to sell the property and pay the lender the proceeds to satisfy the debt. The trustee will return surplus amount, if any, to the borrower. Title. Morden role of the Commonwealth. The Effect of Public Finances and Pensions on Regional Economy :A Case Study on Iida-Shimoina Area. Evaluation of forestry operations contributing to promotion of carbon dioxide absorption. Energy Diplomacy in the Cold War Era Natural Gas Development Projects by Japan, US, and USSR. Examine Cooperate System constructing among Japan, China and Korea based on low-carbontechnology patent data. The Research About Implementation Possibility Of Green Circulatory System in Chinese Countryside. A research on the change about how to utilize the recyclable waste -Case of waste PET-bottle exporting from Japan to China. Reconsideration of Nation States: Focus on the Former Modern Dimension of Nation.