

PROTECT YOUR INVESTMENT WITH AN OWNER'S TITLE INSURANCE POLICY

Since 1972, the Minnesota office of Attorneys Title has been providing their attorney members with the tools to provide **COMPLETE** title assurance in their real estate transactions. Our Bar-Related® concept enables clients to receive the **IMPORTANT COMBINATION** of **BOTH** a title insurance policy, along with the expertise of an attorney.

The attorney will be there for you and efficiently issue a specific owner's title insurance policy direct from his/her office, backed by an underwriter with substantial net worth and reserves.

Owner's title insurance policies insure your property for as long as you or your heirs have an interest in it and protect you against these hidden risks that would not be disclosed by a search of the public records:

- Forgery
- Fraud in connection with the execution of documents
- Undue influence on a grantor or executor
- False impersonation by those purporting to be owners of the property
- Incorrect representation of marital status of grantors
- Undisclosed or missing heirs
- Wills not properly probated
- Mistaken interpretation of wills and trusts
- Mental incompetence of grantors
- Conveyance by a minor
- Birth of heirs subsequent to the date of a will
- Non-delivery of deeds
- Deeds executed under expired or false powers of attorney
- Confusion due to similar or identical names
- Dower or curtesy rights of spouses of former owners
- Incorrect indexing
- Clerical errors in recording legal documents
- Delivery of deeds after the death of a grantor

ASK YOUR LAWYER FOR FURTHER INFORMATION ON PROTECTING YOUR MOST IMPORTANT FINANCIAL INVESTMENT...

ATTORNEYS **TITLE GUARANTY FUND, INC.**

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952-938-3544 • 1-800-292-4104 • FAX 952-938-7533 • www.atgf.net

The Lawyer's Organization for Insuring Titles to Real Estate