

### LIMITED TITLE SEARCH POLICY

File No. -

Policy No.

### SCHEDULE A

Date of policy: , at  
County, State: , **New Mexico**

Borrower:

Amount of Insurance: \$

Name of Insured:



The assurances referred to on the face page are:

A. A document purporting to convey title to the land referred to herein was recorded on , at , in book at page (or as document numbered ), records of County, New Mexico, with the grantees named therein being:

B. Subject to any conflicts in boundary lines, overlaps or encroachments of improvements, or other such discrepancies, the land referred to in this policy is described as follows:

C. That a search (herein the "Search") for instruments apparently affecting title to the land and recorded in the real estate records of the County Clerk in the county in which the land is located, from the time of recording of the document referred to under Item A of this Schedule A up to , at , revealed that only the following instruments were recorded:

<u>Instrument</u>	<u>Filed</u>	<u>Instrument No.</u>
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This is not a loan policy of title insurance. It is only a policy insuring a limited search of certain real estate records through a limited period of time. This policy does not provide any assurance or insurance with regard to, and the company will not pay any losses, costs, expenses or attorneys fees which arise by reason of or out of, or relate to:

1. Instruments filed for record which do not contain a proper legal description of the land described under Item B of this Schedule A and do not contain the name of one of the grantees in Item A of this Schedule A.
2. The status of taxes or public or private assessments which are not recorded in the County Clerk's records in the county where the land is located.
3. Lack of access to and from the land.
4. Lack of title in the mortgagor (borrower).
5. Defects, liens, encumbrances, or other matters not recorded in the County Clerk's records in the county where the land is located.
6. Defects, liens, encumbrances, or other matters not arising from or in connection with litigation which are not recorded in the County Clerk's records in the county where the land is located.
7. Defects, liens, encumbrances, or other matters recorded in the public records before the mortgagor's deed recording date.
8. Defense of insured in event of claim.
9. In compliance with Subsection D of 13.14.18.10 NMAC, the Company hereby waives its right to demand arbitration pursuant to the title Insurance Arbitration Rules of the American Arbitration Association. Nothing herein prohibits arbitration of all arbitrable matters when agreed to by both the Company and the insured.

No liability is assumed with respect to the identity of any person or entity named or referred to in this policy, nor with respect to the validity or legal effect of any instrument, document or matter shown in this policy

**SAMPLE**