

# Resolving Common & Complex Title Issues

## *Practical solutions and avenues for resolution*

All aspects of real estate practice, from residential conveyancing and commercial transactions to real estate-based litigation, are becoming increasingly complex and challenging. This program teaches you how to identify typical title problems, as well as more complex title issues—and most importantly, the solutions to them. The expert panel, comprised of members of the Land Court, transactional attorneys, title company underwriters, and litigators, discuss various avenues for resolution. This highly practical program benefits all real estate practitioners—from established conveyancers to attorneys interested in shifting their focus to real estate law—in short, anyone seeking a more comprehensive understanding of modern title problems and solutions.

### Agenda

- ▶ Roads and Ways Title Issues—Easements, Restrictions, Public/Private Rights of Way
- ▶ Authority Issues
- ▶ Registration and Withdrawal
- ▶ Foreclosure Issues and Follow-up on *Ibanez* Case
- ▶ M.G.L. c. 91 Licenses
- ▶ Probate Issues—Effect of Death or Divorce on Title
- ▶ Bankruptcy—Effects of Bankruptcy in Curing Title Defects and Recent Cases
- ▶ Pre-Litigation Solutions—Corrective Instruments, Clerk's Certificates, Mortgage Discharges, Short Sales, Modifications
- ▶ Curative Actions—Partitions, "S" Petitions, Reformation, Quiet Title Actions, Try Title Actions
- ▶ Jurisdiction
- ▶ Land Court Guidelines
- ▶ REBA Title Standards
- ▶ "Ask the Experts" Q&A Session

### Take this program and get this book—a \$165 value—FREE!



#### *Real Estate Title Practice in Massachusetts*

Experts in real estate title practice have teamed up to bring you this comprehensive guide. From this book you will learn the fundamentals of title practice, including the "nuts and bolts" of a title examination, deeds, descriptions and surveys and contracts for purchase and sale. You learn the nuances of trusts, mechanic's liens, easements and restrictions and how they impact titles. Also examined are the impacts on title of bankruptcy, tax title proceedings, eminent domain and adverse possession. The book explores condominiums, homeowners' associations, streets and ways, waterways, wetlands and railroad properties. In-depth guidance is provided for dealing with title insurance and pursuing matters in the Land Court. Let this handbook be your guide through these and other issues in this complicated and challenging area of law.

*With MCLE's supplementation service, new supplements are mailed automatically with an invoice. If you do not wish to subscribe, please note on order form.*

#### TUITION includes written materials

- ▶ MCLE Sponsor Members .....\$225
- ▶ New lawyers admitted to law practice after 2006, pending admittees and law students .....\$165
- ▶ All Others .....\$245

**Earn up to 4 CLE credits**

#### CAN'T ATTEND?



View the webcast—live or later, or download the mp3 recording at [www.mcle.org](http://www.mcle.org)

*Available after Tuesday, March 15*



Written materials

- ▶ MCLE Sponsor Members ...\$150
- ▶ Nonmembers .....\$165



Audio CD

- ▶ MCLE Sponsor Members ...\$125
- ▶ Nonmembers .....\$135

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#### WEBCAST—Live or later!

1:00 p.m. – 5:00 p.m.,  
Tuesday, March 8, 2011  
Register at [www.mcle.org](http://www.mcle.org)  
Program No. 2110260WBC

#### BOSTON

1:00 p.m. – 5:00 p.m.,  
Tuesday, March 8, 2011  
MCLE Conference Center,  
10 Winter Place, via Winter Street  
Program No. 2110260P01