

## CHEBEAGUE AND CUMBERLAND LAND TRUST Title Search and Title Insurance Policy


Chebeague & Cumberland Land Trust (CCLT) investigates title to each property for which it intends to acquire title or a conservation easement to be sure that it is negotiating with the legal owner(s) of the property and to uncover liens, mortgages, other leases and/or other encumbrances or matters of record that may affect the transaction.

Mortgages, liens and other encumbrances that could result in extinguishment of the easement or significantly undermine the important conservation values on the property must be discharged or properly subordinated to the easement.

To comply with this policy, CCLT will:

- Conduct a title search, by a competent professional issuing the title certificate or equivalent, for all projects.
- Strongly suggest obtaining title insurance for all purchases.
- Address all encumbrances that could significantly impair conservation values and the perpetual nature of the conservation easement.
- With legal assistance, ensure that mortgages are effectively subordinated to the conservation easement.
- Properly record all conservation easements and deeds.

Certified by:

  
Kerry McCormack, Secretary

  
Date