

## Subsidiaries and Divisions:

Investors Title Insurance Company  
National Investors Title Insurance Company  
Commercial Services Division  
Investors Title Exchange Corporation  
Investors Title Accommodation Corporation  
Investors Title Management Services  
Investors Trust Company

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## The primary services offered by Investors Title include:

- > Residential and Commercial Title Insurance Coverage and Endorsements
- > Commercial Services
  - Escrow and Disbursement Services
  - Title Search Coordination
  - Multi-Site and Multi-State Transaction Coordination
- > Section 1031 Tax-Deferred and Reverse Exchange Services
- > Trust Account Reconciliation Services
- > Management and Consulting Services
- > Retirement planning, investment management, trust and fiduciary services for individual clients and families

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The claims examples in this brochure are real, the names of the parties involved have been changed to protect their privacy.

# WHY YOU SHOULD REQUEST AN OWNER'S POLICY





**INVESTORS TITLE IS FREQUENTLY ASKED BY OUR CUSTOMERS WHY THEY NEED OWNER'S TITLE INSURANCE COVERAGE. THE FOLLOWING STORIES ARE ACTUAL TITLE CLAIMS OF PROPERTY OWNERS INSURED BY INVESTORS TITLE INSURANCE COMPANY.**



**THE CASE OF THE MISSING TITLES**

Richard Wilson bought ten unclaimed lots from the State at a bargain price. He purchased an owner's title insurance policy with a policy limit of \$50,000.00. When Mr. Wilson attempted to sell the lots he discovered another person claiming ownership under a separate chain of title. Mr. Wilson filed his claim with Investors Title seeking to have either ownership of the lots established in his name or compensation for his loss.

Investors Title hired a title searcher to do an exhaustive title search which determined that Mr. Wilson did not have title to eight of the ten lots he purchased from the State. In addition, the only access to the two lots for which Mr. Wilson had clear title lay across the eight lots which were not technically his. The tax value of the lost lots and the damages due to lack of access to the other lots totaled more than the limits. Investors Title paid Mr. Wilson the policy limits of \$50,000.00.

**THE MECHANICS' LIEN**

James and Susan Marshall purchased a house from a seller who happened to own several rental properties in the neighborhood. Prior to the purchase of the house the landlord/seller made renovations to three of the rental properties. After closing, the contractor who worked on the renovations filed suit to establish and perfect a lien against the Marshalls' property in the amount of \$32,000.00. The Marshalls filed a claim under the owner's policy they had purchased from Investors Title at their closing.

An attorney hired by Investors Title to defend the Marshalls' lawsuit discovered the contractor had filed the mechanic's lien against only the Marshalls' property for all work performed on all three properties. Investors Title paid \$2,000.00 to the contractor to discharge the lien from the Marshalls' property and \$18,521.00 for attorneys' fees to defend the lawsuit.



**NO WAY TO GET THERE**

Thomas and Lisa White purchased property for \$125,000.00, for which they bought an owner's policy in the same amount. The policy insured the land and an access easement to the land. The Whites' neighbor sued to block their easement and the Whites filed a claim with Investors Title under their owner's policy.

After receiving the claim, Investors Title hired an attorney who successfully defended the lawsuit on behalf of the Whites. Investors Title paid \$30,154.00 in fees and costs to defend and establish clear legal access for the Whites.

**THE CASE OF THE DISAPPEARING MONEY**

John and Melinda Stonepool purchased an owner's policy from Investors Title with a coverage amount of \$116,000.00 to cover the value of their newly acquired property. Soon after buying the property, the Stonepools received a notice of a foreclosure filed by the seller's lender as a result of default on a loan which was to be paid at closing.

The Stonepools filed their claim with Investors Title who discovered the seller's loan had not been paid off at closing by the settlement agent. Further investigation revealed that the attorney had negligently supervised his paralegal and failed to prevent the money from being embezzled. Investors Title paid \$68,051.00 to the seller's lender to prevent foreclosure of the Stonepools' property.

**DIG A LITTLE DEEPER**

John Breezer intended to build an ice cream shop on property he purchased. While building the shop, a power line easement which had been missed in the title search was discovered. The easement prevented Mr. Breezer from placing his driveway in the necessary location.

After Mr. Breezer filed a claim pursuant to his owner's policy, Investors Title negotiated with the power company to relocate and rebury the power line deeper underground. Investors Title paid \$8,806.00 for the cost of relocating the power line which allowed Mr. Breezer to continue construction of his ice cream shop.



**THE ONLY SURE THINGS IN LIFE ARE DEATH AND TAXES**

Jill Tester purchased her first home for \$75,000.00 and purchased an owner's title insurance policy in the same amount. After closing, Ms. Tester received notice of a tax foreclosure on her home for two years of back taxes owed by the prior owner which, due to a clerical error, had not been discovered nor paid at closing. The seller had since moved out of state and could not be located to pay the taxes.

Ms. Tester filed a title claim with Investors Title. Investors Title paid \$2,375.00 to prevent the tax foreclosure of Ms. Tester's property.

**THE MISSING HEIR**

Arlene and Richard Taylor attempted to obtain a construction loan to build a house on a lot purchased from John McLean, Jr. for \$20,000.00. The property had been passed through the McLean family to John and his sister Susan. The title searcher failed to discover Susan McLean's interest. The Taylors filed a claim with Investors Title when their attorney discovered the issue.

After locating Ms. McLean in another state, Investors Title paid \$7,000.00 for her interest in the property. Investors Title also paid the Taylors' attorney to prepare the deed, have Ms. McLean execute it, and subsequently record it in order for the Taylors to obtain their construction loan and build their house.