

Fixing Real Estate Headaches



Christopher D. Jones

Sprouse Shrader Smith PLLC



1

Where are we going?

- Helpful Sources
- Creating a Game Plan
- Dealing with Title Companies
- Hypotheticals



2

Helpful Sources

- Texas Title Examination Standards
- CAD Maps & Records
- Online Recorded Documents
- CLE Libraries



3

Creating a Game Plan

- Who are you trying to satisfy?
- Identify issues
- Get greenlight *before* curative work
- CYA



4

Dealing with Title Companies

- Solicit their input
- We *all* are working towards the same goal: close the deal
- Not all title companies are created equally



5

Deceased Trustee

- Successor Trustee provisions?
- Petition to Appoint Successor?
 - Venue issues...
 - Necessary Parties
 - Service



6

Find the full text of this and thousands of other resources from leading experts in dozens of legal practice areas in the [UT Law CLE eLibrary \(utcle.org/elibrary\)](http://utcle.org/elibrary)

Title search: Fixing Real Estate Headaches

Also available as part of the eCourse

[Fixing Real Estate Headaches: Deeds, Trusts and Title Issues](#)

First appeared as part of the conference materials for the
22nd Annual Estate Planning, Guardianship and Elder Law Conference session
"Fixing Real Estate Headaches: Deeds, Trusts, and Title Issues"