



WISCONSIN LAND TITLE ASSOCIATION

Title Examiner Course Descriptions

Course I

Prerequisites: None

Course subject matter:

Overview of Abstracts & Letter Reports
Owner's & Loan Policies of Title Insurance
Covered Risks-Exclusions-Conditions
Title Insurance Commitments
Schedule A
Schedule B-I
Proper Requirements
Brief Review of Homestead
Schedule B II
Standard Exceptions
Proper Format
Searching the Public Record
Register of Deeds
Documents in the Chain
Clerk of Courts
Actions Affecting Real Estate
Liens & Judgments
Treasurer/Tax Lister
Taxes, Specials & Maps

Exam

Course II

Prerequisites: Title Examiner
Certificate Course I

Course subject matter:

Marital Property and Homestead Rights
Court Matters
Divorce
Probate
Guardianship
Foreclosure

Exam

Course III

Prerequisites: Title Examiner
Certificate Courses I & II

Participants will:

Understand the 4 types of legal descriptions
Listen to a brief history on the origins of legal descriptions
Understand common legal description terms
Be able to use a scale & compass
Be able to map metes & bounds descriptions
Be able to read & map a tax bill/tax roll description
Be able to recite acreage in section divisions
Be able to pinpoint any property in Wisconsin via its legal description
Be able to handle angles & measures

Exam



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Course IV

Prerequisites: Title Examiner
Certificate Courses I, II & III

Course subject matter:

Legal Descriptions
Surveys
Encroachments
Adverse Possession
Water Boundaries
Condominiums
Planned Unit Developments

Exam

Course V

Prerequisites: Title Examiner
Certificate Courses I, II, III & IV

Course subject matter:

Other Legal Entities

- Corporations
- Partnerships
- Sole Proprietorships
- Limited Liability Companies
- Limited Liability Partnerships
- Trusts
- Churches
- Non Profit Organizations
- Power of Attorney
- Bankruptcy & Receiverships
- Transfer Tax-Exceptions for Entities
- Apparent Authority

Exam

Course VI

Prerequisites: Title Examiner
Certificate Courses I, II, III, IV & V

Course subject matter:

Common Residential Endorsements
including Gap Requirements with the
new 2006 policy forms
Access Issues
Easements-Excepting & Insuring
Property Taxes
Special Assessments & Changes
Tax Sales

Exam