

What is an Abstract?

An Abstract of Title is a history of all title transactions shown in the public records affecting a particular piece of land. This history is typed out in an easily readable form and the pages are fastened together under a cover. An Attorney examines the abstract and prepares an opinion as to whether there are any title defects which must be cleared before a buyer can purchase the property. By current State law, to be a marketable title, an Abstract must contain at least a 40-year history of the real estate.