

Title

FREQUENTLY ASKED ^ QUESTIONS

November 2015

Q My tidelands search indicates that there is a claim and further indicates that there may be grant which "covers" it. The map attached to the tidelands search shows the claimed area and the granted area and they seem to match. May I rely on that to remove the Tidelands exception?

A No.

Tidelands searches and grant searches only report the existence of the instruments shown on the search among the records of the Tidelands Management Bureau. They do not take the further step of analyzing what effect, if any, such instruments may have on the Tidelands claim affecting the land in question.

That must be done by a title examiner who must independently examine the grant to determine that it covers the entire claimed area and that it was made to the upland owner at the time of the grant. Some examiners prefer to engage a surveyor or tidelands expert to assist in the examination of the coverage issue.

As always, feel free to address any questions to a member of our underwriting staff.