

Form RD 1927-10
(Rev. 7-98)

Position 5
UNITED STATES DEPARTMENT OF AGRICULTURE
RURAL DEVELOPMENT
FARM SERVICE AGENCY

FORM APPROVED
OMB NO. 0575-0147

FINAL TITLE OPINION

LOAN APPLICANT	ADDRESS OR PROPERTY COVERED BY THIS OPINION	
(1)	(2)	
APPLICANT FOR TITLE EXAMINATION	COUNTY	STATE
(3)	(4)	(5)

- I. I have examined title to the property described in the security instrument described in paragraph II. B. below. My examination covered the period from the time of termination of title search covered by my Preliminary Title Opinion on Form RD 1927-9; or the time of recordation of the initial loan security instrument if this opinion covers land already owned by the loan applicant in a subsequent loan case, to _____ (6) _____, at _____ a.m. (including the time of filing the current security instrument) _____ (Date) _____ p.m.
- II. Based on said title examination, my preliminary title examination if any, and any additional information concerning the title which has come to my attention, it is my opinion that:
- A. Good and marketable title, in accordance with title examination standards prevailing in the area, to said property (real estate and any water rights offered as security) is now vested in _____ (7) _____
_____ as _____ (8) _____
(Joint tenants, tenants by the entirety, etc.)
- B. The United States of America holds a valid _____ (9) _____ lien on said property as required by Rural Development or the Farm Service Agency, or their successor (Agency), which lien was filed for record on _____ (10) _____, at _____ (10) _____ a.m. and is recorded in _____ (10) _____
_____ p.m. _____
(Book, page, and office)
- C. Said property and lien are subject only to encumbrances, reservations, exceptions, and defects which were approved by written administrative waivers of the Agency attached hereto or to my Preliminary Title Opinion
- III. If a water right is involved and is not covered by the current security instrument, it is subject only to the encumbrances, reservations, exceptions, and defects set forth in said administrative waivers and was made available as security in the following manner (Water stock would normally be reissued in the names of said land owners and the United States of America and delivered to the Agency Official at the time of loan closing).

(11)

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0575-0147. The time required to complete this information collection is estimated to average 20 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

Used by the approved attorney to furnish a final title opinion for initial and subsequent Farm Ownership and Rural Housing loans.

(see reverse)

- PROCEDURE FOR PREPARATION : RD Instruction 1927-B.
RUS Instruction 1780.
FSA Transferred Instruction 442.11.
- PREPARED BY : Approved attorney.
- NUMBER OF COPIES : Original and one.
- SIGNATURE REQUIRED : Approved attorney.
- DISTRIBUTION OF COPIES : Original to Field Office originating loan;
copy retained by designated attorney.

PAGE 2 OF FORM RD 1927-10

- IV. The term "encumbrances, reservations, exceptions, and defects" means all matters which would prevent the United States from obtaining the required lien on the property identified in paragraph I, including but not limited to (a) mortgages, deeds of trust, and vendors', mechanics', materialmen's, and all other liens, including any provisions thereof for future advances which could take priority over the said lien to the United States, (b) Federal, State, and local taxes, including county, school, improvement, water, drainage, sewer, inheritance, personal property, and income, (c) State and Federal bankruptcy, insolvency, receivership, and probate proceedings, (d) judgments and pending suits, in State and Federal courts, (e) recorded covenants, conditions, restrictions, reservations, liens, encumbrances, easements, rights-of-way, leases, mineral, oil, gas, and geothermal rights (regardless of the right of surface entry), timber rights, water rights, pending court proceedings and other matters of record which affect the title of the property or the ability of the buyer or seller to convey or accept title.
- V. This opinion is issued expressly for the benefit of the above-named applicant for title examination and the United States of America acting through the United States Department of Agriculture Agency which provided the assistance, and I assume liability to each hereunder.

(12)
(Date)

(13)
(Attorney's signature)

Attachments

(14)
(Address, include ZIP Code)

INSTRUCTIONS FOR PREPARATION

1. Insert the legal names of the loan applicants.
2. Insert the address of the property being taken as security.
3. Insert the name of the Agency Office requesting the title examination.
4. Insert the name of the county in which the property taken as security is located.
5. Insert the name of the State in which the property taken as security is located.
6. Insert date and time title search includes (usually up to the date and time the subject security instrument is recorded).
7. Insert the legal names of the Agency borrowers (current owners of the property).
8. Insert the type of title held by the current owners.
9. Insert the priority position of the mortgage held by the Agency.
10. Insert the recording information of the mortgage.
11. If a water right is involved and not included in the mortgage, specify the manner in which water rights were transferred to the new owner.
12. Insert the date the final title opinion is executed.
13. To be signed by the attorney issuing the opinion.
14. Insert the address of the attorney issuing the opinion.