Abstract of title

History, organized.

A summary of recorded instruments affecting a property's title; it reports the history rather than insuring it.



History, organized.

Recorded documents → Historical summary → Title review

MAKE THE DISTINCTION

Abstract reports history. Title insurance provides coverage under a policy; an attorney's opinion evaluates title.

EXAM TRAP

A summary is not a guarantee that title is clear.

Quick recall: Does an abstract insure the owner against a forged deed?

Answer: No. It summarizes records; insurance is a separate product.