

**J. Sargeant Reynolds Community College
Course Content Summary**

Course Prefix and Number: LGL 226

Credits: 3

Course Title: Real Estate Abstracting

Course Description: Reviews aspects of abstracting title to real estate, recordation of land transactions, liens, grantor-grantee indices, warranties, covenants, restrictions, and easements. Prerequisite: LGL 228 or permission of program head. Lecture 3 hours per week.

General Course Purpose: To teach the student in the general practice specialization how to search title to real estate.

Course Prerequisites and Co-requisites:

Prerequisites: LGL 228 or permission of program head

Student Learning Outcomes:

Upon completing the course, the student will be able to

- a. Search title to real estate;
- b. Identify clouds on title; and
- c. Utilize city and county court records rooms.

Major Topics to Be Included:

- a. Searching title to real estate
- b. Clouds on title
 1. liens
 2. easements
- c. Marital interests
- d. Restrictions on title
- e. Boundaries

Date Created/Updated (Month, Day, and Year): December 31, 2018