Running a Title Opinion Forward

Bringing a three-year-old title opinion up to today before the next well.

Six steps

1. **Read the effective date.** The attorney's examination stopped there. Everything recorded after it is new.
2. **Start from the opinion's ownership.** Its owners and decimals are column one of the tracker.
3. **Search the county records forward** from the effective date to today, by every owner's name and by the legal description: deeds, leases, assignments, probates, affidavits of heirship, releases. Pull and read every hit.
4. **Run each instrument through the tracker.** Each change is a new column, and every column still ties to one.
5. **Check the opinion's requirements.** Note which were cured, by requirement number, with the curing instrument's volume and page.
6. **Check the Railroad Commission and lease status.** New wells, completions, production gaps, new units, possible terminations.

What the operator gets

- ☐ A supplemental runsheet from the effective date forward
- ☐ The ownership tracker carried from the opinion to today
- ☐ The status of every requirement
- ☐ The new instruments, pulled, named and filed

The attorney can issue the supplemental opinion quickly because the work is already laid out.

Example names and numbers are for illustration. General education only, not legal, tax or financial advice. I am not an attorney; talk to a licensed attorney in your state about your situation.