

**SAMPLE TITLE CERTIFICATE**

**This is provided as an example of the information to be included in a title certificate**

Re: (Insert Address):

The undersigned has reviewed the Chain of Title and the Public Records through (insert date) \_\_\_\_\_, and finds that the following described property is presently owned by (insert property owner name(s) \_\_\_\_\_ pursuant to that certain Warranty Deed recorded in Official Records Book \_\_\_\_\_, Page \_\_\_\_\_, of the Public Records of Palm Beach County, Florida (copy enclosed as Exhibit A, attached hereto and made a part hereof) (the "Property"):

Parcel ID No. (insert PCN). \_\_\_\_\_

**Parcel Description (Insert Legal Description):**

As of the date of the Title Report (insert date) \_\_\_\_\_, the Property was encumbered by the following mortgage (if applicable):

**The Property is further encumbered by the following exceptions to title:**

Ad Valorem Real Property Tax and assessments for the year 20 \_\_\_\_\_ and subsequent years which are not yet due and payable;

Restrictions, covenants, conditions, easements and other matters as contained on the Plat of:

Other Easements:

Other Encumbrances: (such as but limited to Unity of Title etc.):

This Certificate of Title is prepared and provided to the City of Delray Beach, Development Services Department, for the purpose (Insert development action requested) \_\_\_\_\_ and for no other purposes whatsoever. The City of Delray Beach and the Development Services Department shall be entitled to rely upon this Certificate of Title the purpose of \_\_\_\_\_ for this Property