

**SENT VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

Date: [Insert Date]

[Recipient Name]  
[Recipient Address]  
[City, State, Zip Code]

**Re: NOTICE OF DISPUTED BOUNDARY AND CLOUD ON TITLE**

Property Address: [Your Property Address]  
Adjacent Property Address: [Neighbor's Property Address]

Dear [Recipient Name],

I am writing to you regarding the boundary line between our respective properties. Based on a recent survey and property description review, it has come to my attention that there is an encroachment or dispute involving [describe issue, e.g., the location of a fence, retaining wall, or structure].

Specifically, the following issue exists: [Insert brief description of the encroachment].

Please be advised that this dispute creates a "cloud on the title" for both properties. A cloud on the title is an encumbrance or claim that may invalidate or impair the title to real property, making it difficult to sell, refinance, or transfer the property until the matter is legally resolved.

This letter serves as formal notice of my claim to the property as defined by my deed and legal survey. I request that we meet or communicate in writing within [Insert Number, e.g., 14] days to discuss a resolution to this matter to avoid formal legal action or the filing of a Lis Pendens against the property record.

I hope we can resolve this neighborly and efficiently. Please contact me at [Your Phone Number] or [Your Email Address] to discuss how we should proceed.

Sincerely,

[Your Signature]  
[Your Printed Name]