

[Date]

[Client Name]

[Client Address]

[City, State, Zip Code]

RE: SUPPLEMENTAL TITLE OPINION

Legal Description: [Insert Full Legal Description or Reference Original Opinion]

Property Address: [Insert Physical Address]

Original Title Opinion Date: [Insert Date of Original Opinion]

Dear [Recipient Name],

We have examined the supplemental abstract of title for the period beginning [Start Date/Time] and ending [End Date/Time], as prepared by [Abstract Company Name] under Certificate Number [Number].

This Supplemental Title Opinion is intended to update our original opinion dated [Date] and should be read in conjunction with that document. Based upon our examination, we find the following:

1. TITLE VESTING

Fee simple title to the property is currently vested in: [Name of Current Owner(s)].

2. NEW EXCEPTIONS AND ENCUMBRANCES

Since the date of the original opinion, the following items have been filed of record:

- [Item 1: e.g., New Mortgage, Lien, or Assignment]
- [Item 2: e.g., Easement or Right of Way]
- [Item 3: e.g., Pending Litigation or Tax Assessments]

3. SATISFIED REQUIREMENTS

The following requirements set forth in our original opinion have been satisfied:

- [Requirement 1: e.g., Release of Mortgage recorded in Book X, Page Y]
- [Requirement 2: e.g., Payment of delinquent taxes]

4. OUTSTANDING REQUIREMENTS

The following requirements remain unsatisfied and must be addressed prior to closing:

- [Requirement 1]

- [Requirement 2]

All other exceptions and conditions noted in our original Title Opinion dated [Original Date] remain in full force and effect unless expressly modified herein.

Sincerely,

[Signature]

[Name of Attorney/Firm]

[Bar Number]