

DATE: [Insert Date]

TO: [Client Name/Lender Name]

ADDRESS: [Client Address]

RE: UPDATED TITLE OPINION

Property Description: [Insert Legal Description or Address]

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

Update Period: From [Original Date] to [Current Date/Time]

To [Client Name],

Pursuant to your request, we have conducted an updated examination of the public records of [Insert County/Parish/State] regarding the above-referenced property. This letter serves to supplement our original Title Opinion dated [Insert Original Date].

Based upon our examination of the records from the period of [Start Date] through [End Date] at [Time], we find the following changes or additions to the status of the title:

- **Conveyances:** [Insert details of any new deeds or "None"]
- **Encumbrances/Mortgages:** [Insert details of new liens, mortgages, or "None"]
- **Taxes:** [Insert status of current property taxes]
- **Judgments/Liens:** [Insert details of any new claims or "None"]

OPINION:

Subject to the exceptions noted in the original Title Opinion and the items listed above, it is our opinion that marketable title to the subject property remains vested in:

[Name of Current Owner]

This update is subject to all matters disclosed in the original Title Opinion and is limited to the period specified herein. This letter is for the sole use of the addressee and may not be relied upon by any other party.

Sincerely,

[Signature]

[Name of Attorney/Firm]

[Bar Number, if applicable]