

[Date]

[Client Name]

[Client Address]

[City, State, Zip Code]

RE: Limited Scope Title Opinion

Property Description: [Insert Legal Description or Address]

Subject Period: From [Start Date] to [End Date]

Dear [Client Name],

Pursuant to your request, I have examined the public records of [County Name], [State], specifically limited to the period and scope defined below, concerning the title to the real property described above.

1. SCOPE OF EXAMINATION

This opinion is a "Limited Scope Title Opinion." My examination was restricted solely to [e.g., the last deed of record / specific lien search / the period from date of acquisition to present]. This letter does not constitute a full abstract of title, nor does it cover matters outside the specified timeframe.

2. OWNERSHIP

Based solely upon the examination of the records cited above, fee simple title to the property appears to be vested in:

[Name of Current Owner(s)]

By virtue of [Type of Deed], dated [Date], and recorded at [Book/Page/Instrument Number].

3. ENCUMBRANCES AND EXCEPTIONS

The following liens, encumbrances, or matters of record were noted during the limited search period:

- [Mortgage/Deed of Trust info]
- [Tax Lien or Judgment info]
- [Easements or Restrictions identified]
- [Outstanding Property Taxes]

4. LIMITATIONS AND DISCLAIMERS

This opinion is subject to the following limitations:

- No examination has been made regarding zoning, environmental issues, or physical encroachments that an accurate survey would reveal.
- This opinion does not cover matters not appearing in the public land records, such as unrecorded mechanics' liens, forgery, or capacity of parties.
- This letter is for the sole use of [Client Name] and may not be relied upon by any other party or for title insurance purposes.

Sincerely,

[Signature]

[Name of Attorney/Examiner]

[Law Firm Name]