1. **Provide various Title Search Services on an on-call basis as outlined.**
	1. **Standard Ownership and Encumbrance Report:** A report that includes any claim, right, or lien upon title to real property (mortgages, easements, open debt, unpaid taxes, etc.) based on the 30-year Marketable Title Act. This report shall include a listing of deeds, wills, or other conveyances and transfers of title of real property along with encumbrances of all kinds. Any documents related to the report would be provided. Anticipated Completion within 10 days.
	2. **Fifty Year Ownership and Encumbrance Report.** A report that includes chain of title back for fifty years on real property, including a listing of all deeds, wills, or other conveyances and transfers of title of real property along with encumbrances of all kinds. Report identifying status of title, showing ownership and encumbrances, which should include any claim, right or lien upon title to real property, mortgages, easements, open debt, unpaid taxes, etc. These reports are for historical environmental ownership information. Any documents related to the report would be provided. Anticipated Completion within 30 days.
	3. **Root of Title Ownership and Encumbrance Report.** A report that includes chain of title back to the beginning of Public Records on a specific piece of real property, including a listing of all deeds, wills, or other conveyances and transfers of title of real property, along with encumbrances of all kinds. These reports are for historical railroad real estate and may require title work as far back as the 1800’s. Any documents related to the report would be provided. Anticipated Completion within 40 days.
	4. **General research related to other real property items.** From time to time, County departments will request additional research on an as-needed basis related to title, ownership, encumbrances, easements, or other related real property items. Anticipated Completion within 10 to 20 days depending on the complexity.
2. **Request for a title search to be completed/delivery.**
	1. A County department requests a quote for cost and timeframe to perform the title search(s) listed in Section 1 above. Contractor shall submit a quote to the requesting department. County will notify Contractor should the quote be accepted.
	2. Lake County reserves the right to negotiate all elements of proposals received and may request additional technical information as necessary to complete the evaluation.
	3. The first update requested within six months of the report, is free of charge.

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