

## TITLE TIP 3

### Real Estate Dictionary (Part 1)

#### Abstract of Title:

- A condensed history or summary of all transactions affecting a particular tract of land.

#### Adverse Possession:

- A claim made against the land of another by virtue of open and notorious possession of said land by the claimant.

#### ALTA:

- American Land Title Association, a national association of title insurance companies, abstractors and attorneys specializing in real property law. Its headquarters are in Washington, D.C.

#### Chain of Title:

- A term applied to the past series of transactions and documents affecting the title to a particular parcel of land.

#### Cloud on Title:

- An irregularity, possible claim, or encumbrance which, if valid, would affect or impair the title.

#### Easement:

- An interest in land owned by another that entitles its holder to a specific limited use, such as laying a sewer, putting up electric power lines or crossing the property. Also see "Right of Way."

#### Egress:

- The right to leave a tract of land.

#### Encroachment:

- A trespass or intrusion onto another's property, usually by a structure, wall or fence.