

TITLE TIP 4

Real Estate Dictionary (Part 2)

Encumber:

- To burden a parcel of land with a lien or charge.

Escrow:

- A procedure whereby a disinterested third party handles legal documents and funds on behalf of a seller and buyer and delivers them upon performance by the parties.

Executor:

- A person appointed by the probate court to carry out the terms of a will. The term is “executrix” if that person is a woman. Also see “Personal Representative.”

Fee Simple Estate:

- The greatest possible estate in land where the title is held completely and without any limitations or conditions. Sometimes designated simply as “Fee.”

Grantee:

- A person who acquires an interest in land by deed, grant or other written instrument.

Grantor:

- A person, who, by a written instrument, transfers to another an interest in land.

Heir:

- One who might inherit or succeed to an interest in land of an individual who dies without leaving a will (intestate).

Indemnify:

- To make payment for a loss or to hold another harmless from loss.

Ingress:

- The right to enter a tract of land.