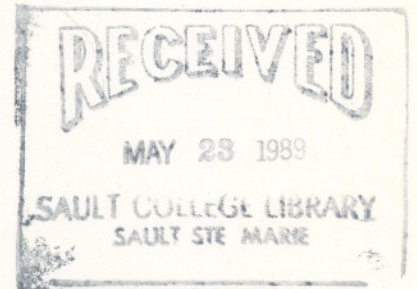


✓ Sault College
of Applied Arts and Technology
sault ste. marie

Course Outline

TITLE SEARCHING

BUS 212-4



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revised _____ 1971

Purpose:

To familiarize the student with the mechanics of searching title under the registry and land title systems; and more particularly to familiarize the student with the kinds of land divisions and descriptions in the province, the relevant legislation, and the information contained and available in a land titles and registry office, in order that the student be capable of completing systematically and accurately a reasonably complex search.

TITLE SEARCHING

BUS 212-4

Topic No.	Periods	Topic Information
1	1	What is a search for? A discussion on the purposes of title searching.
2	3	A study of the land divisions and where relevant their historical development, and the means of land descriptions and measurements including an introduction to and the use of astronomical bearings and the manner of drawing or sketching description in accordance with the Regulations of the Registry Act.
3	1	Practice on interpreting and converting survey measurement charts.
4	2	A study of the sections of the Registry Act that define the word instrument and declare what instruments may be registered and the requirements in such cases.
5	2	Familiarization with the information contained and available in a registry office such as the registry books, documents and records.
6	5	A study of the relevant sections of legislation in the following: The Certification of Titles Act, The Boundaries Act, The Municipal Act, The Planning Act, The Surveys Act, The Mortmain Act, The Land Transfer Tax Act, General Register Act, The Partnership Registrations Act, The Custody of Documents Act, The Investigation of Titles Act, The Limitations Act, The Successions Duty Act, The Devolution of Estates Act, The Conveyancing and Law of Property Act, and others.
7		The step by step process in a search beginning with the essential information necessary before going to the registry office, continuing with the procedure at the registry office including the preparation of a solicitor abstract, and concluding with the preparation of a letter of requisition or a reply thereto.

Topic No.	Periods	Topic Information
		Practice searches.
8	2	The Land Titles System and its historical development as well as the mechanics of searching under that system.
9	4	As part of the course, students may be expected to attend at the Registry Office and complete at least one actual search.