# Title Chat

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## Why Title Insurance? – continued

### Title Insurance Saves Owner from Power Company Fees

In my continuing quest to describe reasons for purchasers and lenders to purchase title insurance, I came across an article posted on the American Land Title Association website dated July 18, 2003, which describes insureds discovering that there existed underground power lines running through their property in the location where they intended to build a swimming pool. When they contacted their title insurer, they found that the insurance company was willing to and did pay for the cost of relocating the power lines.

The article does not tell us whether the power company had an easement to maintain the power lines in the location they were found (whether recorded or unrecorded).

We can only observe that the title insurance policy contained no exception for an easement of this nature and therefore the title insurance company had liability to its insured which, as the article points out, the title insurance company promptly undertook responsibility for.

The article goes on to discuss the three different types of easements that exist and how they affect title to land.

You may view this article in its entirety by going to www.alta.org and go to the section entitled "ALTA Industry News Briefs."

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North American Title Insurance Corporation 790 N.W. 107 Avenue, Suite 117, Miami, Florida 33172
305-559-5656 FAX 305-229-6540