

Abstract and Title Opinion: Preventing Loss and Protecting Consumers

In Iowa, Abstracts of Title establish the history of land ownership – also known as the Chain of Title. The Abstract discloses every matter of record, each being a link in the Chain of Title. Abstract services are used when refinancing, selling, buying or parceling out land. Attorneys at Law examine the Abstract and provide a written opinion of the consumer's rights.

ILTA Title Plant Certification Program

A Title Plant is an “in-house”, complete set of land records to establish the Chain of Title for a specific property. Title Plants are developed and assembled by Abstracters to view all land records of specific real estate. The ILTA Title Plant Certification Program was created to enhance the integrity of the title plant system in Iowa. ILTA members that maintain a Title Plant and enroll in the volunteer program are required to have their title plants inspected every seven years to maintain their certified plant status.



The Iowa Land Title Association (ILTA) was founded in 1903 to assist its members to develop and maintain the highest standards of products and services to the public through its education and advocacy programs.

The Iowa Land Title Association is the recognized voice of the real estate title industry in the state of Iowa, and sets the standards of professional excellence and technical competence for the lasting benefit of the public and the industry.

ILTA Membership Opportunities and Contact Information

Active Membership is available to any Iowa resident, Iowa firm or Iowa domestic corporation that primarily engages in the business of abstracting, or title research services.

Associate Membership is limited to those not qualified for Active membership and is available to any person, firm, corporation or other business entity engaged in providing services related to the land title industry.

Membership applications available on the Join Us Page, www.iowalandtitle.org



ILTA CERTIFIED LAND TITLE PROFESSIONAL



- **PROFESSIONAL DEVELOPMENT COURSES**
- **ABSTRACTS OF TITLE**
- **TITLE PLANTS**
- **ASSOCIATION INFORMATION**

ILTA Professional Development Courses, Syllabus & Faculty

The Iowa Land Title Association (ILTA) Certified Land Title Professional (CLTP) designation may be earned as part of the ILTA Professional Development Courses for title industry professionals and are offered to ILTA members and non-members.

The four courses of study are considered graduate level courses and are designed for persons with a minimum of 3 years of experience in a related field.

The courses and exams are provided at the University of Northern Iowa campus in Cedar Falls, Iowa. Exams are required only for persons pursuing the ILTA Certified Land Title Professional designation.

Each course is approved for 7 hours of continuing education credits by the Iowa Real Estate Commission, and 6 hours of CLE by the Iowa Supreme Court Commission on Continuing Legal Education.

ILTA CLTP information and courses registration is available on the ILTA website at www.iowalandtitle.org Events Page.

Membership in the ILTA is required to obtain and maintain the designation of ILTA Certified Land Title Professional.

COURSE ONE Chain of Title Voluntary

Alienation: Bundle of Rights Concept; Title Systems in the US; Classifying Interests in Real Estate; Easements; Fixtures/Personal Property/Liens; Restrictions on Property; Chain of Title; Marketable Title Act; Root of Title; Curative Statutes; Statutes of Limitation; Iowa's Recording Act: Historical Background; Recording Formalities; Associated Requirements; Notice. Types of Transfers; Deeds and Contracts; Agreements; Common Issues Involving Deeds and Contracts; Joint Tenancy and Tenancy in Common.
(Johnson, Nordstrom, Trent)

COURSE TWO Chain of Title Involuntary

Alienation: Liens and Encumbrances; Judgments and Creditor's Rights; Lis Pendens; Quiet Title Actions; Foreclosure; Intestacy; Probate; Trusts; Conservatorship and Guardianships; Taxes; Tax Sales and Proceedings; Special Taxes and Assessments.
(Johnson, Nordstrom, Nervig (not pictured))

COURSE THREE Legal Descriptions:

Governmental Surveys: History; Baselines; Principal Meridians; Township Lines; Range Lines; Correction Lines; Sections; Aliquot Parts; Land Measurements; Corners Markers & Monuments. Types & Parts of Legal Descriptions: Aliquot Parts; Metes and Bounds; Quantitative; Geographic; Platted. Plotting Legal Descriptions: Measuring Distances; Measuring Angles and Bearing Lines; Drawing Metes and Bounds Descriptions. Curves in Legal Descriptions; Water Boundaries; Encroachments; Condominiums.
(Johnson, Nordstrom, Goulson)

COURSE FOUR Legal Entities and Special

Circumstances: Corporations; Partnerships; Sole Proprietorships; LLC's and LLP's; Schools; Swamplands; Road Districts; Drainage Districts; Churches; Board of Supervisors and Government Owned Property; Powers of Attorney; Dissolutions; Change of Title; Basic Overview of Streets, Roads and Highways; Fraudulent Conveyances; Bankruptcy.
(Johnson, Nordstrom, Skram & Ahrenholz)

Contact the ILTA office at 800.778.3789 or ILTA@austin.rr.com for more information or visit the ILTA website at www.iowalandtitle.org.



Eric Johnson is a shareholder with the law firm of Beecher, Field, Walker, Morris, Hoffman & Johnson, P.C., in Waterloo, with primary areas of practice in Real Estate, Business, Estate Planning and Probate.

Andrew Nordstrom is VP and In-House Counsel at Black Hawk County Abstract & Title in Waterloo; Past President of the Iowa Land Title Association 2017-2018, and ILTA Certified Land Title Professional.



Brooke Trent, Trent Law Firm, PLLC in Cedar Falls, with primary areas of practice in Business Law, Real Estate, Estate Planning and Probate, Guardianship and Conservatorships, Creditors' Rights and General Litigation.

Ben Goulson, ILTA CLTP is Co-Owner and Abstracter at Winneshiek Title & Abstract Co. Goulson has a B.A. in Psychology from the University of Iowa and serves on the ILTA Education Committee & ILTA CLTP Task Force.



Stephen Skram is In-House Counsel at Benton County Title Co. in Vinton, where he abstracts and conducts real estate closings. He is an ILTA CLTP and ILTA Interim Curriculum Developer.

Kevin Ahrenholz is a shareholder with the law firm of Beecher, Field, Walker, Morris, Hoffman & Johnson, P.C., in Waterloo, specializing in Litigation and Bankruptcy.

