



Title Searches. Nationwide.

NATIONWIDE TITLE SEARCH AND PROPERTY RESEARCH

REAL TITLE SERVICES

Capability Statement

Our Mission: Real Title Services exists to make nationwide title and property research simple — one trusted partner that professionals in any industry can rely on to keep their projects, transactions, and deals moving forward.

Real Title Services provides nationwide boots-on-the-ground title searches—including residential, commercial, back-to-patent, energy (solar and wind farm searches, geothermal searches, and other renewable and large-scale energy projects), oil and gas, cell tower, easement, and mineral-rights and subsurface searches—as well as document retrieval and other ancillary services, like Tax Reports and Municipal Lien Searches.

Established in 2013, Real Title Services supports title companies, law firms, lenders, investors, developers, energy companies, infrastructure teams, and other organizations requiring accurate, clearly organized public-record research. We cover all 3,000+ U.S. counties through an extensive network of experienced county-level abstractors and researchers.

With \$5 million in errors and omissions insurance, Real Title Services can become your single point of contact nationwide title search resource for all your residential and commercial title search needs.

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Capabilities at a Glance

NATIONWIDE TITLE SEARCH AND PROPERTY RESEARCH



Nationwide residential and commercial title searches and document retrieval



Commercial, residential, and multi-property portfolio research



Back-to-patent and extended chain-of-title research



Easement and right-of-way research with large-scale right-of-way projects nationwide



Mineral rights, subsurface, oil and gas, and energy and energy corridor-related research



Solar, wind, geothermal, pipeline, and utility project support



Cell tower searches and telecom lease research



UCC searches (Uniform Commercial Code), judgment and lien searches, and tax lien searches



Current ownership and vesting deed research



Survey, plat, and recorded map research



Tax reports and municipal lien searches



Environmental lien and activity-and-use-limitation research



Court record and recorded-document retrieval



Custom project scopes, high-volume programs, and multi-state assignments

Recent Key Projects

Some projects have relevance across more than one category. Each example is organized below according to its strongest primary application.

In addition to these large projects, **title agents** and **title companies** of all sizes rely on us daily for residential searches — whether it's a single order, overflow support, or coverage in hard-to-cover counties.

A. Residential/Investor Portfolio

1. Nationwide Institutional Investor Portfolio

More than 100 title reports supporting an institutional real estate acquisition strategy across multiple states and counties.

2. High-Volume National Reporting Engagement

An ongoing national program producing approximately 100 investor-focused title reports per month.

Additional related services: current ownership and vesting deed research, portfolio-level reporting, and title research supporting institutional real estate acquisition strategies across multiple states and counties.

B. Right-of-Way and Infrastructure

3. Texas Right-of-Way Research

Recurring title and right-of-way research supporting land acquisition for a major infrastructure development program in Texas.

4. Large-Scale Easement Research Program

Easement research supporting infrastructure and financing review across an extensive property portfolio involving thousands of easement records.

5. South Carolina Utility Project

Title research involving 143 parcels for a utility-related project, including extended chain-of-title review across multiple properties.

Additional related services: easement research, right-of-way research, multi-jurisdictional title updates, and other title services supporting infrastructure development, financing, and land acquisition projects.

C. Energy and Environmental

6. Ventura County Back-to-Patent Project

Extended title research back to the original government patent for a multi-parcel energy infrastructure project in Ventura County, California. The assignment supported land analysis where historical ownership and property rights required review beyond a standard title search.

7. Colorado Utility-Scale Solar Project

Mineral-report research supporting utility-scale solar development and the evaluation of potential property-rights issues affecting project land.

8. Urgent 77-Site Due-Diligence Project

Expedited research covering 77 sites, including property taxes, water and sewer balances, municipal information, and related property-level due diligence.

Additional related services: oil and gas lease research, mineral-report research, environmental lien research, notices of activity and use limitations, federal and state tax lien research, municipal and special-assessment research, court-record retrieval, and other recorded-property research supporting renewable energy, oil and gas, and environmentally or federally regulated projects.

D. Mineral Rights and Subsurface Searches

9. Multi-County Illinois Mineral-Rights Project

Mineral-rights searches across multiple Illinois counties supporting a large-scale energy and land-use evaluation.

Additional related services: mineral ownership research, mineral reservation research, subsurface-rights research, producing-well research, oil and gas lease research, and review of pooling, unitization, spacing, pipeline, and related recorded agreements.

E. Commercial

10. Multi-State Property Update Project

Coordinated title updates covering 70 properties across numerous states, counties, recording systems, and local research jurisdictions.

11. Large Vesting-Deed Project

Current vesting-deed research covering hundreds of parcels for a large-scale ownership-verification and property-research program.

12. Multi-State Commercial Research Project

Title research across several states supporting substantial commercial and investment activity involving properties in multiple jurisdictions.

13. Walmart Depot Due-Diligence Support

Nationwide due-diligence support for Walmart depot projects, including commercial title searches and title-commitment-related support.

14. New York Commercial Search Program

Recurring commercial title search work involving transactions that require New York-specific county and ground-research coverage.

Additional related services: commercial title searches, portfolio-level reporting, and title-commitment support for manufacturing, distribution, technology, and other commercial and residential real estate projects nationwide.

These projects demonstrate our ability to support property acquisition, facility development, portfolio review, financing, site evaluation, and continuing real estate operations across geographically dispersed locations.

Full Product List Available

We also handle a wide range of specialty searches on request — including HOA/CC&R, bankruptcy, Patriot Act/SDN (Specially Designated Nationals — a U.S. Treasury sanctions screening check), Charles Jones & Tideland, and attorney certifications of title. A full list of every product we offer is available upon request.

Company Information

NATIONWIDE TITLE SEARCH AND PROPERTY RESEARCH

Company Information

Real Title Services is registered in the System for Award Management and with Dun & Bradstreet. See numbers below.

Legal Name Real Title Services LLC

Address 208 Boulevard, Suite D
Hasbrouck Heights, NJ
07604

**Employer Identification
Number (EIN)** 99-4322139

NAICS Code 541191, Title Abstract and
Settlement Offices

DUNS Number 08-088-6862

**SAM Unique Entity
Identifier** M35SW25B29J9

CAGE Code 11KT0

Professional Insurance

Real Title Services maintains \$5 million in errors and omissions insurance, and a current Certificate of Insurance can be provided upon request. Additionally, a Certificate of Insurance listing your company as an additional insured covered by the policy can also be provided.

Primary Contact

Angela M. Sharp, President

Phone: 323-746-8096

Email: asharp@RealTitleServicesInc.com

Website: www.RealTitleServices.com

Orders and Quote Requests

Real Title Services makes quote requests and project coordination simple.

Please contact Angela M. Sharp, President, or schedule a meeting to discuss your project scope, pricing, and next steps at the link below:

<https://calendly.com/rtsangela> →

Affiliations & Registrations



American Land Title Association (ALTA)
— Member



National Association of Land Title Examiners and Abstractors (NALTEA) — Member



National Association of Minority Mortgage Bankers of America (NAMMBA) — Member



System for Award Management (SAM)
— Registered



Dun & Bradstreet — Registered



Qualia — Connected Vendor

Client References

NATIONWIDE TITLE SEARCH AND PROPERTY RESEARCH

Compeer

Taylor Ziemke | Direct: 507-386-5472 | Email:
taylor.ziemke@compeer.com

Leading agricultural lending and financial cooperative serving rural and agribusiness clients across multiple states.

CSC Global

Christie Santorelli | Direct: 217-492-2700, extension
63706 | Email: christie.santorelli@cscglobal.com

Corporate compliance, business formation, and registered-agent services for law firms and enterprises nationwide.

Cogency Global

Tia Baugher | Direct: 217-280-8776 | Office:
888-883-6300, extension 6023 | Email:
tbaugher@cogencyglobal.com

Business licensing, corporate filing, and compliance support for law firms and corporate clients throughout the United States.

Main Street Title and Insurance

Ed Tignor | Direct: 615-777-0808 | Email:
ed@mstandi.com

Regional title and settlement organization that partners with Real Title Services on detailed search projects and document-retrieval assignments.

AL Technology Services

Surya Prakasha M | Direct: 998-695-3477 | Email:
surya.pm@altechnologyservices.com

Technology-driven support and process-management services for large-scale projects requiring accurate data and efficient workflows.

The McKillip Law Firm

Jenni Little, Maran Little, and Conor Little | Office:
706-546-6279 | Emails: jlittle@dougmckillip.com,
maran@dougmckillip.com, conor@dougmckillip.com

Law firm specializing in complex real estate and property law matters, collaborating with Real Title Services on search projects and legal research initiatives.

Full Searches - Years Searched

NATIONWIDE TITLE SEARCH AND PROPERTY RESEARCH

State	Search Requirement
Alabama	30 Years
Alaska	To The Patent
Arizona	40 Years
Arkansas	45 Years
California	40 Years
Colorado	40 Years
Connecticut	40 Years
Delaware	60 Years
District of Columbia	60 Years
Florida	30 Years
Georgia	50 Years
Hawaii	40 Years
Idaho	To The Patent
Illinois	40 Years
Indiana	50 Years
Iowa	40 Years
Kansas	25 Years
Kentucky	40 Years
Louisiana	35 Years
Maine	40 Years
Maryland	60 Years
Massachusetts	50 Years
Michigan	40 Years
Minnesota	40 Years
Mississippi	32 Years
Missouri	45 Years

State	Search Requirement
Montana	To The Patent
Nebraska	22 Years
Nevada	40 Years
New Hampshire	35 Years
New Jersey	60 Years
New Mexico	20 Years
New York	60 Years
North Carolina	30 Years
North Dakota	20 Years
Ohio	42 Years
Oklahoma	To The Patent
Oregon	To The Patent
Pennsylvania	60 Years
Rhode Island	50 Years
South Carolina	60 Years
South Dakota	23 Years
Tennessee	30 Years
Texas	To The Patent
Utah	40 Years
Vermont	40 Years
Virginia	60 Years
Washington	40 Years
West Virginia	60 Years
Wisconsin	30 Years
Wyoming	40 Years

Full Searches - Years Searched

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Important Notes

Disclaimer

Real Title Services is not a law firm and does not provide legal advice. The information provided herein reflects common industry practices for Full Title Searches, and is a representation of the amount of years included in our fees when you order our Full Search product, but should not be relied upon as a definitive legal interpretation. Requirements may vary by jurisdiction, and applicable statutes or regulations may impose different standards. For precise legal definitions or statutory requirements concerning title searches in any specific state, please consult the relevant state laws or a licensed attorney.

To The Patent

"To The Patent" means common practice is a full and complete search back to the original patent, unless there is a prior policy abstract to rely on or the property is in a platted subdivision—in which case you go back to the date of platting of the subdivision.

Developer's Deed

All Full Searches can stop at the developer's deed unless specifically requested otherwise by the client (this will necessitate a quote).

Case Study: Main Street Title

NATIONWIDE TITLE SEARCH AND
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BUILDING A TRUST-BASED, RESPONSIVE PARTNERSHIP FOR RESIDENTIAL AND COMMERCIAL SEARCHES

CLIENT	LOCATION	INDUSTRY	INTERVIEWEE
Main Street Title	Nashville, Tennessee	Title Agent	The owner

Overview

Main Street Title is a Tennessee-based title agency handling residential and commercial real estate transactions. The company needed fast, reliable, and customized title search support to keep closings on track and clients satisfied.

RTS Results at a Glance

- Timely, accurate searches in a custom format
- Escalations resolved quickly and personally
- Seamless integration with internal systems
- A trust-based relationship with real people

The Problem

Previous title search vendors had created a breakdown in trust through inconsistent results and failure to honor Main Street Title's required delivery format. Those issues were disrupting internal processes and affecting the customer experience.

The Full RTS Impact

Improved Reliability: Timely, accurate searches formatted to match the client's needs.

Stronger Communication: Escalations handled promptly and personally.

Operational Efficiency: Results aligned with Main Street Title's internal data system requirements.

Human-Centered Support: "I feel like I have a partner in RTS. I like working with the people there. Angela is always quick and on the ball if I ever have any snags. Management at RTS is responsive."

How RTS Stepped In

Real Title Services worked closely with Main Street Title to tailor the delivery of search results to its automated processes and internal workflows. Over two years, RTS earned trust through consistency, adaptability, communication, and personal attention when issues arose.

Final Thoughts

The owner noted that rising costs affect the entire industry, but emphasized the value of experienced searchers: "You have to pay a little more for quality searchers who know what they are doing." For Main Street Title, the investment is worthwhile because of the return in trust, speed, and professionalism.

"Trust is built over time, and Real Title Services has earned my trust over the last 2 years. They were receptive to the format I needed for search information, which helped with my company's automation."