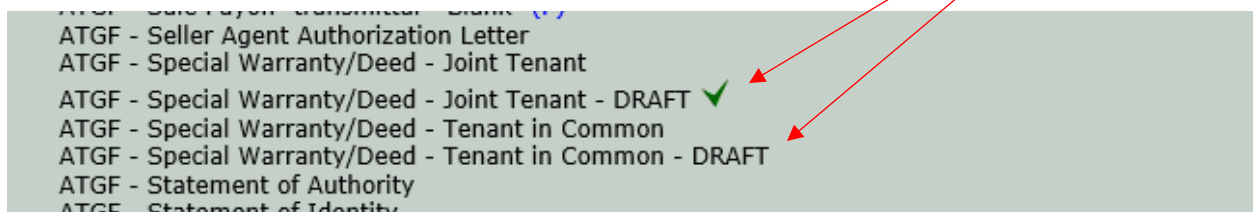


Changes to the Contract to Buy and Sell Real Estate go into effect on **January 1, 2019**. Several changes have been made, most notably, Section 13 "Transfer of Title" which will now provide direction for preparing the deed.

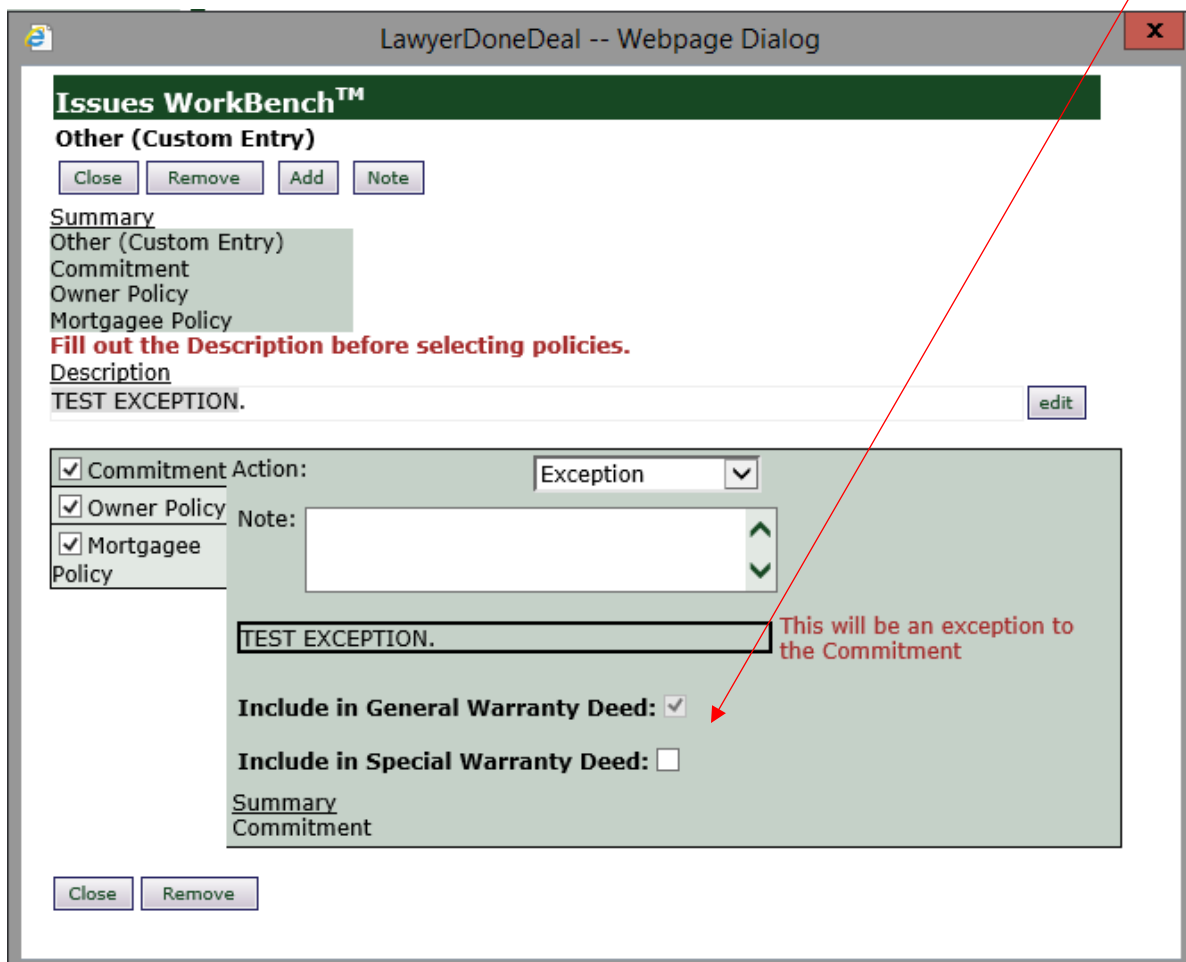
- If Special Warranty Deed is selected, it will be necessary to identify the exceptions to title arising by, through, or under the seller and reference them in an exhibit attached to the Special Warranty Deed
- If General Warranty Deed is selected, it will be necessary to refer to all recorded documents shown as exceptions to title in an exhibit attached to the General Warranty Deed

## Changes to EPIC

We recommend you obtain an acknowledgment signed by all parties that they have reviewed and approved the conveyance deed prior to closing. We've created a Draft Deed Acknowledgment and added it to the DOCS tab in EPIC.



When creating exceptions you will now see check boxes allowing you to select which exceptions will show on the Exhibit of Exceptions attached to the Deed. All exceptions will default to General Warranty Deed. If Special Warranty Deed is selected on the Contract, you need to identify and select the appropriate exceptions to show on the exhibit.



A screenshot of the 'Issues WorkBench™' interface in a 'LawyerDoneDeal -- Webpage Dialog' window. The interface shows a form for creating an exception. The 'Description' field contains 'TEST EXCEPTION.'. Below this, there are checkboxes for 'Commitment Action', 'Owner Policy', and 'Mortgagee Policy', all of which are checked. The 'Commitment Action' dropdown is set to 'Exception'. A note field contains 'TEST EXCEPTION.'. Below the note field, there are two checkboxes: 'Include in General Warranty Deed:' (checked) and 'Include in Special Warranty Deed:' (unchecked). A red arrow points to the 'Include in General Warranty Deed:' checkbox with the text 'This will be an exception to the Commitment'. The interface also includes 'Close' and 'Remove' buttons at the bottom.

Questions? Contact us at 303-292-3055 or [title@atgf.net](mailto:title@atgf.net)