

DOCUMENTATION REQUIRED FOR NON-INDIVIDUAL OWNERSHIP

It is becoming more common for principals to real property to hold title or want to hold title in a non-individual ownership form. The following list shows non-individual ownership forms and the required documentation needed for escrow to put title into or take title out of each form.

Trust - Trustors/Settlors are all still alive.	Certification of Trustee Under Trust
Trust - one or more of the Trustors/Settlors has died.	Recorded Affidavit Death of Trustee, the entire trust, and any amendments to the trust. If no Affidavit has been recorded, then escrow will need a copy of the Death Certificate.
Trust - one or more of the Trustors/Settlors is incapacitated	Letter from Trustors/Settlors medical doctor or notarized Resignation of Trustees.
Limited Liability Company (LLC)	Operating Agreement and any amendments to the agreement, certified copy of the Articles of Organization (LLC-1), and certified copy of current LLC-12 showing the Managing Members authorized to sign documents on behalf of the LLC. Will also need any Certificate of Amendment (LLC-2), any Restatement of Articles of Organization (LLC-10), and any Certificate of Correction (LLC-11).
General Partnership	Copy of current GP-1 certifying the General Partner(s) authorized to sign on behalf of the General Partnership or a Statement of General Partnership must be on file at the County that the property is located.
Limited Partnership	Copy of current LP-1 certifying the General Partner(s) authorized to sign documents on behalf of the Limited Partnership.

