

I need a title company that will provide a Title Commitment that is clear and unambiguous. I need a title company to examine everything in the chain of title and to take a clear and accountable position on their findings, so that everyone concerned can rely upon it. I need a title company that will provide answers to fundamental questions such as:

- (a) Who is the Seller?
- (b) Does the property have a clear Title?
- (c) If not, why not?
- (d) If not, what must be done to correct it?

Tony

On May 20, 2005, at 7:36 AM, Edwin W. Lynch, Jr. wrote:

Tony –

If you have questions about the Title Company's commitment, please call Steve Blizzard at the phone numbers below. He is the attorney who reviewed title.

They are reluctant to spend a lot of time drafting memos about one title policy. Basically, they receive fee of about \$900.00 for this policy. That is not much for the circumstances.

His opinion is that you are the title owner of the property and that you have power to convey.

Bill

Bill Lynch  
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**From:** Steve Blizzard [mailto:SBLIZZAR@stewart.com]  
**Sent:** Friday, May 20, 2005 10:25 AM  
**To:** elynchjr@I95BusinessParks.com

**Subject:**O'Connell trust

Bill: Please have Mr. Anthony O'Connell call me to discuss any issues. The prime reason I will not respond in writing in such cases is that our title commitment is the basis for insuring a deal, not what anyone says even in writing, or thought we/ I said. Thanks!

Steve B.

**Steven J. Blizzard, Esq.**  
**Stewart Title Guaranty Company**  
**10505 Judicial Drive, #100**  
**Fairfax, VA 22030**  
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