

# Title Insurance

## ATTORNEYS

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Title insurance is an integral part of every real estate transaction of any consequence. Over the course of more than five decades, the real estate practice of Bean, Kinney & Korman has dealt with innumerable matters affecting title to real property and associated title insurance considerations.

Since 1991, our firm has developed a reputation as a premier legal services provider to the title insurance industry, representing insurers and their insureds in a wide range of matters, including:

- Litigation defense of owners and lenders;
- Analyzing and advising on policy coverage issues;
- Litigation defense of coverage claims;
- Litigation defense of claims against approved agents; and
- Subrogation claims and collection.

## Title Insurance and Title Disputes Experience

Our experience includes claims arising out of abstracting errors, settlement errors, frauds, forgeries, missing interests, hydroelectric power rights, riparian rights, governmental rights, railroad rights of way, federal tax liens, bankruptcy trustee actions and statutory tenant rights. We have particular strengths in tackling unusual and challenging title problems for which there is no textbook answer.

## Prominence in the Title Industry

We are well known for our attorneys' participation in industry events and programs and for our contributions to the educational development of industry professionals. We regularly publish articles and present seminars on title insurance. Our attorneys have

established themselves through leadership positions within professional organizations concerned with title industry matters, including serving on the Title Insurance Litigation Committee of the American Bar Association Tort Trial and Insurance Practice Section.

## **PUBLISHED ARTICLES**

Closing Protection Letter Claims

*ABA Title Insurance Litigation Committee Newsletter*, June 28, 2015

When's it OK to Re-record a Deed?

*VLTA Examiner*, April 7, 2014

Misplaced Trust

*VLTA Examiner*, July 1, 2013

Abstract Problems and Concrete Solutions

*VLTA Examiner*, April 1, 2013

Court Rules CPL Doesn't Insure Title

*Title Insurance Law Newsletter*, February 1, 2013

Curing Title Defects During Foreclosure

*The Fee Simple*, April 1, 2012

Wrestling with the Trustee's Strong Arm: Defending Avoidance Actions Under Section 544 of the Bankruptcy Code

*Title Insurance Litigation Committee News*, December 18, 2011

Title Insurer Not Liable for Approved Attorney's

Misrepresentation, but Policy's "Unsuccessful Cure" Provision Did Not Apply

*The Title Insurance Law Newsletter*, December 18, 2011

The Drafting of Property Settlement Agreements: DeMayo v. DeMayo – A Cautionary Tale

*The Fee Simple*, May 1, 2011

Title Insurer's Duty to Defend Addressed in Several Court Cases

*Title News, American Land Title Association*, March 18, 2011

How to Defend Avoidance Actions in Bankruptcy Litigation  
*The Practical Real Estate Lawyer*, January 18, 2011

Top 10 Claims for 2009  
*Virginia Land Title Association Examiner*, Volume 16, Number 1,  
December 1, 2010

Tips for Maximizing Alternative Dispute Resolution  
*Virginia Lawyers Weekly*, Page 8, September 5, 2010

Mortgage Purchaser Can't Hold Title Insurer Liable for  
Fraudulent Conspiracy Between Originating Lender and  
Settlement Agent  
*Title Insurance Law Newsletter*, February 18, 2010

New RESPA Rules Impact Loan Quotes and the Settlement  
Statement  
*VLTA Examiner*, Volume 15, Number 2, July 1, 2009

Recouping Losses Due to Settlement Agent Wrongdoing  
*Litigation Commentary & Review*, June 1, 2009

Court Dismisses Foreclosure Rescue Suit Against Title Insurers  
*The Title Insurance Law Newsletter of the Land Title Industry  
Litigation News & Comment*, December 18, 2008

The Effect of Electronic Filing of Cover Sheets in Virginia  
*The Fee Simple*, November 1, 2007

Should You Trust a Trustee?  
*VLTA (Virginia Land Title Association) Examiner*, July 18, 2004

Court Rules Title Insurer Must Defend Trespass Suit  
*E-Dirt, The Latest Information in Real Estate Law*, Issue 2004.1,  
April 19, 2004

Know Your Entity: How to Reduce Risks When Insuring Titles  
Granted by Corporations, Other Legal Entities, Trustees and  
Churches (Part Two)  
*VTLA Examiner*, Volume 7, Number 1, June 1, 2001

The Law of Closing Protection Letters  
*Tort and Insurance Law Journal*, Volume 36, Number 3, April  
18, 2001

How Bankruptcy Affects Real Estate Titles and Bankruptcy Risks Covered by Title Insurance  
*Title Insurance Litigation Committee Spring Meeting, March 18, 2001*

Know Your Entity: How to Reduce Risks When Insuring Titles Granted by Corporations, Other Legal Entities, Trustees and Churches (Part One)  
*VTLA Examiner, Volume 6, Number 2, June 18, 2000*

More Than They Bargained For: Are Title Insurance Companies Liable in Tort for Undisclosed Title Defects?  
*45 Cath. U.L. Rev. 71, June 7, 1995*

## **NEWS**

Raighne Delaney was quoted in “Many bars, business groups back appeal of right proposal”  
*Virginia Lawyers Weekly, Monday September 7, 2020*

Malcolm W. Thomas Joins Bean, Kinney & Korman  
Tuesday February 25, 2020

Attorney James Bruce Davis’ Article Cited in Recent Maryland Court of Special Appeals Opinion  
Friday March 9, 2012

Trump Attorneys Fight for Albemarle House rights  
Wednesday November 9, 2011

## **SEMINARS & EVENTS**

Raighne Delaney presents at the Virginia Land Title Association Convention.  
Williamsburg, Virginia, Saturday, June 9, 2012

“Curing Title Defects”  
Thursday, February 2, 2012