

DO NOT REMOVE

# Monthly Bulletin

of the

## American Association of Title Men

Vol. 1

AUGUST, 1922

No. 9



*A View of the Beach, Cedar Point on Lake Erie.*

### Sixteenth Annual Convention

## American Association of Title Men

*CEDAR POINT, SANDUSKY, OHIO*

August 29-30-31, Tuesday, Wednesday, Thursday

*Every Title Man Should Attend*

FOR HOTEL RESERVATIONS WRITE OR WIRE G. A. BOECKLING CO.,  
CEDAR POINT, SANDUSKY, OHIO.

## MONTHLY BULLETIN of the American Association of Title Men

Published monthly by Kable Brothers Company  
as the official organ of the American  
Association of Title Men.

Publication Office.....Mount Morris, Ill.  
EDITOR.  
Richard B. Hall.....Hutchinson, Kan.  
Hall Abstract Co.

Entered as second-class matter December 27,  
1921, at the post office at Mount Morris, Illinois,  
under the Act of March 3, 1879.

### OFFICERS.

Will H. Pryor, President.....Duluth, Minn.  
Pryor Abstract Company.  
Mark B. Brewer, Vice President.....  
Oklahoma City, O. la.  
Godfrey-Brewer Investment Company.  
George E. Wedthoff, Treasurer.....Bay City, Mich.  
Northern Title & Trust Company.  
Frank P. Doherty, Executive Secretary.....  
Los Angeles, Calif.  
602 Merchants National Bank Bldg.

### Title Examiners' Section.

Henry J. Fehrman, President.....Omaha, Nebr.  
Peters Trust Company.  
Howard Dykman, Secretary.....St. Paul, Minn.  
Capital Trust and Savings Bank.

### Title Insurance Section.

Frederick P. Condit, President.....New York City  
Title Guarantee and Trust Co.  
Allen C. Stelle, Secretary.....Los Angeles, Calif.  
Title Insurance and Trust Co.

### Executive Committee.

Will H. Pryor, Ex-Officio.  
Mark B. Brewer, Chairman.  
Worrall Wilson.....Seattle, Wash.  
Washington Title Insurance Co.  
George E. Whitcomb.....Northwood, Iowa  
George H. Whitcomb & Son.  
W. K. Jones.....Cheyenne, Wyo.  
Pioneer Title & Loan Company, Inc.  
T. M. Scott.....Paris, Texas  
Scott Title Company.  
J. P. Crump.....Kansas City, Mo.  
Kansas City Title & Trust Co.  
Glenn A. Schaefer.....Riverside, Calif.  
Title Insurance Company of Riverside.  
Frederick P. Condit.....New York City  
Title Guarantee and Trust Co.  
Henry J. Fehrman.....Omaha, Nebr.  
Peters Trust Company.

AUGUST, 1922

### CALIFORNIA COMPANY CONTINUES TO EXPAND.

A Riverside, California, newspaper contained the following item in a recent issue:

"Announcement was made today at the local offices of the Security Title Insurance and Guarantee Company of the purchase of the Fresno County Abstract Company, one of the largest and oldest-established title companies in California.

"The affiliation of the Fresno company with the other companies that have been acquired by the Security Title Insurance and Guarantee Company, forms the apex of a triangle of important counties which now constitute the field covered by its operations, fulfilling the prediction recently made that the local company would in the not distant future become one of the largest institutions of the kind in the state.

"According to word received from Glenn A. Schaefer, manager of the Riverside branch of the Security Title Insurance and Guarantee Company, who is in Fresno for a few days, the new Board of Directors of the Fresno branch will be composed of some of the leading men of Fresno county.

"In the transaction, the Riverside company acquires a fine piece of real estate located in the very heart of Fresno's commercial and banking center. The building has a frontage of 46 feet on J Street, one of the city's main business arteries. The plant is one of the most complete in the state, having been established in 1871.

"The transaction was made possible largely through the personal friendship that has existed for a number of years between Mr. Schaefer and W. W. Eden, who has been actively connected with the management of the Fresno company for the past thirty-five years. The purchase was also facilitated through the feeling that has been entertained for some time by Mr. Eden and others that the title insurance feature should be added to the company's activities.

"Through the deal just completed the company is enabled to legally guarantee and insure titles to property in Fresno County as it is in Riverside and Santa Barbara counties.

"The issuing of guarantees and policies of title insurance was assumed by the company with the formation of the Security Title Insurance and Guarantee company in 1920. The energy and foresight exhibited by Manager Schaefer and his associates in the organization of the new company has borne rich fruitage, as is evidenced by the extension of its field of operations to Santa Barbara County, where its success has been phenomenal.

"The acquisition of the Fresno company will add further to Mr. Schaefer's prestige as one of the leading title men of the state. This recognition has already been given him through his election to the presidency of the California Land Title Association and his election to membership on the Executive Committee of the American Association of Title Men, whose western representative he is at the present time."

### NATIONAL TITLE INSURANCE INAUGURATED IN INDIANA.

The American Title Insurance Co., has been incorporated by abstractors and title men of Indiana to issue title insurance policies underwritten by the New York Title and Mortgage Co. This move makes it possible to have title insurance throughout the state and it will be interesting to follow the progress and development of this move.

Title insurance is an established institution in the cities and is also universally used in some sections. In the smaller places and communities where it is still an unfamiliar procedure, a guarantee company could hardly prosper. The solution seems to be in the companies in the larger places underwriting the risk, basing their policies upon the abstractor from the territory-at-large.

Some believe this idea will spread until it will become universal and title

insurance thus become available in every county in the country. The Indiana title men who have organized this company and taken this forward move are to be complimented upon their spirit of progress and development.

The office of the company is at 135 East Market, Indianapolis, Ind., and the officers and directors are:

Officers: Willis N. Coval, President; Wm. R. Stuart, Secretary; F. E. Schortemeier, Attorney; K. C. Larwill, Vice President and Title Officer; Chas. E. Lambert, Treasurer.

Directors: Willis N. Coval, Indianapolis, President Indiana Title Men's Association, member firm W. N. Coval & Sons, abstractors; K. C. Larwill, Fort Wayne, Vice President Indiana Title Men's Association, President Fort Wayne Abstract Company; Wm. R. Stuart, Indianapolis, Trust Officer Farmers Trust Company, President Direct Mail Advertising, Vice President Ideal Chemical Co.; Chas. E. Lambert, Rockville, Secretary-Treasurer and former President Indiana Title Men's Association, former Secretary American Title Association, President Lambert Title Co.; F. E. Schortemeier, Indianapolis, Attorney, member firm Herod & Schortemeier, Former Secretary to Senator New; Secretary Republican State Central Committee, Author of "Speeches of Warren G. Harding."

The Hoosier Realtor, in a recent issue, said the following:

"The American Title Insurance Company was recently chartered to act as agent for the New York Title and Mortgage Company, a Title Insurance Company with \$6,000,000.00 of assets. The local company was organized by Indiana abstractors to write title insurance in Indiana. Title insurance has proven immensely popular in other states and by many is considered the safest and quickest method of determining titles, thereby facilitating and making secure the transfer of property and the closing of loans. Title insurance will, in effect, mean the placing of six million dollars of security back of the lawyer's opinion. Each county in the state will have a local agent."

### KNOCK-OUT DROP FOR TORRENS LAW IN CALIFORNIA.

The Supreme Court of California has just rendered a decision holding that certain vital provisions of the Statute were contrary to the Federal Constitution. This is a very important decision and a death-blow to the operation of the law in that state.

Plans are now being made to send a copy of this decision and comment thereon to every member of the American Association of Title Men.

Let nothing keep you from attending the convention.

## FEDERAL LAND BANK NEWS

### Rate Lowered.

The Federal Farm Loan Board May 31 announced effective June 1 interest rates on loans to farmers by the Federal Land banks would be reduced from six per cent to five and on-half per cent. This reduction was made possible by the recent flotation of \$75,000,000 of four and one-half per cent Federal Land Bank Bonds.

### Chain of Joint Stock Land Banks Planned.

A group of nine of the larger banks in four of the larger cities of the Twelfth Federal Reserve District have announced plans for the formation of four joint stock land banks with an initial lending capacity of \$16,500,000. With combined resources of \$600,000,000.00 these banks plan to serve the farmers of California, Arizona, Oregon, Idaho, Washington and Utah, and to promote the agricultural development of the Pacific States.

Four joint stock land banks, with a capital of \$250,000, a paid-in surplus of \$25,000 and the ability at the start to lend \$4,125,000 to the farmers of California and Oregon, will be established in San Francisco, Los Angeles, Portland and Salt Lake City.

The joint stock land banks will be part of the federal farm loan system and will operate under charters issued by the federal farm loan board. It is expected they will be in operation within thirty days.

The San Francisco bank will serve California and Oregon. The Los Angeles bank will serve California and Arizona. The Portland bank will serve Oregon and Washington. The Salt Lake City bank will serve Utah and Idaho.

Nine banks are affiliated in the group; the Mercantile Trust Company of San Francisco; the First National Bank, the Security Trust and Savings Bank and the Los Angeles Trust and Savings Bank of Los Angeles, the First National Bank of Portland and the National Copper Bank, the Utah State National Bank, the Deseret National Bank, and Walker Brothers, bankers of Salt Lake City.

The name of these banks will be under the general designation of "The Pacific Coast Joint Stock Land Banks of San Francisco, Los Angeles, Portland and Salt Lake City."

### Spokane Bank Makes New Record.

All records for five years were shattered by the Federal Land Bank of Spokane in May, according to D. G. O'Shea, President, when 1,426 applications for loans were received aggregating \$5,580,000. When the books closed for May the records showed 467 new loans made, paid and completed for \$1,732,000.

Total applications since the bank opened for business in May, 1917, number 46,297 for a grand total of prospective borrowings by farmers in

Washington, Oregon, Idaho and Montana of \$151,565,000. In that time the bank has accepted first mortgages on 22,386 farms in the four states and has loaned to farmer borrowers \$64,097,885.

New national farm loan associations are being organized steadily, the number of charters issued to date being 470. The officers of the Spokane bank on the last day of May recommended to the farm loan board the issuance of a charter to a new association at Thornton.

### New Banks for New York and New Jersey.

The Federal Farm Loan Board has granted charters for the First Joint Stock Land Bank of New York, and the New York and New Jersey Stock Land Bank of New York. The new banks will each have a capital of \$250,000 and surplus of \$50,000. The stock will be distributed throughout New Jersey and New York among farmers and bankers in the rural districts.

### New Kansas City, Missouri, Bank.

The New Kansas City Joint Stock Land Bank has opened and is now negotiating loans. This bank was organized by the personnel of the Liberty Joint Stock Land Bank, Salina, Kansas. The Liberty Bank was one of the very first of the joint stock banks, and has done an almost phenomenal growth. It has made millions of dollars of loans and done as much business as many of the District Land Banks.

### Much Money Paid Out.

Advances to farmers by the Federal Loan Board totaled \$31,035,275 during the month of March, it was announced by the treasury department. Loans by federal land banks totaled \$22,238,650 and advances of the joint stock land banks totaled \$8,786,625. The advances were distributed largely through Western and Middle Western states.

With the constitutionality of the land bank law settled and the banks now well organized and running with some few years of experience back of them, it is not surprising to learn of the increased activities of those already started and the organization of so many of the joint stock banks.

### THAT TORRENS MEETING IN TEXAS.

Last month's bulletin contained a copy of the notice being posted all over Texas calling for a meeting of Torrens advocates in Houston. The following is a report of the same as clipped from the Dallas News of May 28:

### TITLE LAW URGED ON TORRENS PLAN.

Statewide Meeting Is Started at Meeting Held in Houston.

Houston, Texas, May 26.—To bring about the enactment of the Torrens system of land title registration into Texas land law a statewide movement was started here today at a meeting of its advocates held at the Chamber of Commerce.

Committees on organization, ways and means, legislation and publicity were authorized to be appointed. It was decided to form a state-wide organization to present the matter before the next session of the Texas Legislature.

Franklin P. Davis of Houston, attorney and former member of the Legislature, was the leader in the movement to call the meeting. Judge Edward Greer was elected Chairman and Mr. Davis Secretary of the permanent organization.

Judge Greer announced that members of committees will be appointed to represent all sections of the state.

That as much money as the lots were worth has been spent in the sale of many lots in Harris County through the preparation of abstracts of title was the statement made by Mr. Davis in discussing the purpose of the meeting:

### System Is Explained.

Judge Greer said that in a general way there are two ways of handling land titles under the Torrens system. Under one the vendor transfers the property to the state, which, in turn, conveys it to the vendee, thereby giving each purchaser title to his land direct from the state.

"Under the other," Judge Greer said, "the landowner or holder makes application to the state for a Board to examine his title. If the title is found good it is registered in his name and he pays a small amount—usually less than the cost of a conveyance under the present abstract system—into a State Guaranty Fund and the property becomes his. Should another claimant at some future time establish a valid claim for the land he will be paid in cash out of the Guaranty Fund, the value of his claim at the time the registry was made.

"When application for registry is made, if the title is found to be defective the state institutes suit against all known and unknown claimants in the name of the applicant and thus establishes once and for all the title to property. Once the title has been established under a Torrens system subsequent transfers of the property cost but little more than the present cost of recording a deed."

Lots certainly must not be worth much in Harris County, and the landowners there must be elated over having the world told the value of their holdings are not worth as much as the cost of the abstract therefor.

The first plan told of, that of deeding your property to the state, then getting it right back with the title all pure and clean, certainly sounds rosy. Almost reads like those fairy tales we used to have told to us and liked so well. And to many people it will sound just that way in this case.

The other method mentioned is just the same old stuff, and it is hoped the Texas people will investigate before jumping. The Judge does not tell about the great initial expense, months, sometimes years of time, red tape and incompetency of the administrative officers; federal liens, etc., which every Torrens Certificate expects, not being accepted by loan companies and the many other well-known and too numerous to mention impossibilities of the Torrens system.

Such statements published and broadcasted over a state are gross misrepresentations and misleading. The crime of it is that many unsuspecting and innocently ignorant people will fall for it.

These Torrens advocates should get their dope all together, publish it in book form under the title, "The Beautiful Torrens, or Modern Arabian Nights."

He doesn't smoke,  
His name is Mike,  
He says it's too  
Damned "Ladylike!"

**Program****Sixteenth Annual Convention of the American Association of Title Men**

Tuesday, August 29, 1922

**OPENING SESSION**

- 9:00 A. M. Registration.
- 10:00 A. M. Call to order by the President, W. H. Pryor, Pryor Abstract Company, Duluth.
- Invocation.**
- 10:05 A. M. Song, "America," led by Richard B. Hall, Ralph F. Brown at the piano.
- 10:10 A. M. Address of Welcome, by Ralph F. Brown, Cleveland, Ohio, President of Ohio Abstracters' Association.
- 10:20 A. M. Response to Address of Welcome, by C. C. Porter, Russell Springs, Kansas.
- 10:30 A. M. Report of Frank P. Doherty, Executive Secretary.
- 10:50 A. M. Report of Geo. E. Wedthoff, Treasurer.
- 11:00 A. M. Report of Committee on Organization and Membership Extension, C. H. Burdette, of New York Title & Mortgage Company, Chairman.
- 11:15 A. M. Election and Introduction of New Members.
- 11:30 A. M. Report of Committee on Cooperation, Walter M. Daly, Portland, Oregon, Chairman.
- 11:45 A. M. Adjournment.
- 12:15 P. M. Luncheon.

**AFTERNOON SESSION**

- 2:00 P. M. President's Annual Address, W. H. Pryor, President of American Association of Title Men. (Fred H. Condit, President of Title Insurance Section, presiding.)
- 2:30 P. M. Address, "Title Insurance from the Standpoint of an Abstractor," Edwin Filson, Champaign, Illinois, former President of Illinois Association.
- 3:00 P. M. Address, "History and Development of Title Insurance," by Henry R. Robins, Vice President of Land Title and Trust Company, Philadelphia, Pa.
- 3:30 P. M. Annual Address by Fred H. Condit, President of Title Insurance Section.
- 4:00 P. M. Report of Allen C. Stelle, Secretary of Title Insurance Section, who will also give report on the results of the questionnaires sent to all members.
- 4:30 P. M. Appointment of Committee on Resolutions.
- 4:35 P. M. Discussion.
- 4:45 P. M. Report of Judiciary Committee, J. W. Woodford, of Tulsa, Oklahoma, Chairman.
- 5:15 P. M. Adjournment.

**EVENING SESSION**

- 7:15 P. M. Report of Special Committee on Nominations and Election, W. H. Hardy, Jr., Waukesha, Wis., Chairman. Note: If plan proposed is adopted, Nomination Committee will be chosen according to new plan. If no change in plan of nominations is made, Nomination Committee will be chosen with one representative from each state.
- 8:15 P. M. Informal Discussion.
- 8:30 P. M. Adjournment.

Wednesday, August 30, 1922

**MORNING SESSION**

- 10:00 A. M. Session of Title Insurance Section. Election of Officers for Section, Round Table, etc. (At the same time the Title Examiners' Section will hold meeting with the following program.) Henry J. Fehrman, President of Title Examiners' Section presiding.
- 10:00 A. M. Annual Address by Henry J. Fehrman, President of Title Examiners' Section.
- 10:25 Address, "Judgments in Federal Court," by Senator N. W. Thompson of the Title Insurance and Trust Company, of Los Angeles, California. Discussion.
- 10:50 A. M. Address, "Some Problems of the Abstractor and the Title Examiner," by C. E. Bowen, Crawfordsville, Ind.
- 11:15 A. M. Election of Officers of Title Examiners' Section.
- 11:30 A. M. Miscellaneous Business.
- 11:45 A. M. Adjournment.
- 12:15 P. M. Luncheon.

The afternoon of Wednesday will be devoted to recreation, including a boat-ride on Lake Erie.

**EVENING SESSION**

- 6:30 P. M. Banquet. Entertainment prepared by Ohio Abstracters' Association.

Thursday, August 31, 1922

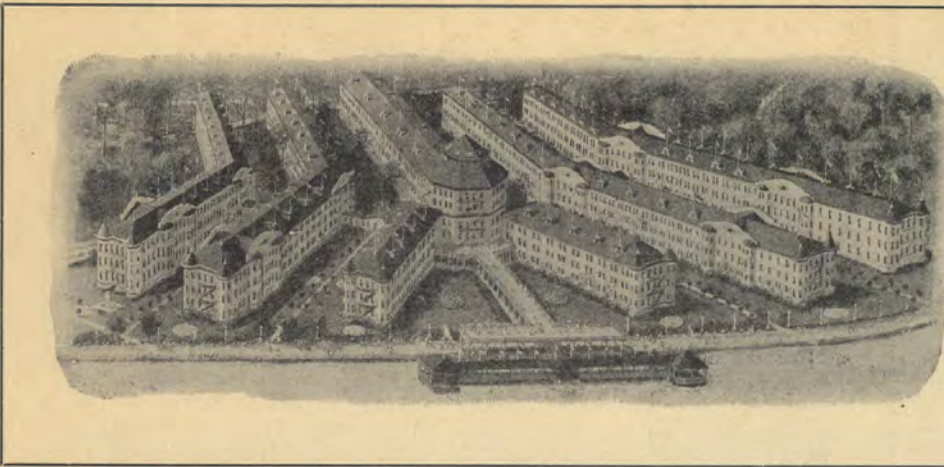
**MORNING SESSION**

- 10:00 A. M. Report of Committee on Resolutions.
- 10:15 A. M. Report of Special Committee on Advertising, Richard B. Hall, Hutchinson, Kansas, Chairman.
- 10:30 Report of Executive Committee, Mark B. Brewer, Oklahoma City, Oklahoma, Chairman.
- 10:45 Address, "Office Equipment in an Up to the Minute Office," H. C. Ricketts, Muskogee, Okla.
- 11:15 A. M. Report of Legislative Committee, H. B. Wilkinson, Phoenix, Arizona, Chairman.
- 11:30 A. M. Address, "Bankruptcy from the Viewpoint of the Title Examiner," Chas. C. White, Title Officer of Land Title, Abstract and Trust Co., Cleveland, Ohio.
- 12:00 M. Report of Committee on Nominations and Election of New Officers.
- 12:10 P. M. Adjournment.
- 12:20 P. M. Luncheon.

**AFTERNOON SESSION**

- 2:00 P. M. Address, Lore Alford, Waterloo, Iowa. (Subject to be announced.)
- 2:30 Report of Farm Loan Committee, M. P. Bouslog, Chairman.
- 2:50 Open Forum.  
(At this session any person desiring will have the freedom of the floor. It is hoped that all will come prepared to take part in the discussion, which can contribute to make this the most interesting session of the whole convention. Everyone will have an opportunity here to present or bring up for discussion any questions or matters he may have. Come prepared to take part.)
- 4:00 P. M. Miscellaneous Business.
- 4:15 P. M. Introduction of new officers.
- 4:30 P. M. Adjournment.

Write or Wire for Hotel Reservations at Once!  
They Should be Made in Advance in Order to Insure  
Accommodations.



*"The Breakers"*

*One of the  
Fine Hotels at  
Cedar Point*

#### KANSAS CITY TITLE & TRUST CO. TO HAVE NEW HOME.

The Kansas City Title and Trust Company will begin the erection of a seven-story office building next August at the northeast corner of Tenth and Walnut Streets, but what probably is the most interesting part of the project will be below the street level. This is a huge vault in which will be placed the intimate story of this city's development as told in recorded and unrecorded records.

There will be twenty-four hundred square feet of vault space in the basement. In front of the vault will be a workshop 25x48 feet. A book elevator and private stairway will connect the workroom with the offices of the title company, which will be on the second floor.

A prime consideration in undertaking this building venture was to obtain fireproof, waterproof and burglar proof vault space large enough to hold every minute and every book of this company and space adequate for future growth. In the future no book will ever be outside this vault unless there is a duplicate in the vault.

The title company will occupy the second floor, a great room with a nineteen-foot ceiling entirely surrounded by a mezzanine balcony.

The building will be of reinforced concrete faced in a red rug brick, with cream-colored terra cotta at the base.

The first floor will contain eight shops. The five upper floors will be leased to firms whose office needs call for an entire floor.

The office entrance will be on the alley corner adjacent to the R. A. Long building. There will be two high-speed electric elevators.

This is evidence of the growth of this company and the success it has had. It pioneered and introduced title insurance into the Middle West, campaigned for and educated the community to use it and now issues policies in several Middle Western states.

Study the past, if you would divine the future.—[Confucius.]

#### THE NATIONAL CONFERENCE OF COMMISSIONERS ON UNIFORM STATE LAWS.

The National Conference of Commissioners on Uniform State Laws is composed of commissioners appointed by legislative or executive authority from the states and territories. The organization meeting was held at Saratoga, New York, in August, 1892; and annual meetings have been regularly held since that time, immediately preceding the meetings of the American Bar Association.

The purpose of the organization, as its name imports, is to promote uniformity of legislation on subjects of common interest throughout the United States. The commissioners are chosen from the legal profession, and serve without compensation or emoluments of any sort. Many of them have for years paid their own expenses. There is nothing of a personal or private nature about any of the aims or objects of the National Conference. Proposed acts are carefully drawn by special committees of trained lawyers, assisted by experts in many instances, and are printed, distributed and discussed in the National Conference at more than one annual session. When finally approved by the conference, the Uniform Acts are recommended for general adoption throughout the states and are approved by the American Bar Association. Each uniform act is thus the fruit of one or more tentative drafts submitted to the criticism, correction and emendation of the commissioners, and represents the experience and the judgment of a select body of lawyers chosen from every part of the United States.

\* \* \* \* \*

The above information will interest the title men, as one of the commissioners on Uniform Laws is going to speak before the convention at Cedar Point.

One of the biggest things the organized titlemen of the country could do would be to initiate a movement for enactment of uniform title laws. This will be the subject of the convention speech above referred to.

#### TORRENS LAW MAKES NEW BUSINESS FOR TITLE COMPANIES.

Each Torrens certificate contains five exceptions, all of which are very important and should be covered. They are:

- (1) Assessments.
- (2) Taxes.
- (3) U. S. Judgments and liens.
- (4) Bankruptcy Proceedings.
- (5) Condemnation proceedings.

The St. Paul Abstract Co. has taken advantage of this by making a registered property certificate covering these points and is now seeking to get a uniform form of certificate adopted for use throughout the state.

By showing the public the necessity of having these certificates and educating the people to ask for them, advantage has been taken of the opportunity afforded to issue them, thereby reaping a desirable class of business out of the Torrens system. In addition to these five exceptions, the certificates further cover the additional points as to any order having been made in the registration changing boundary lines of the property; that all persons recommended by the Examiner of Titles to be brought in and made parties to the registration proceedings were served with summons and that the instruments filed with the registrar since the initial registration are valid and in proper form to convey fee title.

Nothing shows the weakness of Torrens title registration better than these five points which are always excepted. By these certificates, though, title men can take advantage of what otherwise seemed a hopeless loss. Nothing will better show the public the failure and incompetency of the system, either, like having these certificates required by all real estate men, loan brokers, banks, etc., when making transfers and loans.

Though the charms of her youth may have flown,

Rare's the woman who can't hold her own.

If it comes to a show-down,  
She'll stick on a low-gown,  
Just to show that she has some backbone.

**GREETINGS FROM REALTORS.**

(The following letter and expression of good wishes was sent to President Pryor by N. J. Upham, President of the National Association of Real Estate Boards.)

National Association of Real Estate Boards.

Duluth, Minn., July 17, 1922.

Mr. W. H. Pryor,

President, American Association of Title Men,  
Duluth, Minnesota.

Dear Sir:

The National Association of Real Estate Boards sends its greetings to the American Association of Title Men. We wish to express our desire to cooperate with your association in every way possible for the public welfare in all matters affecting real estate and real estate titles.

The object of such associations as yours and ours is to give service, service to the public by establishing the best practice and methods, and service to our members by conference and through cooperation to create the greatest possible efficiency.

In this service to the public both associations are particularly interested in just and adequate laws affecting titles. We shall be most happy at all times to cooperate with your association in aiding to bring about such laws that will better conditions.

We have standing legislative committees, both national and state, and in many states have state associations who also have legislative committees. We also have a committee on uniform forms of instruments, along which lines you are especially interested in, and in which cooperation will be particularly effective. Our Chicago office, 1430 Consumers Building, Chicago, can always inform your association and its committees as to names of the Chairmen of our committees so that it will be possible to get quick action without loss of time.

Wishing your association the greatest measure of success, and with sincere personal regards, I am

Very truly yours,

N. J. UPHAM,

President.

It is fine to have this expression of interest and President Upham may know that the title men appreciate the good-will of the realtors.

**WHAT EVERY ABSTRACTER KNOWS.**

A southern jurist, in a decision rendered some time ago, gives the following as the formula for a perfect abstract:

"So full that no reasonable inquiry shall remain unanswered; so brief that the mind of the reader shall not be distracted by irrelevant details; so methodical that counsel may form an opinion on each conveyance as he proceeds with his reading and so clear that no new arrangement or dissection of the evidence may be required."

**THE PROGRAM**

A glance at the tentative program as outlined in this bulletin will show that much effort has been spent upon it and that it is very broad and comprehensive. The open forum is the big feature. The Association committees have been working all year and their reports will be full of interesting and valuable information. The addresses of the title insurance section are equally valuable and of importance to the abstracters and title examiners and vice versa. Those of special interest and bearing to the entire convention are "Title Insurance from the Standpoint of the Abstracter," "History and Development of Title Insurance," "Bankruptcy," "Judgments in Federal Court."

It is easy to see that those who prepared the program endeavored to cover subjects which were of interest and had a direct bearing upon title matters generally as well as to especially present matters of importance and pertinent to present conditions and circumstances.

Cedar Point is an ideal meeting place and the matter of entertainment and opportunities for taking full advantage of the many chances for recreation have been generously considered.

Every indication points to the largest attendance and a most valuable meeting. From this will come a fresh interest and greater enthusiasm for the title profession.

**Are you going to partake of it?**

**THE OPEN FORUM**

Suggestions have been made from time to time that there be an open session at the conventions where everyone and anyone could present problems and ideas for discussion. A larger part of the afternoon of the third day has accordingly been set aside for such a session.

This can be made the most interesting part of the convention. Here you can present your problems, ideas or subjects for discussion. Come prepared to present any matters you might have and take part in the discussion of the things presented. As a title man the convention is yours. You should take part wherever possible and the greater number who do, the more interesting it will be.

A program can be arranged and interesting subjects handled by capable speakers. Every such address is valuable and instructive. Such a pre-arranged and settled program though in itself does not make the most successful meeting.

It is the personal contact with those present, discussion of matters of interest with the other fellow and the universal participation which makes it the most valuable.

This year's program was designed with these things in mind. So come to what will be the most profitable and interesting convention yet held. Help make it so by your presence and fellowship, by attendance at all sessions thereby getting full value of all addresses, and by participation in the discussion, especially at the session of the Open Forum.

## SECOND ANNUAL CONVENTION OF THE NEW YORK STATE TITLE ASSOCIATION.

This meeting was held at Geneva, June 23. The following topics are found on the program: "The Abstract Company and its Place in the Business World," by A. E. Bishop, Schenectady; "Federal Tax Liens," by H. R. Chittick, New York; "Interesting Features of Real Estate Law," by William X. Weed, Westchester.

Resolutions were adopted pointing out the necessity for additional legislation which will enable the United States to be made a party defendant in matters involving tax liens. Also one suggestion that a sales-tax would be preferable for highway construction rather than putting the cost on the real estate adjacent to the highway which frequently does not share in the benefits.

The idea of a land court was advanced by Mr. Weed. This is becoming necessary, due to the fact that real estate matters are getting more complicated with time and the increasing population. The ability to adjudicate such questions requires special training and there should, therefore, be a land court, perhaps as a branch of the Supreme Court in which the judges specialize in real estate matters and before which causes involving real estate should be brought.

This is an idea worthy of the deepest thought and consideration by every member of the title fraternity.

The discussion and handling of taxation, laws affecting real estate, and interest in all things concerning real estate shows that the New York Association intends to take the initiative in all measures and in matters affecting land rights and protection of property owners.

Members and representatives from nearly every county in New York State were present.

The dinner at the Country Club was the conclusion of the convention.

## NEBRASKA HOLDS 15TH ANNUAL CONVENTION.

The convention of the Nebraska Association of Title Men met in session at Lincoln, July 20. It was the first meeting in two years as some very adverse circumstances prevented the holding of the sessions during that time. However, this state organization has always had much enthusiasm and interest and this convention showed that there has been something accomplished each year despite the fact that regular meetings were not held. Verne Hedge was in charge of local arrangements and was a most hospitable host.

The program included talks by Henry J. Fehrman, of Omaha, President of the Title Examiner's Section, American Association and Attorney for the Peters Trust Co., on "Relation of Title Examiner to Abstractor and Insurer." This was a very interesting address and showed the close relation, common problems and need for mutual

understanding among the three branches of titlemen, the abstractor, examiner and insurer. C. Petrus Peterson, General Attorney for the Bankers Life Insurance Company of Nebraska and City Attorney of Lincoln gave the convention a most valuable talk on "Curative Statutes." Richard B. Hall, Hutchinson, Kansas, represented the American Association of Title Men and in his address, "The Challenge to Us," outlined the history of the title business, its development and progress and what future business advancement and expansion would demand of the profession. The question box was in charge of W. R. McFarland of Norfolk, who handled it in a most admirable manner.

It was gratifying to note the interest of the title examiners of the state as evidenced by the number of them present.

The association made plans for the publication of a regular bulletin and for the carrying on of a membership campaign.

Last year the Nebraska delegates to the American Association Convention held an informal session at Des Moines and elected officers. Those chosen served so well and were so untiring in their efforts the past year that they were unanimously elected so Alfred L. Hanson of Fremont and Russell A. Davis as President and Secretary, respectively, will continue right on with the good work for another year and maybe longer. Their work of the past is to be commended and praise given for the energy and interest given the association. The convention was well attended and one came away with a feeling of enthusiasm and interest in his business that he was glad and proud of being a title man and had a keen desire to help in all things for the advancement of the profession.

The session closed with a banquet at the Lincoln Hotel. Here most everyone was given a chance to show his talent at after-dinner speaking. Good-fellowship prevailed and everyone was glad to have had opportunity to attend the meeting.

## STATE NEWS

### Minnesota.

The test case to be carried on in this state wherein the question of assessing abstract plants at full valuation for purposes of taxation will come up in the October term of court. The decision of the lower court will be appealed either by the St. Paul Abstract Co., (Mr. Soucheray's company) or the State Tax Commission. Decision of the higher court will be given in January or February.

This is a matter of importance to every title man and these decisions will be awaited with interest.

The procedure will be that the St. Paul Abstract Co. will make its usual assessment return; the county will make application for judgment for de-

linquent personal tax and then the issue will go to trial.

A letter has been sent by President Soucheray to the members of the Minnesota Association telling of the issue at hand.

The June bulletin of this Association was sent out under date of June 16 and Secretary Boyce is to be complimented on it. This State organization is certainly alive and carrying on in an energetic way. It has undertaken some real constructive work and at present is conducting a membership campaign. It is indeed a compliment to President Pryor to have his own State Association functioning so well. Minnesota should have a 100 per cent membership as evidence of their realization of this honor.

The bulletin announces that Charles L. Alexander, Attorney of Fergus Falls, will furnish a digest of all court decisions affecting titles rendered in Minnesota, report of which will be furnished members of the Association, through the monthly letter.

A directory of title men, calling attention to the members of the Association, is also being prepared and will be given a large distribution.

### Texas.

The May Bulletin of this Association sent out May 20 under the signature of President D. H. Culton calls the attention of the Texans to many interesting things.

Announcement is made that the 1921 proceedings will be mailed out soon. Attention is called to the Torrens meeting as reported in last month's American Association Bulletin. Suggestion is made for a program of work among the legislators to combat the passage of any such act.

The 1922 Convention will be held some time in October, possibly on the same date as the realtors'. A joint meeting of the two would be a great thing. Invitations for the meeting have been extended by both San Angelo, through W. A. Stroman, Manager of the Tom Green Co. Abstract Co., and from El Paso, by both abstract companies.

### North Dakota.

This Association likewise is functioning and doing some real work right along. Dates of the annual convention are July 11 and 12. Secretary Arnot has been very active this year and sent out a most interesting letter relative to this meeting.

This Association has been organized only three years but has had active officers, who have done some real work towards organization and getting the title men together. The same work should continue and the membership give its active support. Then will real things be accomplished and the title men of North Dakota profit thereby.

## PERSONALS

C. E. Lambert, ("Charley") of Rockville, Indiana, thinks the name "Lambert" is almost synonymous with "abstracter." He has located many of his name in the abstract business in various parts of the country, yet none of them are a relation of his.

He says you can have the best vacation in the world at Cedar Point and wants everyone to go there to see for themselves. He also said something about how he would go out every morning—early—and catch enough fish to feed the entire convention. Don't know whether he meant that for a threat or a promise. Page Jesse Crump, C. C. Porter, et al; it may be that between them some fish will be caught.

The Portland Realty Board recently invited W. H. Winfree, President Northwestern Title Insurance Co., to address them on a subject of his own choosing. He selected and discussed the acts and things to be done in "Closing the Deal" treating the duties, rights and liabilities of all of the parties to a real estate transaction after the contract to sell real estate had been executed. This was briefed and issued in pamphlet form and is a most interesting booklet.

It shows the duties and responsibilities of the broker in the details of closing a deal and his liability incurred in his acts incident thereto and recommendations. Especially interesting is that part which shows the liability which may be incurred by a broker making recommendations and statements as to the condition of the title.

Mrs. J. L. Chapman, ("Chappie") of Cleveland, is having a fine trip through British Columbia and up the coast to Alaska. A card from her said she would surely be back in time to greet everyone at the convention.

Verne Hedge of Lincoln, Neb., is not only an abstracter but a most gracious host, born toastmaster and orator, 33° Hon. Mason, and Rotarian, having just completed a term as President of the Lincoln Rotary Club.

The following title examiners were present at the Nebraska Convention: W. W. Wenstrand, R. R. Hazen, H. J. Fehrman, R. L. Staple and W. G. Hoffman, all of Omaha; W. R. McFarland, Norfolk; A. L. Hughes, David City; J. C. Moore, Tecumseh; W. W. Wyckoff, York.

It is certainly pleasing to note this expression of interest among the examiners of this State Association.

### PLANS FOR METHOD OF NOMINATIONS AND ELECTIONS.

The committee appointed by President Will H. Pryor on elections has had considerable correspondence and

received a number of ideas in regard to recommendations to suggest as to changing the manner of election of the officers and Executive Committee of our Association. The various methods suggested have now evolved themselves down into two plans which are still being discussed by the committee. The Editor hopes to have another report on this matter in one of the next issues of the bulletin. The two suggestions now being considered by the committee are as follows:

(A.) That an Advisory Nominating Committee of five be appointed by the President at the opening of each annual convention, who shall confer with the general Nominating Committee, which shall be selected in the same manner as it has in the past. As to whether or not this Advisory Committee should have a vote in nominations has been discussed by the committee. It is quite possible that some of the members of the Advisory Committee might also be members of the general Nominating Committee through the selection of their states as they might be the sole representatives of their state.

The mission of such an Advisory Committee would be to serve as a source of information, for the general Nomination Committee. They simply would serve in an advisory capacity, taking into consideration among other qualifications of the candidates their respective section, and would probably know and understand the personnel of the membership more than a new committee as is now selected.

(B.) It has been considered by the committee that the President appoint a committee of three, which committee would select one of their number as chairman, who automatically would become chairman of the Nominating Committee. This Nominating Committee of three would select the general Nominating Committee, which shall consist of one representative from each state just exactly as it is now. Instead of the state delegation making the selection, the committee of three would make this selection. They would be compelled to give preference first to the man who had attended at least three conventions. If no such member was present, one who had attended two previous conventions, and if no such member of a state present, one who had attended one convention. If this was the first time that a state was represented, of course the member present would be selected. In this way there would be a disinterested chairman and two members of your committee selected by your President, but who were not only an Advisory Committee, but would have old attending members on the committee who were more familiar with the personnel of the Association.

The Editor invites any discussion in regard to these two plans before the committee.

### SOME EXPRESSIONS FROM USERS OF TITLE INSURANCE.

"A well organized and properly equipped Title Insurance Company is, to my way of thinking, a most valuable asset to any community."

"It (title insurance) insures a quick and ready means for the handling of real estate, which is in fact the prime basis of all credit in the banking world."

"There has been a constantly growing demand for a guaranteed title which is backed by a real, substantial and tangible guarantee fund on deposit with the Insurance Commissioner of this state."

"All corporations and individuals in transferring real property will find it a source of great satisfaction to be able to secure a title insurance policy from your corporation."

"The use of title insurance by investors in mortgages and purchasers of land, protects them and assures people desiring to avoid any chance of loss on account of title."

"Wherever it is possible, this corporation invariably calls for a Policy of Title Insurance."

"The only reason we gave up the thought of making loans was the fact that we could not get insured titles."

If you live in a progressive, growing, up-to-date community, by all means have a title guaranty company; choose the directing heads of that company as carefully as you would your wife or a business partner; by reasonable, well-directed and forceful organization or cooperation of your own particular real estate interests always bring helpful, constructive criticism to bear on the business policy of the title guaranty company toward your interests—for a guaranty company is peculiarly a public institution affecting as it does, more widely than any institution I know, the commercial welfare of a community. You will always find such a company, when properly officered and properly conducted and when properly and reasonably amendable to the best interests of all of us in the real estate, renting or mortgage business, to be a tremendous force for the commercial good of all of us."

## ADVERTISEMENTS

**POSITION WANTED**—By abstractor with thirty years' experience in Missouri, Arkansas and Louisiana, 48 years old, bachelor. Give as references: Beach Abstract and Guaranty Co., and George Vaughan, of Little Rock, Ark. Address, T. T. Newlee, 207 West Second Street, Little Rock, Ark.

**FOR SALE**—Old established abstract business in prosperous inter-mountain city of over 20,000. Books in good shape and there is only one other abstract concern in the county. For quick sale (being priced) at \$20,000.00.

Address "X," care of the Editor.

**FOR SALE**—On settlement of estate "Gupton Abstracts." Only set of abstracts in Montgomery County, Missouri. Unusual opportunity. Address H. C. Black, Independence, Kansas.