

# Legal Description Verification

*The address is identification — not a legal description.*

## GET THE LEGAL RIGHT (F201 • A.1)

- ☐ Put the street address in A.1.a — but know it is NOT the legal description.
- ☐ Set the legal in A.1.b — attach it as an exhibit (preferred) or by Deed Book & Page.
- ☐ A Book & Page reference is more likely to pull the WRONG description.
- ☐ Pull the legal from the recorded deed — not the listing or the tax card.
- ☐ Confirm it matches the Tax Parcel I.D. and the property you're actually selling.

## DON'T DO THIS

- ☒ Leave the legal description blank or “to be added later.”
- ☒ Use the street address as the legal description.
- ☒ Rely on the “key doctrine” — including just enough to arguably identify the property. That's a lawsuit argument, not smart contract construction.

## SHARED ITEMS (DRIVEWAYS, WELLS, ENCROACHMENTS)

- ☐ Disclose shared driveways, wells and encroachments.
- ☐ Attach the recorded agreement to the disclosure or contract as an exhibit — every time.

