



Preliminary Title Report

Prepared For: Training / Mock Example

County: Kern County, California

Date: November 2025

Examiner: Kathryn Starkey (Mock Report)

SCHEDULE A — Property Information

Title Order No.: Mock-2025-KG-001

Effective Date: November 5, 2025

Escrow Officer: [Mock / None]

1. Property Description

All that certain real property situated in the County of Kern, State of California, described as:

Section 4, Township 29 South, Range 28 East, Mount Diablo Meridian, comprising approximately 39.08 acres, located at or near 1970 China Grade Loop Road, Bakersfield, California.

Assessor's Parcel Number (APN): 436-021-01

Tax Rate Area: 121-001

2. Vesting Information

Title to said estate or interest in the land is vested in:

[No recorded vesting deed found within this mock example. Placeholder for current record owner(s) to be inserted upon official search.]

3. Estate or Interest Covered

Fee simple interest, subject to reservations and exceptions of record.

SCHEDULE B – Exceptions From Coverage

This policy does not insure against loss or damage by reason of the following matters:

1. Taxes for the fiscal year 2025-2026, which are a lien but not yet due or payable.
2. Rights or claims of parties in possession not disclosed by the public records.

3. Easements or claims of easement not shown by the public records.
 4. Any mineral, oil, or gas rights previously reserved by former owners of record.
 5. Possible leasehold rights under oil, gas, or mineral leases affecting the property.
 6. Any liens, judgments, or assessments not yet verified due to incomplete title search.
 7. Any discrepancies, conflicts, or shortages in area or boundary lines which an accurate survey or inspection would disclose.
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SCHEDULE C – Requirements

The following items must be satisfied prior to issuance of a final policy:

1. Furnish copies of current deeds of conveyance establishing vesting.
 2. Verify payment of all property taxes through 2024-2025.
 3. Determine status of mineral rights reservation in Section 4, Township 29S, Range 28E.
 4. Obtain releases or satisfactions of any prior recorded deeds of trust or liens (if applicable).
 5. Confirm absence of active oil/gas lease encumbrances within the parcel boundary.
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CHAIN OF TITLE SUMMARY (*Abbreviated*)

Year	Instrument Type	Parties	Notes
199 0	Grant Deed	Kern Land Co. → Mock Owner	Transfer of surface rights (approx.)
196 5	Mineral Deed	Union Oil Co. → Retained	Reservation of mineral rights under Section 4
193 8	Patent	U.S. Government → Private Owner	Original conveyance of public land

Note: This chain is illustrative only. Actual record search required through Kern County Recorder's Office.

ADDITIONAL NOTES

- The parcel lies within the **Bakersfield Oil Field region**, north of downtown Bakersfield, an active hydrocarbon zone managed by the California Geologic Energy Management Division (CalGEM).
 - The parcel appears undeveloped, with no residential improvements.
 - No recorded mineral valuation in the County Assessor's roll, indicating likely separation of surface and mineral estates.
 - Recommend reviewing **CalGEM Well Finder** and **Bureau of Land Management Land Records** for confirmation of historical oil and gas leases.
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MAP REFERENCE

(Attach or embed your Kern County G/S parcel screenshot here)

- Source: Kern County GIS Open Data Portal (<https://maps.kerncounty.com/gis/>)
 - Parcel: APN 436-021-01
 - Map: "Kern County Parcel Viewer – Section 4, Township 29S, Range 28E"
 - Acreage: 39.08 ±
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END OF REPORT

(This is a mock educational report created for portfolio demonstration and training purposes only. No legal or title insurance coverage is implied.)