**Marin County Assessor-Recorder Copy Center**

**GUIDE TO LOCATING EASEMENTS**

1. **The best way to locate an easement is by reading a Preliminary Title Report issued by a Title Company.**
2. **The most common method used in the Recorder’s office to locate an easement is using the process of elimination.**

* **An easement may be created by a Deed.**
* **An easement may be created by a Map.**
* **An easement may be created by an Agreement.**
* **An easement does not have to appear on the current deed and may exist anywhere in the chain of title.**

1. **Study the legal description of the current deed for the property to see if the subsequent paragraphs describe an easement.**
2. **The next step in the process of elimination is to check the legal description on the current deed to see if it references a recorded map. If so, study the map to see if the easement is identified.**
3. **If the legal description on the current deed is not helpful, an easement may have been created by another deed or agreement that was recorded somewhere in the chain of title. A chain of title search is lengthy and requires a good deal of time.**

* **Start with a known owner of the property and then search (backward or forward) using the Grantor-Grantee Index to locate previous/subsequent owners.**
* **Study all of the deeds and/or agreements recorded under each owner’s name to determine if any of them involves the subject property and describes or refers to the easement in question.**

**\*\*This guide is intended to inform you how to use the various systems in the Recorder’s Office to locate an Easement. Our staff seeks to provide the best possible service. We are not Title Officers, Surveyors, or Engineers and cannot locate, describe or interpret the intent of an easement\*\*\***

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