



April 2012

Issue No. 10

HOME
PRICING
RESOURCES
NEWSLETTERS
FORMS & LINKS
LOCATION
CONTACT US

In This Issue

[Entities](#)
[Barristers Brackets](#)
[The Quill Funny](#)
[Meet the Family](#)

CLOSED FRIDAY!

We will be closed
this Friday, April
6th, in observance
of the Easter
Holiday.

Guess how many
bunnies in the jar...



The Quill

Entities

We often receive questions regarding entities, including, but not limited to, the identity of the appropriate party to execute an instrument when the buyer or seller is a corporation or limited liability company. These issues are complicated these days by the large numbers of foreclosures resulting in banks and related entities taking title. This article explores some of these issues and seeks to provide some helpful tips.



While I understand that your efforts are often met with resistance, you absolutely have to insist on obtaining a copy of the By-laws (for corporations) or the Operating Agreement (for LLC's) well in advance of closing. These documents should tell you the identity of the official who is authorized to execute documents on behalf of the entity. On occasion, the appropriate official *is another entity*. In those cases, you will need to obtain the By-laws or Operating Agreement for that entity as well.

You should insist on a resolution from the entity as well. When the entity is the seller, the resolution will indicate: 1) that the transaction was approved pursuant to the terms of the contract and; 2) the name of the person who will execute the deed. It is a good idea to attach the resolution to the Deed as an exhibit. When the entity is the buyer, the resolution will indicate: 1) that the entity has resolved to buy certain property pursuant to the terms of the contract; 2) the entity has resolved to borrow money from a certain lender pursuant to the terms of the note



We are *hopping* to have a little fun this month with a "guess how many" contest. Submit your guesses for how many miniature bunny shaped marshmallows are in this glass jar and you will win the jar and the bunnies in it!

Send your guesses to
Christine@barristerstitle.com

We will be accepting guesses until Thursday afternoon.
Good luck!

*Answer for March's riddle:

Patty O Furniture

and/or loan agreement and; 3) the identity of the official who will execute the note and deed of trust. *There are examples of resolutions posted on the forms page of our web site.*

Lastly, you should also verify with the Secretary of State that the entity is in good standing.

Click [here](#) to view the rest of the article.

Annual Barristers Brackets: Final Standings

First, we want to say "Thank You" to those of you who participated in this years Barristers Brackets! It was a fun couple of weeks and we hope you enjoyed it.



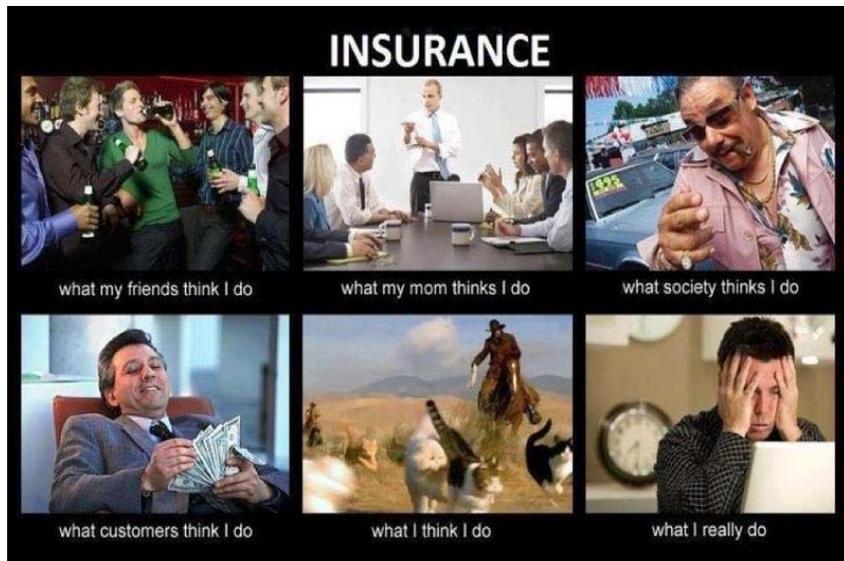
We are happy to announce the top three brackets and the winners of this years Barristers Brackets are... drum roll please:

First Place: Kevin Tydings
Second Place: Hunter Edwards
Third Place: Matt Doyle

Click [here](#) to view the entire list of standings on our homepage.

We look forward to doing it all over again next year!

The Quill Funny



Meet the Family

We have introduced each member of the "family" and thought we would take the opportunity let you to get to know us a little better. We will be asking each member of our staff the same five questions and be bringing you the answers. This month we begin with Sal. Enjoy!



1. What is something that not many people know about you?

I am a first generation Italian-American.

Both my parents were born in Sicily. When I was younger I spoke Italian fluently.

2. What is your favorite movie?

The Godfather I and II... duh...

3. Name a person- alive or dead- you'd like to have dinner with and why?

Jesus Christ... has there ever been a figure in all of history more influential and enigmatic?

4. If you were not working in the real estate field, what would you be doing?

I have always enjoyed astronomy and history. I would love to let my inner scientist free.

5. Tell us about a brush with fame.

In the distant past, I did closings for Dell Curry (former NBA basketball player) and Brian France (President of NASCAR).

If you missed any of the "family" introductions click [here](#).

[Forward email](#)



This email was sent to wayne@webwrightcarolina.com by sal@barristerstitle.com | [Update Profile/Email Address](#) | Instant removal with [SafeUnsubscribe™](#) | [Privacy Policy](#).

Barrister's Title Services of the Carolinas | 108 Gateway Boulevard, Suite 100 | Mooresville | NC | 28117