



## About Our Company

As a Land Title Professional we help protect the American dream of homeownership. For a one-time fee, we assure clear ownership of title for the homeowner and then provide insurance protection for the insured during their ownership of the property. As land title professionals we use our skill and training to:

- Search public records and title plants for judgements, liens and other potential problems.
- Discover and cure errors in real estate transactions, often before buyers even get to the closing table.
- Timely coordinate with real estate agents, sellers, buyers, and lenders to settle the transaction efficiently.

---

Whoever walks in integrity walks securely.  
Proverbs 10:9a

## LET'S CONNECT

Phone

218-820-1242

Website

[www.lawyers-title.com](http://www.lawyers-title.com)

Email

[info@lawyers-title.com](mailto:info@lawyers-title.com)

Locations

7153 Forthun Road, Suite 110  
Baxter, MN 56473

14275 Golf Course Drive, Suite 200  
Baxter, MN 56425

130 W Main Street  
Crosby, MN 56441

100 1st Street SE  
Little Falls, MN 56345



# LAWYERS TITLE SERVICES, LLC



Lender vetted and  
approved Closing  
Agency & Title  
Insurance Producer.

Helping protect the American dream of homeownership, through title insurance, by working to eliminate risks that could jeopardize home ownership. Whether you are buying, selling, refinancing, or building we can help you achieve a successful closing transaction.

Four Locations:  
Baxter (2), Crosby, and  
Little Falls.



# SETTLEMENT & ESCROW SERVICES

We assist sellers, buyers, lenders, developers and contractors by providing escrow and settlement services as a neutral third party to the transaction. We act upon the written instructions of the parties and may be requested to coordinate key tasks such as:

- Deposit and disburse funds
- Process/coordinate documents/funds
- Keep all parties informed of progress
- Respond to the lender's requirements
- Coordinate the signing of loan/closing documents
- Prorate & adjust insurance, taxes, rents, etc.
- Record the deed and loan documents
- Prepares final statement outlining funds received & to be disbursed
- Report the transaction, as required, by state and federal agencies

## TITLE INSURANCE

This insurance provides homebuyers and lenders with vital protection against losses from certain title issues including forgery, fraud, and liens and title problems that might limit a homeowner's use and enjoyment of their property.

## EXPERIENCED & CAPABLE

The team that serves you is comprised of highly qualified and experienced individuals focused on serving you. Licenses and accreditation include:

- Attorney at Law
- Real Estate Broker
- MSBA Real Property Law Specialist
- Abstractor
- Closing Agents
- Title Insurance Producers
- Notary Public

Equipped to help you with a wide range of transactions, including:

- Title Insurance & Closings
- Residential & Commercial
- Purchase & Refinance
- New Construction
- Land Development



Thank you for everything you have done. I can sleep at night knowing you have taken care of me in the sale of my land.



## ALTA BEST PRACTICES

The American Land Title Association created Best Practices, a standardized format of business conduct to help protect lenders and consumers, while ensuring a positive and compliant real estate settlement experience.

Lawyers Title Services has adopted Best Practices for managing all aspects and functions as part of the settlement and title process and routinely submits to internal compliance audits. We do the following:

- Track current licensing of real estate professionals, lenders, and title insurance producers.
- Secure non-public personal information.
- Use standardized title policy and premium calculations
- Utilize Trust Accounting procedures and daily reconciliation
- Securely store electronic data and dispose of post-closing documents