



OHIO TITLE CORP

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Ohio Title Corp. is one of the largest independently owned and operated title insurance agencies in the State of Ohio. Our agency provides the highest quality of title and settlement services throughout the State, while maintaining the standards of integrity and ethics making us safe, sound and independent, since 1973.

Ohio Title Corp. provides a full range of title insurance industry services with specialty in the following areas:

- Judicial Reports
- REO Title Services
- REO Settlement Services
- Residential Services
- Commercial Services

Our Associates provide unparalleled excellence in all aspects of the industry with a commitment to achieve the highest standard of customer service, whether in a single family purchase, multi-family apartment complex, subdivision development, judicial title or REO transaction.



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Super Priority of Oil and Gas Leases

Recently enacted [Senate Bill 165](#) significantly amended Ohio's Oil and Gas Law, [Chapter 1509 of the Ohio Revised Code](#). Among other changes, the Bill adds section 1509.31(D) to the Code, creating a new priority for oil and gas leases, pipeline agreements and other instruments related to the production or sale of oil or natural gas. The Bill was effective June 30, 2010. Section 1509.31(D) states:

"If a mortgaged property that is being foreclosed is subject to an oil or gas lease, pipeline agreement, or other instrument related to the production or sale of oil or natural gas and the lease, agreement, or other instrument was recorded subsequent to the mortgage, and if the lease, agreement, or other instrument is not in default, the oil or gas lease, pipeline agreement, or other instrument, as applicable, has priority over all other liens, claims, or encumbrances on the property so that the oil or gas lease, pipeline agreement, or other instrument is not terminated or extinguished upon the foreclosure sale of the mortgaged property. If the owner of the mortgaged property was entitled to oil and gas royalties before the foreclosure sale, the oil or gas royalties shall be paid to the purchaser of the foreclosed property."

Hence, where an oil and gas lease, pipeline agreement or other instrument related to the production or sale of oil or natural gas, is recorded after a mortgage has been recorded, and the oil and gas lease or other instrument is not in default, the oil and gas lease or other instrument will have priority over all other liens on the property, such that the oil and gas lease or other instrument will not be terminated by the subsequent foreclosure of that mortgage.

Whether the statute will apply retroactively to oil and gas leases and other related instruments already of record and currently subordinate to mortgages of record is unknown.

Lawyers, lenders, builders and others involved in real estate transactions should expect to see a new exception in Schedule B of all title insurance commitments and loan policies issued after June 30, 2010, addressing the new priority this statute affords to oil and gas leases, pipeline agreements and other instruments related to the production or sale of oil or natural gas.

Contact us today for more information
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