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Searching & Sub-searching

Lawyers are reminded that once a parcel has been registered in the new system, a search of that parcel's register is needed in order to determine recordings that have been placed against that PID. The GGI is no longer searched for recorded interests (only for judgments or general powers of attorney). In a parcel-based system, you need to search the PID for recorded interests. Don't forget to search for LR documents in process, by PID.

Traditional Parcel Subsearch (Migrating or Updating a Parcel):

- Grantor search in the Grantor/Grantee index from date of abstract
- Judgment search from date of abstract
- Search Plan Index
- Search by Name for Non-LR Documents in Process
- Search for Plans in Process

Sub-search on a Migrated (LR) Parcel:

- Review of Parcel Register
- Judgment search of Registered Owners (from date of migration or date of last revision whichever is most recent)
- Judgment search of Purchasers (full twenty year search)
- Search by Name for Non-LR Documents in Process for Registered Owners and Purchasers (for judgments only)
- Search for Plans in Process
- Search by PID for Documents in Process on Land Registration parcels

Note: Before raising title objections on a parcel on which undertakings exist, be sure to do a search to see if the documents covered by the undertaking have been recorded. This is done by doing a Grantee search, (eg. release of mortgage is being recorded by another lawyer). If not, you will be raising title with interests shown that are no longer applicable to the parcel and a rectification will be required to remove these interests from the parcel register.