PROPERTY ABSTRACT REPORT

Harbor Court, Lot 7 (fictional sample)

Jurisdiction	Baltimore City, Maryland
Prepared	2026-05-15
Requested search	2024-01-01 through 2026-05-15
Index good-through	NOT ESTABLISHED — see source coverage

Illustrative residential purchase file. All property details and source excerpts are fictional. Search coverage and current lien disposition remain open.

SAMPLE FINDINGS

Ownership — Deed cited	The supplied deed names Rowan Ellis as grantee of Lot 7. Earlier conveyances remain outside this example. D1 p. 1
Deed of trust — Release outstanding	The instrument states the original principal. The supplied file contains no matching recorded release. The current balance and disposition remain open. D2 p. 1
Municipal charges — Certificate outstanding	The water statement gives a balance for one account on its issue date. The municipal lien certificate is still outstanding. D3 p. 1

EVIDENCE REGISTER

[D1] Illustrative deed

Packet pages 2–2 · Original PDF

1 source page(s) · Captured date not supplied

[D2] Illustrative deed of trust

Packet pages 3–3 · Original PDF

1 source page(s) · Captured date not supplied

[D3] Illustrative water statement

Packet pages 4–4 · Original PDF

1 source page(s) · Captured date not supplied

TRUSOURCE ABSTRACTOR / ILLUSTRATIVE SOURCE

Deed

Harbor Court, Lot 7
Document date 2024-05-01

“Grantor conveys Lot 7, Harbor Court, to Rowan Ellis.”

TruSource LLC created this fictional property and source passage for the product walkthrough.

TRUSOURCE ABSTRACTOR / ILLUSTRATIVE SOURCE

Deed of trust

Harbor Court, Lot 7
Document date 2024-05-01

“The original principal secured by this deed of trust is $185,000.00.”

TruSource LLC created this fictional property and source passage for the product walkthrough.

TRUSOURCE ABSTRACTOR / ILLUSTRATIVE SOURCE

Water statement

Harbor Court, Lot 7
Document date 2026-05-15

“The water account balance on May 15, 2026 is $86.40.”

TruSource LLC created this fictional property and source passage for the product walkthrough.