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in fact the seller would still hold it. That's my best guess, off the top of my head. But I think that's terribly remote. I think in the search for the title, any good title lawyer would discover that fact on a recorded instrument. I'll return the rest of the...of Senator Schrock's time to Senator Beutler, because it's his concerns and...that need to be satisfied here.

SENATOR CUDABACK: Senator Beutler.

SENATOR BEUTLER: Senator, in the example that we've talked about, is it required that a termination statement be filed with the register of deeds?

SENATOR LANDIS: Each person that originally signed the covenant, unless the person waived in a signed record the right to consent or the court finds that a court (sic) no longer exists...I'm looking for the language. If an interest in real estate is subject to an environmental covenant, the interest is not affected by an amendment to the covenant unless the current owner of the interest consents (inaudible) in a signed record the right to consent to amendments. I'm looking for the answer to that question. The existence of the covenant is recorded. I'm not going to answer for sure the second, about the termination. And I'll check that if it is. However, if somebody has on record a...the covenant, the termination is ineffective without the agency's signature. I will yield...I will turn the question...the time back to you for your...

SENATOR CUDABACK: One minute.

SENATOR LANDIS: ...additional questions.

SENATOR BEUTLER: Senator, I assume it's in there someplace. I would hope that it would be. However, you might be surprised the extent to which...or the extent to which a title company did not look into the details of a termination statement. This is a very complicated area of law. In any event, the question, I think, is a valid question, of the appropriate termination and the effect of a lack of signature on the transfer of title. But let me move on to some other things, so that at least today you know the different concerns that I've identified at the moment.