

Jefferson County Clerk's Office

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Watertown, N.Y. 13601

Court/Land Records FAX (315)785-5145

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www.co.jefferson.ny.us

Gizelle J. Meeks

County Clerk/ RMO

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Deputy Clerk

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April 18, 2016

Gizelle J. Meeks, County Clerk

FOR IMMEDIATE RELEASE

COUNTY CLERK WARNS AGAINST PRICY DEED SCAM:

MEEKS: MAIL SOLICITATION PREYS ON ELDERLY VULNERABLE

WATERTOWN—Jefferson County Clerk Gizelle J. Meeks is warning of the reemergence of a scam designed to rip off Jefferson County's homeowners, and urging county property owners to disregard the letter's pricey solicitation.

The solicitation, which is being sent by a California-based company, arrives by mail and looks like the document attached to this press release, "recommends that all [New York] homeowners obtain a copy of their current grant deed" with prices in the \$80-plus range.

That same document can be obtained from the Jefferson County Clerk's Office for a mere \$5.

"This kind of nonsense hurts our elderly and other vulnerable populations by preying on their trust and worries," Meeks said, after a constituent reached out to her about the solicitation late last week. "These scammers send out a letter that uses words like 'need' and talk about the documents being 'evidence' that the specific property the person owns 'was in fact transferred.' This is an out-of-state company trying to make a quick buck by misleading folks, and it's wrong."

Meeks urged the public to contact her office if they receive any such solicitations and are concerned about their property.

"You can visit the Clerk's Office or call my staff at (315) 785-3200 and they will explain to you what you actually need, and help you if you are missing any important documents," Meeks said. "And they're not going to charge you \$83 for a document that you could have for \$5, if you need it."

Meeks noted the dramatic mark-up in the cost was a tactic used by con artists to profit from homeowners that are both trusting of seeming authority and concerned with protecting their property from, ironically enough, con artists and scams.

"If your deed was filed with my office, it has been recorded and remains valid whether or not you have a certified copy of the deed in your possession," Meeks added.

Meeks said her staff is always available to answer property owners' questions. The Land Records Division of the County Clerk's Office records all documents pertaining to real property transactions occurring in Jefferson County. The Clerk's Office can be reached at (315) 785-3200, and residents can visit in person between 9 a.m. and 5 p.m. Monday through Friday.

RECORD TRANSFER SERVICES
3835 E Thousand Oaks Blvd Suite 78
Westlake Village, CA 91362
PHONE: 1-888-344-3626

CERTIFIED COPIES OF PROPERTY DEEDS ARE AVAILABLE AT THE COUNTY CLERK'S OFFICE. THE COUNTY CLERK'S OFFICE MAY CHARGE A SMALL FEE FOR CERTIFIED COPIES OF SUCH DEEDS, USUALLY BETWEEN TWO AND FOUR DOLLARS A PAGE. SINCE MOST PROPERTY DEEDS ARE BETWEEN TWO AND FIVE PAGES IN LENGTH, A CERTIFIED COPY CAN USUALLY BE OBTAINED FOR BETWEEN FOUR AND TWENTY DOLLARS.

RECORDED DEED NOTICE

MIXED AADC 926

RECORD ID#	
PARCEL NO:	
Please Respond By	Document Fee
04/29/2016	\$83.00

Detach and mail

April 2016

04/29/2016
Requested Response Date
Parcel Number

Please Respond by: 04/29/2016

PAY BY PHONE
1-888-344-3626

Se habla español

Why you need a copy of your Current Grant Deed and Property Assessment Profile?

Record Transfer Services recommends that all NY homeowners obtain a copy of their **Current Grant Deed and Property Assessment Profile**. These documents can provide evidence that the property at [redacted] was in fact transferred and or has interest to the individual(s) [redacted].

A Property Assessment Profile provides a wealth of information useful to understand a subject property's makeup. This important report includes Tax assessed value, Tax delinquency, Area Comparable values, legal description current owner information and parcel ID number. This report will return all pertinent property and owner information for the designated property.

Records obtained through public information show a deed was recorded in your name [redacted] on 3/17/2016, which indicates your ownership and or interest in the specified property below.

NIAGARA COUNTY PUBLIC INFORMATION

Recording Date: 3/17/2016
Transaction Amount: N/A
Parcel No: [redacted]

Year Built: 1847
Square Feet: 966
Bedrooms: 2

Land Use Desc: SFR
Carrier Code: R006
Bathrooms: 2

Legal Property Address: [redacted]

To obtain a copy of your **Current Grant Deed and Property Assessment Profile**, Please detach and return in the enclosed envelope with your processing fee of \$83.00. You will receive your documents and report within 21 business days.

Upon receipt of your processing fee, your request will be submitted for document preparation and review. If for any reason your request for a **Current Grant Deed and Property Assessment Profile** cannot be obtained, your processing fee will be immediately refunded.

Current Grant Deed:

- Grant Deed provides legal evidence of ownership/interest
- Shows evidence that a transfer or interest was recorded for the subject property or entity
- Shows evidence of subject property's legal description
- Shows evidence to verify that the recorded information is indeed correct & mistake free

Property Assessment Profile:

- County Tax & Assessment Information
- Total Assessor Value
- Total Tax Amount
- Subject Property Comparable Values
- Flood Report
- Tax Delinquency

This product or service has not been approved, or endorsed by any government agency, and this offer is not being made by an agency of the government. This is not a bill. This is a solicitation; you are under no obligation to pay the amount stated, unless you accept this offer. If you are not 100% satisfied with this product, simply return it within 30 days for a full refund.

DETACH AND MAIL THIS STUB WITH YOUR PROCESSING FEE
DO NOT INCLUDE NOTES WITH YOUR PAYMENT
DO NOT STAPLE, TAPE OR CLIP PAYMENT STUB OR CHECK.

2016

RECORD ID#	
PARCEL NO:	
Please Respond By	Document Fee
04/29/2016	\$83.00



ORDER ONLINE
PXDocuments.com

Record ID#



PAY BY PHONE
1-888-344-3626
Se habla español



PAY BY MAIL
RECORD TRANSFER SERVICES
3835 E Thousand Oaks Blvd. # 78
Westlake Village, CA 91362

Current Property Grant Deed Includes:

- Grant Deed provides legal evidence of ownership and or interest
- Shows evidence that a transfer or interest was recorded for the subject property or entity
- Shows evidence to verify that the recorded information is indeed correct & mistake free
- Shows evidence that the subject property was recorded to the new owner
- Shows the owners right to posses and use the subject property
- Shows evidence of the subject property's legal description
- Shows the recorded transfer date
- Shows the sale amount
- Shows the square footage
- Shows the subject property parcel number

Property Assessment Profile Includes as available:

- County Tax & Assessment Information
- Assessment Year
- Total Assessed Value
- Total Assessor Market Value
- Total Tax Amount
- Tax Year
- Subject Property Comparable Values.
- Tax assessed values for up to 15 closest residential properties to the subject property
- Subject Property Legal Description
- Subject Property Current Recorded Owner
- Comparable Sales Data
- Area Sales & Tax Analysis
- Tax Delinquency
- Homeowners Exemption
- Tax Exemption
- Prior Transfer Recording Date
- Flood Report

What are Real Property Records? Real Property Records contain all of the recorded data associated with a particular Real Estate. Real Property definition includes many different types of properties such as residential, condominium, commercial, industrial, vacant land, mobile home, and time-shares.

What is Property Title? Evidence that the ownership of Real Estate is in lawful possession and evidence of ownership; it is the owner's right to possess and use the property.

What is a Property Deed? A written document properly signed and delivered, that conveys title to the real property. There are several types of deeds: General Warranty Deed, Quitclaim Deed, Special Warranty Deed, Grant Deed, Trustee's Deed and others.

Forms of Property Ownership: Real property can be held in several different methods, which affect income tax, estate tax, continuity, liability, survivorship, transferability, disposition at death and at bankruptcy.

This product consists of a Complimentary Current Grant Deed and a Property Assessment Profile for a one time fee of \$83.00. If you are not 100% satisfied with this product, simply return it within 30 days for a full refund.

DISCLAIMER: Record Transfer Services is not affiliated with the State of NY or the County Recorder. Record Transfer Services is an analysis and retrieval firm that uses multiple resources that provide supporting values, deed reports and evidence that is used to execute a property reports and deliver requested deed.

Records are available at your local county recorder for a nominal fee; however you will need to go to the county recorder's office in person. You will not be able to receive a profile report as this is proprietary and only deliverable upon purchase of our services.

This is not a bill. This is a solicitation; you are under no obligation to pay the amount stated, unless you accept this offer.