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REGISTRY OF DEEDS

Warning against reoccurring deed scam solicitations

Norfolk County Register of Deeds William P. O'Donnell is warning Norfolk County residents about ongoing direct-mail solicitations that homeowners across Massachusetts have been receiving, offering them a copy of their "certified deeds" for \$59.50-\$83, which is a service they could receive from the Norfolk County Registry of Deeds for only \$2.

In an official looking letter that includes the homeowner's Norfolk Registry Book and Page deed citation, companies with names such as National Deed Service Inc. or National Record Service Inc. write, "The U.S. Government Federal Citizens Information Center website recommends that property owners should have an official or certified copy of their deed."

Their letter offers homeowners one certified copy of their deed for \$59.50, and then appears to offer a bargain by charging only \$20 for a second certified

copy.

Another operation calling themselves Record Transfer Services offers homeowners a copy of their deed for \$83 in a direct mail document that at first glance appears to be a bill complete with a 'Compliance Response Date' and includes specific information including the recent sale price of their property.

Record Transfer Services also recommends that "...all MA homeowners obtain a copy of their current Grant Deed. This document provides evidence that the property was in fact transferred to the individual."

While direct mail operations such as these do disclose that they are not affiliated with a government agency, this still doesn't sit well with O'Donnell.

"It may be legal, but I still think it's outrageous that these businesses are taking advantage of consumers, and we keep hearing about these mailings" said O'Donnell, of

the direct-mail solicitations. "We want to warn all the residents and businesses of Norfolk County that this practice preys on those who don't realize how easy and inexpensive it is to contact the Registry directly and for just \$2 our customer service staff will process your request and mail you out a certified copy of your deed."

The Norfolk County Registry of Deeds, located at 649 High St., Dedham, is the principal office for real property in Norfolk County. The registry is the basic resource for homeowners, title examiners, mortgage lenders, municipalities and others with a need for secure, accurate, accessible land record information.

To learn more about services offered by the Norfolk County Registry of Deeds or report suspicious third party solicitations please contact 781-461-6101, or e-mail registerodonnell@norfolkdeeds.org. The Registry of Deeds web site is www.norfolkdeeds.org.