



Dolores Provencio, Imperial County Clerk/Recorder/Registrar of Voters
940 Main St. Room 202, El Centro, CA 92243
760-482-4226
www.imperialcounty.net

News Release

July 23, 2009

SUBJECT: PREDATORY PRACTICES Re: Buyer beware

County Recorder, Dolores Provencio wants to warn the citizens of Imperial County who are property owners that they may become targets of opportunistic individuals in the near future. The recorder has become aware that property owners in Los Angeles County are receiving correspondence that implies that property owners should send them \$139.00 to obtain a certified copy of their deed. Citizens should know that the County Recorder is the only agency in Imperial County that can issue Certified Copies of recorded deeds; no other state or county agency is authorized to do so. Property owners can come in to the recorder's office or mail in a request and pay \$2.00 for the first page and \$0.50 for each additional page for a copy of the recorded property deed.

These predators or services providers will charge exorbitant fees for a service that can be obtained at the Office of the County Recorder. Even these third party service providers must obtain the certified copy from the recorder prior to issuing it to a person who may be duped into paying the exorbitant fees, very often they keep the money and do not provide the service.

Many services provided by the county recorder are being offered on the internet for a cost that far exceeds the cost that the county recorder would collect. Citizens should contact the county recorder's office on how to obtain records of Imperial County events such as birth, marriage, death or Official recorded property records. Individuals, who receive a record of this type that is not originally certified by the Imperial County Recorder or in the case of a vital record not on security banknote paper, should notify law enforcement or the county recorder. The office is located at 940 Main St. Room 202, El Centro and can be reached at 760-482-4272 or 760-482-4427, callers should be prepared to leave a message since staff is limited.

**DETACH AND MAIL THIS STUB WITH YOUR PROCESSING FEE
AUTHORIZATION FORM - GRANT DEED REQUEST**

2009

As an owner of the real property identified on the front of this authorization, I authorize Title Compliance Board to prepare, sign, and file an application and/or requesting a certified copy of my Grant Deed.

ASSESSOR'S PARCEL NUMBER

APN: [REDACTED]

INDICATE AMOUNT PAID

PAYMENT DUE 07/24/2009
To Assure Prompt Processing
Return Prior to Deadline.

\$ 139.00

\$ 139.00

MAKE CHECK PAYABLE TO:
Please write the Assessor's Parcel Number
On the left corner of check or money order.

Title Compliance Board
P.O. Box 227080
Los Angeles California 90022

Phone: () _____

Signature: _____

Sign the authorization, detach and mail with required fee in the enclosed envelope.

Notice for Los Angeles County Property Owners

Public records show the Property Deed was recorded on 1/26/2006 indicates your ownership interest in the property located at [REDACTED] Pepper Ave

At the time of you purchase or refinanced your property, a deed was prepared that shows the title was transferred to you. This deed was recorded by the Los Angeles County Clerk.

The U.S Government Federal Citizen Information Center recommends that property owners should have an official or certified copy of their deed. If you do not already have this important document, you need to obtain one Now. This document provides a record that your property was legally transferred to you.

To obtain a certified copy of your deed, complete the order form below and return it in the enclosed envelope with your payment of One Hundred Thirty Nine Dollars (\$139.00) payable to:
Title Compliance Board.

TO ASSURE PROMPT PROCESSING RETURN PRIOR TO DEADLINE

Make check for \$139.00 payable to Title Compliance Board

This may be our only notice to you.

Title Compliance Board will obtain a certified copy of your deed from the County Recorder's Office and mail it to you

Title Compliance Board will take approximately 30 days to process your application; do not delay.

Refund Policy: If for any reason Title Compliance Board is unable to prepare and submit an application to the county to obtain a copy of your Grant Deed, your processing fee will be immediately and fully refunded.

Title Compliance Board P.O. Box 227080 Los Angeles, California 90022

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.



Title Compliance Board

Records Retrieval Division

P.O. Box 227080 Los Angeles, California 90022
800-897-1485

██████████
██████████ Pepper Ave
Los Angeles CA 90065-1651

Deadline: Friday,
07/24/2009



RE: APN: ██████████

DETACH AND MAIL THE AUTHORIZATION ALONG WITH YOUR CHECK OR MONEY ORDER