**Property Owner Protection Alert**

You may have received a letter from one or all of these businesses, Record Transfer Services, Registered Property Services, The Office of Housing & Deed Retrieval Service and/or Local Records Office. These three “businesses” offer you a copy of your deed and property assessment profiles for an exorbitant price. These so-called “businesses” operate from UPS stores in various cities. These forms may appear to be official, but they are NOT.

“Record Transfer Services,” “Registered Property Services,” “The Office of Housing & Deed Retrieval Service” & “Local Records Office” have “NO” official governmental or legal capacity with your recent real estate transaction!!! These businesses are not associated with any Santa Rosa County governmental office!!!

While most operate from UPS locations, these businesses gather public information to provide you with a copy of your deed (which you can do the same from the Clerk of Courts website or my website) and property information (which you can review and print from my website for free). These businesses will reformat the public information and print it on their form with a copy of your deed and charge you from $83 to $89. You can get a copy yourself online for free or a copy of your deed from Santa Rosa County Clerk’s office for $1 per page (One dollar per page). His office can certify the entire document as an “Official Certified Copy” of your deed from the public records for an additional $2 per document; on a one page deed it would cost you three dollars ($3) for a certified copy. These businesses cannot certify any officially recorded document. I have listed directions how you may get a copy of your deed online through my office website if it’s available or you can go online to the clerk for a copy.

Please do not pay an exorbitant fee for a copy of your deed that you can receive for free on our websites or for a few dollars at a county office. My office will provide you a copy of your current property record card, which is the same information you can get online for free. The Santa Rosa County Clerk of Circuit Court’s website is www.santarosaclerk.com for your use. The only official and certified copy of your deed from your recent real estate transaction can be obtained from the Clerk’s office. You can view and make a copy of your deed from his website. Please protect yourself from overpaying for documents that you can receive from your local elected officials at nominal public record rates and save yourself approximately $80 in dealing with one of these “businesses.”

Mr. Spencer, Santa Rosa County Clerk of Court, and I wrote to the Attorney General to ask for a review these businesses and protect our citizens. I have now sent a follow up letter to the Attorney General and wait for a response to protect the citizens of Santa Rosa County. You may view the complete package sent to the Attorney General on my website at www.srcpa.org. I have included in this letter: solicitations from these businesses, the most recent letter to Attorney General, and how to print a copy of your deed from my website.

Gregory S. Brown, CFA
Santa Rosa County Property Appraiser
Suite K
6495 Caroline Street
Milton, FL 32570
(850) 983-1880
www.srcpa.org
Record Transfer Services is NOT a government agency. This is NOT a notice from any Santa Rosa County government office nor is it sent to you from any other city, county, state or federal governmental agency. This is a solicitation from a private entity entirely for profit. This business wants to charge you an exorbitant amount for this public information and operates from an UPS Store in Westlake Village, California. Please take notice!
September 5, 2014

Honorable Pamela Bondi
Florida Attorney General
State of Florida
The Capitol PL-01
Tallahassee, FL 32399-1050

Dear Attorney General Bondi:

On April 1, 2014, a letter (enclosed) was sent you requesting your review of activities of Registered Property Services in their solicitation to provide copies of deeds for exorbitant price. There are now two additional businesses (Record Transfer Services, and Local Records Office) making the same solicitation. These businesses are charging property owners from $83 to $89 to receive this public information. I believe this is an exorbitant price for an one to two page deed and property information from county’s public records.

These companies make their solicitations (enclosed) appear as an official government document even though they have the disclaimers saying they are not. They created names and solicitations that may lead an unsuspecting property owner from a recent real estate transaction to believe it’s from a government or quasi-governmental agency. According to court documents from the Tennessee Attorney General’s office, the attorneys general from seven states and the US Postal service have initiated investigations and/or lawsuits against one of these businesses (Local Records Office).

A response from Gregory Powell from your office on April 21, 2014 says information was forwarded to your Consumer Protection Division for review. I have not received any communication from this division since receiving Powell’s letter. Now three businesses are making solicitations of our citizens which operate from UPS Store locations. The fields must be ripe and plentiful for these three so-called businesses to prey on our unsuspecting citizens.

I intend to do all I can to protect the citizens of Santa Rosa County and I know you will do the same. I hope you can assist in the consumer protection of the citizens of Santa Rosa County and our great state. Your earliest response would be appreciated to our concern for the citizens whom we all serve.

Sincerely,

Gregory S. Brown, CFA
Santa Rosa County Property Appraiser
6495 Caroline Street, Suite K
Milton, Florida 32570

Cc: Gregory Powell
Office of Citizens Services
FREQUENTLY ASKED QUESTIONS ABOUT RESIDENTIAL PROPERTY

Q.1 - What is residential real property?
A. - Land and the improvements built on the land which would include a person’s house.

Q.2 - What is a deed?
A. - A conveyance of realty; a written instrument signed by the grantor whereby legal title to realty is transferred from one person to another.

Q.3 - What is recording a deed?
A. - When the deed is recorded in the appropriate public office within the state where the property described in the deed is located.

Q.4 - What is the effect of recording the deed?
A. - It is constructive notice to the public that the deed in the name of the homeowner exists and is a matter of public record.

Q.5 - What does the word title mean with respect to ownership of property?
A. - A person who holds the legal rights to the property.

Q.6 - What is tenancy by entirety as to ownership of real estate?
A. - A tenancy which is created between a husband and wife and by which together they hold title to the whole with right of survivorship so that, upon death of either, the survivor takes ownership to all of the real estate to the exclusion of every other person.

Q.7 - What is joint tenancy as to ownership of real estate?
A. - An estate in fee-simple, for life, for years, or at will, arising by purchase or grant to two or more persons. Joint tenants have one of the same interest, accruing by one and the same conveyance, commencing at one and the same time, and held by one and the same undivided possession. The primary incident of joint tenancy is survivorship, by which the entire tenancy on the decease of any joint tenant remains to the survivors, and ultimately to the last survivor.

Q.8 - What is Tenancy in common as to ownership of real estate?
A. - A form of ownership whereby each tenant (i.e., owner) holds an undivided interest in property. Unlike a joint tenancy or a tenancy by the entirety, the interest of a tenant in common does not terminate upon his or her prior death (i.e., there is no right of survivorship).

IMPORTANT DISCLOSURE

The Office of Housing and Deed Retrieval Service, LLC, is a privately owned limited liability company, and is not a government agency or a department of any state or the federal government. Accordingly, no instrumentality, department or agency of the federal government or any state government is involved in this correspondence and offer to you, nor has the solicitation of the services and documents to be provided been approved by any federal or state government instrumentality.

The offer in this mailing is a suggestion that you acquire a copy of your recorded deed and a Personalized Summary Report of your property. This offer is not an invoice but a solicitation that you are not obligated to pay except if you accept the offer to order the recorded deed and the personalized summary report.

You could obtain a copy of the Deed on your own at a minimal cost by perhaps several different methods. If you would like to do so on your own, do not hesitate to call and at no cost to you, we will offer suggestions to obtain your Deed directly, but you would not then receive the Personalized Summary report.

Be very cautious in sending your money to a business for a governmental record that you can get for free online.

This is not a letter from the Santa Rosa County Property Appraiser or any Santa Rosa County Governmental Office. Neither is it from any other City, County, State, or Federal Governmental
To make a free copy of your deed (if available) from my website (www.srcpa.org) follow the instructions below:

Go To www.srcpa.org

Click on the top of the page “Records & Plat Search.”

Read the Disclaimer and click on “Agree.”

The “Web Access to Property Records” page will open. On this page, a property records search can be accomplished using any of the links provided on the left side of the page. Should you want a copy of the deed on your home?

Click on “Search by Owner Name.”

The “Owner Name Search” page will open. In the “Owner Name” box, enter your last name, a space, and your first name. Then click the “Search by Owner Name” button.

Your search results will now be displayed. Click on the “Parcel Number” of the selection you wish to view.

The “Parcel Information” page will open. Review your transaction in the section located at the bottom of the page entitled “Sale Information.”

Click on the underlined number of the “Deed Book” or “Deed Page” of the deed you wish to view. (Either one will take you to the deed.)

This will take you to the Clerk of Court’s Website and the specific deed you wish to view.

Click on the “View Thumbnails” button.

A thumbnail of each page of the deed will now be displayed. We suggest you click on “View Adobe PDF of Full Document” link located above the thumbnail images of the deed. (You may also choose from the three image file types available: tiff, png, or jpg)

Once the deed opens as a PDF, you can view all pages by using the scroll bar on the right side of the window.

If you have the ability print from your computer, you can use the print function to print a copy of your deed by clicking on the printer icon located at the upper right of the PDF you are viewing.

Clicking on the printer icon will open the “Print” window where you will select the printer you wish to print to, the number of copies, etc.

Once the proper print selections are made, click “OK”

The Clerk of Circuit Court is the official office for deed records. If you don’t find a link on my website for your deed, you might try to find a copy of your deed by visiting Don Spencer’s, Clerk of Circuit Court, website at www.santarosaclerk.com or you can visit his office at 6495 Caroline Street, Milton, Florida. Also, his is the only office that can certify your deed as a true and correct copy from the public records of Santa Rosa County.
The Office of Housing & Deed Retrieval Service, LLC is not a Government Agency and is not associated in any way with Santa Rosa County Government. This is an out of state for profit business!

The Office of Housing & Deed Retrieval Service, LLC
P.O. Box 335
Stevenson, MD 21153

IMPORTANT
DEED NOTICE

![Table of Deed Notice](image)

Please Respond By:
/ /2014

RECOMMENDATIONS TO RESIDENTIAL OWNERS OF PROPERTY
The Office of Housing & Deed Retrieval Service, LLC urges you as a property owner to obtain a copy of your recorded deed and a personalized summary report of your property containing the most recent comparable sales in your neighborhood.

SANTA ROSA COUNTY PUBLIC INFORMATION (Source)

Legal Property Address:

Market Sale Date: / /2014
Prior Market Sale Date: N/A
Land ID:
Property Carrier Route:

Doc Number: N/A
Legal Plat #: HDRS Code:
Parcel ID:

Year Built:
FIPS Code:
Zoning: R1

BENEFITS OF PROMPTLY RECEIVING A COPY OF YOUR RECORDED DEED AND YOUR PERSONALIZED SUMMARY REPORT

A copy of your recorded deed will provide an easy way of demonstrating and documenting that you are the owner of the property that was conveyed to you on / /2014.

Your Personalized Summary Report will be a tool to describe your property and provide relevant information relating to your neighborhood and comparative residential properties in your neighborhood.

To order a copy of your recorded Deed and your Personalized Summary Report from The Office of Housing & Deed Retrieval Service, LLC, please submit the following fee and forward the attached order form. The documents will be mailed to you within 21 business days from the date of receipt of your order. See important terms and questions on reverse.

This is not a letter from any Santa Rosa County Governmental Office nor is it from any other City, County, State, or Federal Governmental agency.

You can go online to my website at www.srepa.org and view sales from the current year and two previous years along with all the current active listings for free. You do not need to pay for something you can get for free for your property appraiser. Please don’t pay an exorbitant amount for this service.

The question is why would you need comparables on property after you’ve made your purchase? Answer you don’t.