

## **NOTICE!**

Please be aware that the Records Department has no relationship to the company listed in the attached letter. Copies of documents are available in this office for much less than \$83.00.

### **Presenting Documents for Recording**

You may receive the attached notice from this company. Please be aware that documents that you present for recording are returned to you or your representative after recording. You do not pay an additional fee.

### **Requesting Copies of Documents Previously Recorded**

Copies of documents are available in person, by mail or on-line. Copies are available on-site or via the mail for \$2 per page. Most deeds are 4 – 5 pages. A certification is available for an additional \$2 per document. Copies are also available on-line by subscription. Subscriptions are available for one hour, one day, one week and one month. The fees include a \$3 credit card fee and are as follows: \$15 (1 hour), \$40 (1 day), \$60 (1 week), \$125 (1 month).

You may visit Room 154 City Hall to obtain copies or mail in requests to: Records Department, Room 154 City Hall, Philadelphia, PA 19107. On-line subscriptions are available at: <http://philadox.phila.gov/picris/splash.jsp>.

RECORD TRANSFER SERVICES  
1000 N West Street Suite 1200  
Wilmington, Delaware 19801  
PHONE: 888-874-4669

THIS SERVICE TO OBTAIN A COPY OF YOUR GRANT DEED OR OTHER RECORD OF TITLE IS NOT ASSOCIATED WITH ANY GOVERNMENTAL AGENCY. YOU CAN OBTAIN A COPY OF YOUR GRANT DEED OR OTHER RECORD OF TITLE FROM THE COUNTY RECORDER IN THE COUNTY WHERE YOUR PROPERTY IS LOCATED IN, FOR UP TO \$83.00.



# DEED PROCESSING NOTICE

MIXED AADC 926



PROPERTY NO:	
COUNTY:	
PHILADELPHIA	
Response Date	Document Fee
08/23/2013	\$83.00

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**Detach and mail**  
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**August 2013**

**08/23/2013**

**Compliance Response Date**  
Document Number

**Please Respond By: 08/23/2013**

### Why you need a copy of your current Grant Deed and property profile?

Record Transfer Services recommends that all PA homeowners obtain a copy of their current Grant Deed. This document provides evidence that the property at 3806 N 10th St, was in fact transferred to the individual(s) Denise Scott.

A Property Profile provides a wealth of information useful to understanding a subject property's makeup. This report includes the property address, owner's name, comparable values, and legal description or parcel identification 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 Denise Scott on 20130719, which indicates your ownership and or interest in the specified property below.

### PHILADELPHIA COUNTY PUBLIC INFORMATION

**Purchase or Transfer Date:** 20130719  
**Sale Amount:** \$0.00  
**Land Value ID:**  
**Improvements:** 24

**Year Built:** 1900  
**Lot Code:** C010  
**Pool:** N/A  
**Square Feet:** 1596

**Doc Number:**  
**Property Zone**  
**Use Code:**  
**Parcel No:**

**Legal Property Address:**

**To obtain a copy of your Deed and complete Property 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 deed and property profile cannot be obtained, your processing fee will be immediately refunded.

Record Transfer Services is not affiliated with the county in which your deed is filed in, nor affiliated with any government agencies. This offer serves as a solicitation for services and not to be interpreted as a bill due.

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.

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.

PROPERTY NO:	
COUNTY:	
PHILADELPHIA	
Response Date	Document Fee
08/23/2013	\$83.00

MAKE CHECKS PAYABLE TO:  
RECORD TRANSFER SERVICES  
Please write the PROPERTY NO. on the  
lower left corner of your check

RECORD TRANSFER SERVICES  
1000 N West Street Suite 1200  
Wilmington, Delaware 19801

Your Phone Number:

**Real Estate Property Records** (also called *property ownership records*) Is public information in the United States of America, which means anyone can access it. Real property records are generally filed with and kept on a county level; they originate from two major governmental sources: County Recorder's or Courthouse, Acquiring property information or running a title search used to intend going to the local recorder's office, waiting for hours and often filling out forms and paying a fee for each copy of a property record. Record Transfer Services's high-speed online communications and secure e-commerce have made it possible to employ electronic property searches and deliver millions of real property records in a timely fashion. In addition to deeds; Record Transfer Services also prepares property reports for homeowners; including comparable sales data, transaction history, nearby neighbors, schools, and crime rates, Record Transfer Services also offers street maps and satellite images, county officials and demographic information. Our traditional searches are limited to County and State.

**What is Real Property?** The rights that one individual has in land or goods to the exclusion of all others; rights gained from the ownership of wealth. Property includes all those things and rights which are the object of ownership. Real property consists of land or anything attached to or a part of the land such as a house. Real property is commonly known as Real Estate, Property that becomes an integral part of a building such as heating and air conditioning units is also considered to real property. All other property such as stocks, bonds, jewelry is called personal property - our agency deals wholly with general real estate, and particularly with real estate property records.

**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. Most recognizable property ownership types are:

**Tenancy in severalty:** Ownership of property by one person or one legal entity.

**Joint tenancy with right of survivorship:** Two or more persons own a property. A joint tenant with the common law right of survivorship means the survivor inherits the property without reference to the decedent's will. Creditors may sue to have the property divided to settle claims against one of the owners.

**Tenancy by the entireties:** A husband and wife own the property with the common law right of survivorship so, if one dies, the other automatically inherits.

**Tenancy in common:** Two or more persons own the property with no right of survivorship; each has an undivided interest. If one dies, his interest passes to his heirs, not necessarily the co-owner. Either party, or a creditor of one, may sue to partition the property.

Other Real Estate forms of ownership are business kinds such as Corporation, Limited Partnership, Partnership, Real Estate Investment Trust, and Subchapter S Corporation. Practically all types of real estate can be held under virtually all forms of ownership.

Record 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.

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

Record Transfer Services is not affiliated with the county in which your deed is filed in, nor affiliated with 'any' other government agencies. This offer serves as a solicitation for services and not to be interpreted as a bill due.

**"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."**

PHONE: 888-874-4669