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★ **RECORDER: BE WARY OF MAIL OFFERS FOR COPIES OF DEEDS**

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Livingston County Recorder of Deeds Amy Baker said, once again, another company is trying to take advantage of Livingston County citizens; and she is urging county residents to be cautious of mail offers to provide copies of legal documents. "Property owners in the Livingston County area are continuing to receive letters from private companies offering a copy of their deed for an excessive fee, typically \$87 or more," Baker said. The most recent offer in Livingston County comes from a company bearing a Jefferson City address, which might trick residents to think the letter comes from a state-affiliated office. According to the letter, the company "is not associated with any governmental agency."

"These companies are trying to take advantage of citizens," Baker. "The company simply contacts my office to obtain the document and then mails it to the homeowner while charging them the higher fees."

These companies charge significantly more than obtaining copies of property deeds directly from the Livingston County Recorder's Office. Fees at the Recorder's Office are \$1 per page plus \$1 for certification. Most property deeds are no more than one or two pages long which usually will cost less than \$5.

The Recorders' Association of Missouri has contacted the Missouri Attorney General's office regarding these types of offers from companies; but should anyone receive one of these letters, Baker urges those affected to ignore it and contact her office to obtain copies of their real estate documents.

For information or to obtain a copy of a property deed, property owners may visit the Livingston County Recorder's Office in the Livingston County Courthouse at 700 Webster Street, Suite 6, or call 660-646-8000, ext 6.

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Livingston County Courthouse
700 Webster Street
Chillicothe, MO 64601

660-646-8000