

RECORD RETRIEVAL DEPARTMENT  
602 MARKET STREET, DEPARTMENT 106  
FULTON, MO 65251-1928  
(888) 625-9291

## DEED RETRIEVAL SERVICES

PROPERTY ID NO: [REDACTED]

CODE: [REDACTED]

Your reply is requested:

MARCH 2012

21	S	M	T	W	T	F	S
					1	2	3
	4	5	6	7	8	9	10
	11	12	13	14	15	16	17
	18	19	20	21	22	23	24
	25	26	27	28	29	30	31

If received after requested date,  
an additional fee of \$35.00 will  
be required before processing.

[REDACTED]  
[REDACTED]  
[REDACTED]  
Glencoe, MO 63038-1740  
[REDACTED]

**\*Please detach coupon and mail with your payment\***

### Why do we believe you need a copy of your current Grant Deed and Property Profile?

Please Respond By:  
3/21/2012

State Record Regulation Department recommends that all United States homeowners obtain a copy of their current Grant Deed. This document provides evidence that the property at [REDACTED], was in fact transferred to the individual(s) [REDACTED].

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, [REDACTED] which indicates your ownership and or interest in the specified property below.

PROPERTY ID NO:  
[REDACTED]

### ST LOUIS COUNTY PUBLIC INFORMATION

Purchase or Transfer Date: N/A

Foundation: N/A

Doc Number: [REDACTED]

Sale Amount: GD

Lot Code: C010

Property Zone: [REDACTED]

Land Value ID: 156-85

Pool: N/A

Use Code: 262

Improvements: 24

Square Feet: N/A

Property ID: [REDACTED]

Legal Property Address: [REDACTED] Glencoe, MO 63038-1740

To obtain a copy of your Deed and complete Property Profile, please detach and return in the enclosed envelope with your processing fee of **\$87.00**. 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 Retrieval Department 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. Record Retrieval Department operates in accordance to both Business and Professions Code 17533.6 & Civil Code 1716.

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 FOR UP TO \$87.

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.

**FINAL NOTICE**

2012

Glencoe, MO 63038-1740

PROPERTY ID NO.

**SERVICE FEE**

If received after requested date,  
an additional fee of \$35.00 will  
be required before processing.

3/21/12

\$87.00

INDICATE AMOUNT PAID

[Empty box for indicating amount paid]

**MAKE CHECKS PAYABLE TO:**  
**RECORD RETRIEVAL**  
Please write the PROPERTY ID NO. on  
the lower left corner of your check

**RECORD RETRIEVAL DEPARTMENT**  
602 MARKET STREET, DEPARTMENT 106  
FULTON, MO 65251-1928

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 Retrieval Department'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 Retrieval Department also prepares property reports for homeowners; including comparable sales data, transaction history, nearby neighbors Record Retrieval Department also offers 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 Estate 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 a 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 entirety:** 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.

Records 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 Retrieval Department is not affiliated with the State or the County Recorder. Record Retrieval Department 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.

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