

PLEASE BE ADVISED:

I have attached a copy of a document that is being mailed out to Anderson (Madison County) property owners - This document is from a company called LOCAL RECORDS OFFICE out of Indianapolis and provides a "service" to send a copy of a property owner's deed for a service fee of \$89.

The County Recorder's Office will provide an official copy of a Deed record for \$1 per page (most deeds consist of 1 to 2 pages).

If you encounter such a mailing --- please call the Recorders Office right away --- 765-641-9613, or report it to the Indiana Attorney General's Office --- 1-800-382-5516

LOCAL RECORDS OFFICE
133 W. Market St. #239
Indianapolis, IN 46204-2801
Phone: (800) 790-0721

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



2030915-LRO IUN28551117 DIGIT-816

Anderson, IN 46013

Please Respond By:

12/21/2015

LOCAL RECORDS OFFICE

Local Records Office provides a copy of the only document that identifies
a recently recorded transferred title on the property.

as the property owner of

Local Records Office provides a property profile where you can find the property address, owner's name, comparable values, and legal description or parcel identification number, property history, neighborhood demographics, public and private schools report.

Records obtained through public information show a deed was recorded in your name on 10/29/2015 which indicates your ownership and interest in the specified property below.

MADISON COUNTY PUBLIC INFORMATION

Legal Property Address: Anderson IN 46013

Purchase or Transfer Date:	10/29/2015	Year Built:	1979	Property ID:	48-11-25-
Doc Number:	2015R15	Lot Sq. Ft.:	N/A	Improvements:	\$66,800
Sale Amount	N/A	Square Feet:	1385 SF	Use Code:	1004
Assessed Value:	\$76,200	Pool:	N/A	2nd Owner Name:	

For a complete property profile and an additional copy the only document that identifies you as a property owner usually called deed, please detach coupon and return with an \$89 processing fee in the envelope provided. You will receive your documents and report within 21 business days.

Upon receipt of your processing fee, your request will be submitted for documents preparation and reviewed. If for any reason your request for deed and property profile cannot be obtained, your processing fee will be immediately refunded. If you are not completely satisfied with the service you may return the report within 30 days of receiving it for a full refund.

LOCAL RECORDS OFFICE IS NOT AFFILIATED WITH THE COUNTY IN WHICH YOUR DEED IS FILED IN, NOR AFFILIATED WITH ANY GOVERNMENT AGENCIES. THIS OFFER SERVES AS A SOLICITING FOR SERVICES AND NOT TO BE INTERPRETED AS BILL DUE. THIS PRODUCT OR SERVICE HAS NOT BEEN APPROVED OR ENDORSED BY ANY GOVERNMENTAL AGENCY, AND THIS OFFER IS NOT BEING MADE BY AN AGENCY OF 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.



Please detach coupon and mail with your check

CODE: IUN28551117-816

PROPERTY ID NO.	SERVICE FEE	PLEASE RESPOND BY:	CHECK NO.
48-11-25-	\$ 89.00	12/21/2015	

Anderson, IN 46013

MAKE CHECK PAYABLE TO:

Please check box if your mailing address is different
and print mailing address on reverse side.

LOCAL RECORDS OFFICE
133 W. Market St. #239
Indianapolis, IN 46204-2801

Your Phone Number: () _____
Please write the PROPERTY ID NO. On the lower left corner of your check.

Local Records Office: In the United States anyone can have access to the records of any Real Property. The Real Property is usually recorded in the County records where Local Records Office runs powerful on-line searches to find the Deed of millions of people throughout The United States and gathers at the same time several Characteristics of the property such as: Property Characteristics, Property History, Sale Loan Amount, Assessment and Tax Information, Nearby Neighbors, Comparable Sale Date, Neighborhood Demographics, Private and Public Schools reports, Plat Map, and others. Those are sent to thousands of new property owners.

Real property is property that includes land and buildings, and anything affixed to the land. Real property only includes those structures that are affixed to the land, not those which can be removed, such as equipment.

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 and Property (Tax) Assessor's offices.

Property Title refers to a formal document that serves as evidence of ownership. Conveyance of the title is usually done in order to transfer ownership in the property to another person. Title is distinct from possession, a right that can accompany a partnership but is not necessarily sufficient to prove it. In many cases, both possession and title may be transferred independently of each other.

Property deeds are legal instruments that are used to assign ownership of real property, to transfer title to the land and its improvements such as a house. Words used to convey property transfer may be grant, assign, convey or warrant, but they basically all do the same thing, they transfer the interest of the person selling the house to the person buying the house.

Types of property ownership:

a) **Sole Ownership:** The simplest form of property ownership, sole ownership grants one individual complete rights over the property in question.

b) **Tenancy by the Entireties:** When a married couple purchases real estate together, they are granted tenancy by the entireties by many states. This means that each party holds one-half interest in the property, but neither can dispose of or otherwise abridge the right of the other to the property.

c) **Tenancy in Common:** This form of ownership allows multiple people to own a percentage of the same property. While the percentage owned may vary, each person has an equal right to the property during their lifetime. If one of the tenants in common dies, their interest in the property passes to their heirs; it does not devolve to the other tenants in common.

d) **Joint Tenancy:** Joint tenancy agreements require that four conditions be met: ownership must be received at the same time, tenants must hold an equal interest, tenants must each be named on the title, and all must have exactly the same rights of possession. Unlike tenants in common, **joint tenants have right of survivorship;** the ownership of the property passes to the remaining joint tenants in the event of the death of one of the owners. One joint tenant can buy out another, or legal proceedings can be instituted to dissolve the joint tenancy. If one participant sells his or her interest in the property to another person, the joint tenancy is converted into a tenancy in common, and the right of survivorship is no longer valid; the other tenants have no recourse against this action by one or more of their number.

e) **Community Property:** In some states, real estate purchased by a married couple becomes community property. This form of ownership basically creates a condition where the real estate (and other property, if applicable) is owned by the partnership created by the marriage. If the marriage is dissolved through divorce, the value of the property must be divided between the partners. Community property ownership may give right of survivorship, essentially giving the entirety of the property to the surviving spouse in the event of death; other forms allow the partners to leave their interest in the property to their heirs after they die.

f) **Tenancy in Severalty:** Absolute and sole ownership of property by a legal entity, without cotenants, joint-tenants, or partners.

DISCLAIMER: * Local Records Office is not affiliated with any State or the United States or the County Records. Local Records Office 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 a requested deed.

Local Records Office is not affiliated with the county in which your deed is filed in, nor affiliated with any government agencies. This offer serves as a soliciting for services and not to be interpreted as bill due.

This Service to obtain a copy of your Deed or other record of Title is not associated with any Governmental Agency. You can obtain a Copy of your Deed or other Record of your Title from the County Recorder in the County where your property is Located. The price varies depending on each county rate. This product or service has not been approved, or endorsed by any government agency, and this offer is not being made by agency of 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.

<i>Mailing Address</i>		
Address:		
City:	State:	Zip Code: