



Notice to Homeowners Grant Deed Copy Scams

Many home owners are receiving official-looking letters that look like they are from the County or a mortgage lender urging them to request an "official" copy of their Grant Deed in order to prevent foreclosure, prove that they own their home, and to be in compliance.

THE CATCH: They charge as much as \$200 for the copies. The actual fee for a certified copy of a document from the Ventura County Registrar-Recorder / County Clerk is \$2 for the first page, \$1 for each additional page per document and \$1 for certification.

THE FACTS

- You can obtain a copy of your Grant Deed directly from the Ventura County Registrar-Recorder/County Clerk. No third party assistance is needed.
- The County Registrar-Recorder mails the original Grant Deed document to the homeowner after it is recorded. Therefore, you should already have your original Grant Deed.
- If you have the original Grant Deed in your possession there is no need to purchase a copy. The original is a legally binding document that can be used for your business transactions.

The following are common reasons why you would need a copy of your Grant Deed:

- Lost or misplaced the original recorded Grant Deed;
- Selling or Refinancing the property
- If you need a legal description of your property

If you believe or suspect that fraudulent activity has occurred on your property:

If you suspect fraudulent activity related to the recordation of a document within our office, you may reach out to the County of Ventura District Attorney Real Estate Fraud Unit for further investigation.

HOW TO OBTAIN A COPY OF YOUR GRANT DEED

The information required to obtain copies of Official Records are document number, number of pages, or "book and page" for each document you are requesting. Fee's for copies are \$2.00 for the first page, \$1.00 for each additional page of a document, and \$1.00 for certification.

ORDERING OPTIONS

1. Download the Online Copy Request Form and submit via email to RecorderInfo@Ventura.Org to expedite your request. A staff member will contact you once your order has been processed and to charge your debit/credit card over the phone. Plain copies will be sent you by mail or to your email once payment has been received. (certified copies must be returned only by mail).
2. Make an appointment and come in person to the office during regular business hours.
3. Write to the Ventura County Recorder's Office.
MICHELLE ASCENCION
County Clerk and Recorder
800 S. Victoria Ave.
Location # 1260
Ventura, CA 93009
Note: Please send a self-addressed stamped envelope with your request.

If you have additional questions regarding ordering copies of official records, please contact our office at (805) 654-3665.

PAYMENT OPTIONS at REGISTRAR/RECORDER

Cash, Check and Debit and Credit cards.

When ordering by mail, if you are not sure of the number of pages, write a check "not to exceed \$___." Estimate the "not to exceed" dollar amount by figuring 4 pages per document, and we will fill in the exact amount for you. Please send a self-addressed stamped envelope. A copy request received after 4:00 p.m. will be processed the next day.

If you are ordering by phone, online, or credit card, some personal information may be required.