



**LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-  
RECORDER**

**Assessor**  
P.O. Box 12004  
Riverside, CA 92502-2204  
(951) 955-6200

**County Clerk-Recorder**  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

[www.riversideacr.com](http://www.riversideacr.com)  
[www.riversidetaxinfo.com](http://www.riversidetaxinfo.com)

FOR IMMEDIATE RELEASE

August 23, 2011

## New Riverside County Measure Combats Real Estate Fraud

Property owners in Riverside County will soon have a new safeguard against real-estate fraud that, in some cases, has led to property being sold without the owner's knowledge.

Beginning Sept. 1, the Assessor-County Clerk-Recorder will issue property owners a courtesy notice within 30 days of a deed or similar document being recorded on any property.

"We hope this new program will help protect property owners from swindlers who try to commit real-estate fraud," said Assessor-County Clerk-Recorder Larry Ward.

Problems arise when scammers file fraudulent documents and then sell a property or use it to secure a loan without the true owner's knowledge. State law requires that after a document is recorded, the original must be mailed to the address on the document. But even when documents are filed legally the property owner's address is not always listed as the mailing address. That means owners might not know for months or years that illegal instruments have been recorded against their property.

The new notice will be mailed to property owners regardless of the address listed on the document. It will explain that a document was recorded and will include a copy of the first two pages of the recorded document. Contact information for the Riverside County District Attorney real estate fraud unit also will be included, in case the owner suspects fraud.

Ward hopes the new notice will quickly alert homeowners to possible fraud and help prosecutors investigate questionable activity, limiting the number of innocent victims. The notices also should help deter real estate fraud and reduce losses from these crimes, he said.

Notices will be sent after the filing of a deed, mortgage, trust deed, construction trust deed, easement, easement deed, partial easement, partial easement deed, reinstate trust deed and trustees deed (upon sale).

See below for sample notice.



**PETER ALDANA**  
**ASSESSOR-COUNTY CLERK-RECORDER**

## **COUNTY OF RIVERSIDE**



**MICHAEL HESTRIN**  
**DISTRICT ATTORNEY**

### **COURTESY NOTICE**

#### **CONFIRMATION OF RECORDING OF A DOCUMENT**

Dear Homeowner,

The Assessor-County Clerk-Recorder and the District Attorney of the County of Riverside are committed to protecting its residents from fraudulent land transactions. In that regard, we are monitoring all recordings of Deeds and Deeds of Trust and other similar documents and are sending out "Courtesy Notices" regarding recent property recording transactions.

The Recorder's records indicate that a document affecting your real property was recently recorded. A copy of the first two pages of the document is shown on the reverse side.

#### **IF THE TRANSACTION IS CORRECT, NO ACTION IS REQUIRED ON YOUR PART.**

If you have questions regarding this notice, you may visit the Assessor-County Clerk-Recorder website at [www.RiversideACR.com](http://www.RiversideACR.com) and look for the section titled "Real Estate Fraud". Please be aware that this notice is generated and mailed by an outside source on behalf of the Assessor-County Clerk-Recorder for Riverside County.

If you are unaware of this transaction, you may wish to contact the County of Riverside District Attorney's Real Estate Fraud Unit by sending an email to [REFFraudUnit@RivCoDa.org](mailto:REFFraudUnit@RivCoDa.org) or by calling 1-877-723-7779. You may also fill out a Real Estate Fraud Complaint Form, which can be forwarded to the District Attorney's office. This form may be found on the District Attorney's website at: [www.RivCoDa.org](http://www.RivCoDa.org). From the home page click "Real Estate Fraud" under News Releases on the next page click "Real Estate Complaint Form." You may also telephone your local law enforcement agency to have this matter investigated.

Sincerely,

PETER ALDANA  
Assessor-County Clerk-Recorder  
P.O. Box 751, Riverside, CA 92502-0751  
(951) 486-7000 [www.RiversideACR.com](http://www.RiversideACR.com)

MICHAEL HESTRIN  
District Attorney  
3960 Orange Street, Riverside, CA 92501  
(951) 955-5400 [www.RivCoDa.org](http://www.RivCoDa.org)

RECORDING REQUESTED BY  
Jane Doe

AND WHEN RECORDED MAIL DOCUMENT AND  
TAX STATEMENT TO:  
NAME Jane Doe

STREET 12345 A. Street  
ADDRESS

CITY, STATE & Any Town, CA  
ZIP CODE 67890

TITLE ORDER NO. \_\_\_\_\_

ESCROW NO. \_\_\_\_\_

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
							T:	CTY	UNI

**Exhibit A**

Lot 0 of Tract 12345, map book 6 pages 7-9 of Riverside County maps

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**GRANT DEED**

TRA: 009

APN: 123-456-789

The undersigned grantor(s) declare(s) 0

DOCUMENTARY TRANSFER TAX \$ \_\_\_\_\_

computed on full value of property conveyed, or

computed on full value less liens and encumbrances remaining at time of sale.

Unincorporated Area City of Riverside

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I (We) John Doe

(NAME OF GRANTOR(S))

hereby remise, release and grant to Jane Doe

(NAME OF GRANTEE(S))

the following described real property in the City of Riverside, County of Riverside,  
State of California

(Insert Legal Description)  
See Exhibit A

DATED: 09/01/2011 \_\_\_\_\_ Signature for John Doe

John Doe

STATE OF CALIFORNIA }  
COUNTY OF Riverside }

On 09/01/2011 before me, Notary A. Public, notary public personally appeared  
(here insert name and title of the officer)

John Doe

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (SEAL)

MAIL TAX STATEMENT AS DIRECTED ABOVE

## **Courtesy Notice FAQ's**

### **Question:**

Why is the return address on the Courtesy Notice envelope not the address for the Assessor-County Clerk-Recorder for the County of Riverside?

### **Answer:**

An outside source generates and mails the notices on behalf of our department. The return address area will display the logo for the Assessor-County Clerk-Recorder for Riverside County with the address of our vendor.

### **Question:**

Why am I receiving this notice if I sold my property to someone else?

### **Answer:**

The notice is sent to the last assessee (owner of record) reflected in the Assessor records. The purpose of the notice is to alert the current property owner should a fraudulent Deed, Deed of Trust or other similar document be recorded against the property. If you are aware of the recording, no further action is necessary. If you are not aware of the recording and you suspect that fraud has been committed, you may wish to contact the County of Riverside District Attorney's Real Estate Fraud Unit at the email address or phone number cited on the notice.

### **Question:**

What are some other reasons why I might receive a Courtesy Notice for a recording?

### **Answer:**

- Deed of Trust/Mortgage recorded for re-financing purposes
- Deed of Trust/Mortgage recorded for a loan taken out on the property
- Deed recorded to change the vesting (example: putting the property in the name of a trust)
- Deed recorded to add/remove a spouse, friend, family member, etc. to/from title