

RECORDS RECOVERY SERVICES  
1971 Western Ave #1100  
Albany, NY 12203  
Tel: (800) 219-9078

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 FOR A NOMINAL FEE.

\*\*\*\*\*8118546\*\*\*\*\*



Parcel Number:	143200 57-13-3-26
Respond By:	02/21/2018
Service Fee:	\$ 87.00

Records Recovery Service provides a copy of the document which validates the property at *5430 Village Station Cir*, was in fact transferred to the individual(s) *Gerald T Clover*. A property report provides a wealth of useful material for understanding a subject property's makeup. This report includes the address, owner's name, legal description, parcel identification number and more. This report will return pertinent property and owner information for the designated property.

Records obtained through public information show a deed was recorded in your name, *Gerald T Clover* on *December 15, 2017* which indicates your ownership and interest in the specified property.

**ERIE COUNTY PUBLIC INFORMATION**

<i>Parcel Number:</i>	<i>143200 57.13-3-26</i>	<i>Use Code:</i>	<i>1002</i>	<i>Improvement Value</i>	<i>\$0</i>
<i>Document Number:</i>	<i>2017253978</i>	<i>Year Built:</i>	<i>2003</i>	<i>Assessed Value</i>	<i>\$225,400</i>
<i>Transfer Date:</i>	<i>December 15, 2017</i>	<i>Square Feet:</i>	<i>1943 SF</i>	<i>Land Value</i>	<i>\$0</i>
<i>Transfer Value:</i>	<i>\$235,000</i>	<i>Lot Size:</i>	<i>1742 SF</i>	<i>Market Value:</i>	<i>\$225,400</i>

To Obtain a property report and a copy of the document that identifies you as a property owner, please detach coupon and return with an \$87.00 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 report cannot be obtained, your processing fee will be immediately refunded.

RECORDS RECOVERY SERVICES 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.

\*\*\* Detach at perforation and return this portion with your check\*\*\*



|||||

ERIE COUNTY Parcel Number: 143200 57-13-3-26
---

INDICATE MAILING ADDRESS ON REVERSE SIDE

Please write the PARCEL NUMBER on the memo section of your check.

<p><b><u>Make Check Payable to:</u></b></p> <p><b>RECORDS RECOVERY SERVICES</b> 1971 Western Ave #1100 Albany, NY 12203</p>	<p><b>Respond By:</b> 02/21/2018</p> <p><b>Service Fee:</b> \$ 87.00</p> <p><b>Check #:</b> _____</p>
---	---

## HOMEOWNERS INFORMATION

**Real Estate Property Records:** (also called property ownership records) is public information in the United State 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. Records Recovery Services 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; Records Recovery Services also prepares property reports for homeowners; including comparables sales date, transaction history, nearby neighbors, schools, and crimes rates, Records Recovery Services also offers street maps and satellite images, county officials and demographic information. Our traditional searches are limited to County and State.

**Real Property:** The right 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 conditioning units is also considered to real property. All other property such as stocks, bonds, jewelry is called personal property – our agency deals specifically with real estate, particularly with the real estate property records.

**Real 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, condominiums, commercial, industrial, vacant land, mobile home, and time-shares.

**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.

**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.

**Property Ownership:** Real property can be held in several different methods, which affect income tax, estate tax, continuity, liability, survivorship, and 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 entireties:** A husband and wife own the property with the common law rights 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 or 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 records for a nominal fee; however you will need to go 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:** Records Recovery Services is not affiliated with the State or the County Records. Records Recovery Services is an analysis and retrieval firm that uses multiple resources that provide supporting values, deeds and evidence that is used to execute a property report and deliver a requested deed.

Records Recovery Services 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.

### *Mailing Address*

**Address:** \_\_\_\_\_

**City, State, Zip** \_\_\_\_\_

*Please advice of any corrections to be made on name or address compare to the reverse side of this form.*

\_\_\_\_\_  
\_\_\_\_\_