

PROPERTY TRANSFER SERVICES
2522 W 41ST STREET # 400
SIOUX FALLS, SD 57105



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IMPORTANT INFORMATION ENCLOSED

WARNING:
\$2,000 FINE, 5 YEARS IMPRISONMENT,
OR BOTH FOR ANY PERSON INTERFERING
OR OBSTRUCTING WITH DELIVERY OF
THIS LETTER U.S. MAIL TTT.18.CODE
*NOT A GOVERNMENT AGENCY



THOUSAND OAKS CA 91359-9978

PO BOX 6609
DEED PROCESSING CENTER
PROPERTY TRANSFER SERVICES

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NECESSARY
IF MAILED
IN THE
UNITED STATES



PROPERTY TRANSFER SERVICES
2522 W 41st Street # 400
Sioux Falls, SD 57105
PHONE: 888-321-6506

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 IN, FOR UP TO \$83.00.



DEED PROCESSING NOTICE

SCH 3-DIGIT 786

PARCEL NO:	
R482949	
COUNTY:	
WILLIAMSON	
Response Date	Document Fee
01/31/2014	\$83.00



Detach and mail

January 2014

01/31/2014

Compliance Response Date
Document Number
59-84H5-746e-W596-789-A-9

Please Respond By: 01/31/2014

Why you need a copy of your current Grant Deed and property profile?

Property Transfer Services recommends that all TX homeowners obtain a copy of their current Grant Deed. This document provides evidence that the property at 2841 Shadowpoint Cv, was in fact transferred to the individual(s) Leichy Melvin R & C A Trust .

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 Leichy Melvin R & C A Trust on 12/27/2013, which indicates your ownership and or interest in the specified property below.

WILLIAMSON COUNTY PUBLIC INFORMATION

Purchase or Transfer Date: 12/27/2013
Sale Amount: N/A
Land Value ID: 156-85
Improvements: 24

Year Built: 2007
Lot Code: C010
Pool: N/A
Square Feet: 1630

Doc Number: 55-9D
Property Zone: 20100922
Use Code: 262
Parcel No: R482949

Legal Property Address:

To obtain a copy of your Deed and complete Property Profile, please detach and return in the enclosed envelope with your processing fee of \$83.00. 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.

Property Transfer 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 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.

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.

2014

PARCEL NO:	
R482949	
COUNTY:	
WILLIAMSON	
Response Date	Document Fee
01/31/2014	\$83.00

MAKE CHECKS PAYABLE TO:
PROPERTY TRANSFER SERVICES
Please write the PARCEL NO. on the lower
left corner of your check

PROPERTY TRANSFER SERVICES
2522 W 41st Street # 400
Sioux Falls, SD 57105

Your 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. Property Transfer Services'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; Property Transfer Services also prepares property reports for homeowners; including comparable sales data, transaction history, nearby neighbors, schools, and crime rates, Property Transfer Services also 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 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 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.

Join 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 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.

Record 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 Property Transfer Services is not affiliated with the State of TX or the County Recorder. Property Transfer 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 reports and deliver requested deed.

Property Transfer Services is not affiliated with the county in which your deed is filed in, nor affiliated with 'any' other government agencies. This offer serves as a solicitation for services and not to be interpreted as a bill due.

"Certified copies of property deeds are available at the county clerk's office. The county clerk's office may charge a small fee for certified copies of such deeds, usually between two and four dollars a page. Since most property deeds are between two and five pages in length, a certified copy can usually be obtained for between four and twenty dollars."