

## Frequently Asked Questions:

*Q. What is the Register of Deeds Office (ROD)?*

A. The ROD Office is a place where all transactions having to do with land, including deeds, mortgages and some liens are recorded and maintained so that the public is made aware of their existence.

*Q. How are the recording fees set?*

A. Recording fees are set by State Law. If you are unsure as to your recording fees please contact the ROD office or see the link on this site.

*Q. What is a Deed?*

A. A deed is an instrument by which the buyer obtains title to a piece of property. A deed comes in many forms. The most common form of passing title is called a Warranty deed. The seller warrants that he has a good and clear title & guarantees his predecessors have no claim on the title. A Quit-Claim deed would be used to obtain a release from any person who is believed to have an interest in or claim to the property. By this form of deed, the grantor quits any claim he may have.

*Q. Should a Deed be recorded with the ROD office?*

A. Yes. A deed should be recorded as promptly as possible after the transaction is complete. Failure to record a deed could render the transfer or mortgaging of the property impossible and create numerous legal difficulties. A transfer-on-death deed has to be recorded before the passing of the grantor.

*Q. What if I lose my deed?*

A. The primary evidence of ownership of land is not so much the deed itself as the recording of the deed. Once recorded the original deed is returned per the instruction of the person/entity that provided the deed for recording. If your deed is misplaced or lost, a copy of a recorded deed may be obtained for the ROD Office and/or certified with its official stamp.

*Q. Can the ROD Office tell you if have a good & clear title to your property?*

A. No. Professional title examiner or abstractors use the record in our office, along with their own records and searching the records of other offices to determine if the title is good & clear.

*Q. How long does it take to get a document recorded?*

A. Most documents are completed and returned within 24 hours unless problems occur during the processing.