



OFFICE OF THE
DISTRICT ATTORNEY
COUNTY OF SHASTA

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Grant Deed Scam Press Release

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FOR IMMEDIATE RELEASE
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Redding - The Shasta County District Attorney's Office Real Estate Fraud Unit has been apprised of a scam where companies are soliciting homeowners to provide money for the company to provide a copy of the homeowner's Grant Deed.

In these scams, homeowners will receive a letter from the company. The letter will provide the homeowner with public acquired information describing the homeowner's property, including; the address, purchase price, grant deed number, and property identification. The letter will advise the company can provide the homeowner with a copy of the Grant Deed and property profile documents for a fee of \$89.00 if response is within a provided date. The company will add an additional fee of \$20.00 if the response is after the listed date.

The Real Estate Fraud Unit has talked with Leslie Morgan at the Shasta County Assessor-Recorder's Office concerning these types of scams. Mrs. Morgan advised her office can provide copies of Grand Deeds and other recorded documents for \$3.50 for the 1st page and \$1.50 for each additional page of the document. She added that many deeds are only one or two pages in length.

Some of these companies also claim, for an exorbitant fee, they will provide homeowners with a Comparative Market Analysis (CMA). A CMA is an analysis done by realtors to assess a property's value by examining similar properties that have sold within the past year. Most of the local realtors will do a CMA at to no cost to the homeowner. A value review request can also be made at the Assessor's office free of charge.

Even though this type of scam is not illegal and the company will be providing you a service, by using these companies it can cost the homeowner a lot more than just contacting the Assessor-Recorder's Office or a local realtor to obtain needed documents.