



THE LAW OFFICE
of
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RECORDED DEED NOTICES: WHAT HOMEOWNERS NEED TO KNOW

RECEIVED A LETTER ABOUT YOUR "RECORDED DEED"? [GET YOUR FREE ANSWER](#)

If you recently purchased a home, you may receive official-looking mail claiming you must purchase a copy of your recorded deed or property record for a fee—often \$125 or more.

These letters can look urgent and legitimate.

They are not required and not sent by the county or the Commonwealth of Massachusetts.

What These Letters Usually Include:

- Your name and property address
- References to a “Recorded Deed,” “Grant Deed,” or “Property Records”
- A “Respond By” date
- Language implying ownership verification or protection
- A service or processing fee
- Fine print stating the sender is not affiliated with a government agency

PROPERTY RECORDS

Property Records provides a copy of the only document that identifies RECORD HOLDER as the property owner of PROPERTY, by a recently recorded transferred title on the property.

Property Records provides a property profile where you can find the property address, owner's name, comparable values, and legal description or parcel identification number, property history, neighbourhood demographics, public and private schools report.

Records obtained through public information show a deed was recorded in your name on 10/11/2025 which indicates your ownership and interest in the specified property below.

The design is intentional—it creates urgency where none exists.

The Key Fact Homeowners Should Know



In Massachusetts:

- Your deed is **automatically recorded** at closing
- Your ownership is **already legally secure**
- You are **not required** to purchase anything after closing
- You do **not** need a third-party service to confirm ownership

Why These Notices Are Misleading

Although disclaimers are included, they are often buried in fine print.

The overall presentation is designed to:

- Mimic official government notices
- Create a false sense of urgency
- Suggest something is missing or incomplete
- Charge premium fees for public information



PROPERTY RECORDS 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 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.

Are These Letters Illegal?

Not necessarily. But legal does not mean necessary, recommended, or appropriate. You are not missing anything—and you do not need to respond.

Consumer protection agencies routinely warn homeowners to be cautious of solicitations that imply legal obligation without clearly stating otherwise.

What to Do If You Receive One

- ✓ Do not send payment
- ✓ Do not assume the notice is required
- ✓ Read the fine print—it will usually say it is a solicitation
- ✓ Contact your closing attorney if you are unsure

How to Get Your Deed the Right Way

Visit your county Registry of Deeds website

1. Search by name, address, or document number
2. Download a copy—often the same day—for a minimal fee

