



Good Deeds

News from the Office of the Recorder of Deeds, Chester County, Pennsylvania

Volume 1, Issue 6

7/29/09

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Click on "Records Search" for records online.

Hours:

The office is open Monday through Friday from 8:30am to 4:30pm. However, same-day document recording stops at 4:00pm on all days. The Search Library is open from 8:30am to 4:15pm, weather permitting.

Fees:

For a full list of service fees, see our website: www.chesco.org/recorder.

Reminder:

To save time and facilitate the filing and recording of documents, submitting parties should include two return self-addressed, stamped envelopes with the initial filing. The first envelope will be used to notify the submitting party the document has been received and the second envelope will be used to return the original recorded document. If return envelopes are not included, the notification process will take longer to complete.

Prior Newsletters are available at www.chesco.org/recorder.

COSTELLO ANNOUNCES SELECTION OF NEW LAND RECORDS MANAGEMENT SYSTEM

Recorder of Deeds Ryan Costello has announced the selection of *CountyFusion*, provided by RecordFusion, as Chester County's new land records management system. "RecordFusion has a great product, one that truly fits our needs as well as our budget, and they are known for their excellent customer service," said Costello.

The selection of *CountyFusion* was arrived at after a thorough review process by a committee made up of various recording professionals in our office specializing in all aspects of recording including: document handling, processing, imaging, indexing, verifying, and bookkeeping. The County's Department of Computing and Information Services also provided their expertise during the selection process.



"RecordFusion has implemented land records management systems in counties nationwide. Several local counties including Montgomery County, Berks County and Lawrence County are satisfied RecordFusion clients," commented First Deputy Ruth Haganir. The Lancaster County Record of Deeds recently selected RecordFusion for its recording needs as well.

Electronic recording services will continue to be available through our partner Simplifile. Simplifile and RecordFusion have an established alliance enabling them to provide an integrated system offering seamless indexing and imaging of documents whether they are filed electronically or via traditional hard-copy methods.

The migration from the current County system to the new *CountyFusion* land records management system will take place during summer 2009 and is expected to be fully operational by the fourth quarter of this year. For more information on RecordFusion, please visit www.RecordFusion.com. For additional information on Simplifile, please visit www.simplifile.com.

"We look forward to several public outreach and training sessions with the title, legal, real estate, banking and other interested sectors, during the summer and fall months, so that there is a seamless transition for all interested stakeholders," said Costello.

WEST CHESTER BOROUGH PARKING GARAGE UPDATE



Walnut Street Elevation
View Looking West

Artist's rendering of future Mosteller Garage

The Borough of West Chester has closed its Mosteller Parking Garage and is due to begin its *Mosteller Garage Replacement Project* at the end of July 2009. This Borough parking garage is located at Walnut and Chestnut Streets, directly across the street from our office.

Please be aware that the demolition and construction phases of the Borough's project will at times disrupt traffic flow, close adjacent streets, and limit on-street parking near our office. These disruptions and delays will occur at various times between July 2009 and October 2010 and they are outside of our purview to predict or control.

To help you better plan any future visit to our office or research library, please review the Borough parking map posted on our website. Also, please visit the Downtown West Chester website at www.westchesterbid.com for updates and additional information on the progress of the Borough's project.

We are all looking forward to having access to a new, modern parking facility and appreciate your patience as the Borough completes its project.

RECORDING REFRESHER...RE-RECORDING A MORTGAGE

Re-recording a mortgage is the process of taking a previously recorded mortgage and resubmitting the original with any errors or omissions remedied. If a recorded document is found to contain a simple error or omission, then re-recording may be the best solution.

When Re-recording:

Correct the Intact Original: Any incorrect information should be corrected on the intact original document by drawing a neat single line through the error and printing or typing the correct information nearby. Omitted information/pages/exhibits or replacement pages or exhibits should simply be included on or with the intact original.

State a Clear Explanation for Re-recording: On the first page of the original document, or on a new cover page, a clear explanation stating why the re-recording is being done should be typed or neatly printed.

Affix a New Notary's Acknowledgement: A new acknowledgement of the borrower(s) must be affixed. In this case, the notary is having the borrower(s) appear and acknowledge that this document, with the changes, is her/his/their deed and act. The borrower(s) are not required to re-sign the document.

Submit the Corrected Intact Original: The mortgage submitted for re-recording must be the complete original recorded or eRecorded document, with all/any of our stamps, labels, and/or barcodes intact.

Pricing: When preparing a re-recording, be certain to re-calculate the recording fees, as the page count may increase with the addition of the new acknowledgement and/or the addition of previously omitted or incorrect pages.

PREP & PRODA MEETING UPDATES

Both the Property Records Educational Partners (PREP) and PA Recorder of Deeds Association (PRODA) met in June. These recording industry meetings play an essential role in communicating information both to our industry partners and among recording officials across the state.

The recent meeting of PREP took place June 17th in West Chester. Speakers included Marc L. Aronson of the PA Association of Notaries who spoke about the importance of the Notary's Acknowledgement on land records documents, and Ellen B. Renish of the National Association of Realtors who discussed recent trends in the real estate industry. Leonard A. Shatz of the PA Land Title Association informed attendees of news from the title industry. Recorder Ryan Costello spoke about recording activity over the past eighteen months and led a discussion about the role of the Recorder in adverse possession claims.

In early June, PRODA held its annual meeting in Scranton. Frank W. Abagnale of Abagnale & Associates was the keynote speaker and offered an informative session on identity theft prevention ("*Catch Me If You Can*" book and movie were based on his early life). Also, the Recorders met with PRODA's Solicitor to discuss upcoming legislation impacting recording and to seek opinions on specific issues related to recording in various Counties.



(l to r) Speaking on the June PREP panel are Ryan A. Costello, Esq., Recorder of Deeds and Leonard A. Shatz, Esq., CLTP of the Pennsylvania Land Title Association.

UPCOMING CHESTER COUNTY HOLIDAYS

September 7	Labor Day, County Offices Closed
November 3	General Election Day, County Offices Closed