



**Sharon Quigley Carpenter**  
**Recorder of Deeds &**  
**Vital Records Registrar**  
**City of Saint Louis**  
[www.stlouiscityrecorder.org/](http://www.stlouiscityrecorder.org/)

City Hall, Room 126  
1200 Market Street  
Saint Louis, MO 63103  
314.622.4610  
[info@stlouiscityrecorder.org](mailto:info@stlouiscityrecorder.org)



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Contact Chief Deputy Peggy Meeker  
314.589.8170 [pmeeker@stlouiscityrecorder.org](mailto:pmeeker@stlouiscityrecorder.org)

### **UPDATE: Homeowners Beware of Overpriced Deed Copy Service**

[An E-mail from a St. Louis County homeowner](#) to the St. Louis City Recorder of Deeds & Vital Records Registrar has led the office to issue another warning notice about services offered by a deed copy re-sale business. The Glencoe resident contacted the City Recorder & Registrar in appreciation for the office's information about overpriced deed services offered by a company with a mailbox in Fulton, Missouri.

[The deed copy service mailing came from Record Retrieval Department, 602 Market Street, Department 106, Fulton, phone number 888-625-9291.](#) The company offered to sell him a copy of his land deed for the price of \$87.00, \$80.00 more than if he bought a certified copy from the St. Louis County Recorder.

"I was about to write a check for this and something told me this seemed a bit odd," wrote the homeowner.

He conducted a web search for the company and came across the [St. Louis City Recorder & Registrar's August 25, 2011 warning on Record Retrieval of Fulton](#). Because of that information, he realized he did not need to make the purchase.

The homeowner also provided the St. Louis City Recorder & Registrar with a copy of the company's correspondence, which differs from previous solicitations by the company. The company has changed its Fulton mailbox and phone number since the 2011 warning, and previously used a slightly different name.

"State Record Regulation Department recommends that all United States homeowners obtain a copy of their current Grant Deed," states the company's letter. Last year's mailings stated "Record Retrieval," the company, recommended the purchase.

"There is no State Record Regulation Department operated by any county in Missouri, the State of Missouri, or Federal Government," explains Sharon Quigley Carpenter, St. Louis City Recorder & Registrar.

"It's another name for the company. Some homeowners, unfortunately, may get the idea that a government agency recommends purchase of a deed copy."

"We decided to update our warning and try to get the word out: You don't need a copy of your deed but, if you want one, its available much cheaper and faster from your county Recorder's office."

Record Retrieval or State Record Regulation Department/Board currently operates in numerous states. Some of the Better Business Bureaus that have issued warnings about the business include [BBB of Minnesota and North Dakota](#) and [BBB Middle Tennessee](#). One state where it does not operate is Iowa, due to [last year's efforts by the Iowa Attorney General](#).

St. Louis City homeowners with questions about deed copy services may call the St. Louis City Recorder & Registrar's Land Records Department at 613.3149.

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