

ASSET DOCUMENT SERVICES  
1220 L STREET NW SUITE 100-PMB 124  
WASHINGTON, DC 20005-4018  
PHONE: (800) 790-9754

THIS SOLICITATION IS FOR A HOME RECORDS STATEMENT & CHARGELESS/FREE GRANT DEED OR TITLE RECORD COPY. THIS SOLICITATION IS NOT ASSOCIATED WITH OR BEING PROVIDED BY ANY GOVERNMENTAL AGENCY. YOU MAY OBTAIN A COPY OF YOUR GRANT DEED OR RECORDS THROUGH YOUR LOCAL COUNTY RECORDER FOR A NOMINAL FEE.

141018-201-898820

## RECORDED DEED NOTICE

[REDACTED]  
[REDACTED] CALL FOR AADC 750  
[REDACTED]



Record ID#	
[REDACTED]	
Please Return By:	Service Fee:
10/17/2018	\$89.00

-----Detach above portion return with check or money order only-----

Requested Return Date
10-17-2018

Compliance Document Number
[REDACTED]

Deed Record Date
9/18/2015

Asset Document Services recommends that homeowners in the county of Grayson obtain a copy of their Grant Deed and Home Records Statement. The Grant Deed provides evidence that the property at: [REDACTED] was in fact transferred to the individual(s): [REDACTED]

The "Home Records Statement" is an in depth look at information that is useful in understanding County Property Tax structure and Assessed Tax Value. This integral dwelling report allows homeowners to verify as well as understand pertinent property information. This information includes, Legal description, Flood zone information, Tax delinquencies, Comparable sales and Parcel ID number.

Records obtained through public information show a deed was recorded in your name(s): [REDACTED] in Grayson County, which indicates ownership and or interest in the specified property above.

### Grayson County Public Information

Foundation: Yes  
Document Number: 5-3346  
Improvements: N/A

Use Code: 68  
Lot Code: C010  
Pool: N/A

Recorded in: Grayson  
Property Occupancy: Owner  
Property Zoning: Residential

Property Address: [REDACTED]

Your request will be processed within 30 days. Upon receipt of the \$89 fee, your request will be submitted for delivery. If for any reason your request cannot be processed your fee will be refunded. 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. Asset Document Services, LLC is not a company based in the District of Columbia. This offer is a solicitation for services and not a bill. You are not obligated to pay the above dollar amount, unless you accept this offer. Asset Document Services, LLC operates in accordance with the Business and Professions Code 17533.6 & Civil Code 171.

Pay Online at: [www.AssetDocs.org](http://www.AssetDocs.org)



AFTER RECORDING RETURN TO:

[Redacted return address]

001205

**HOMESTEAD DESIGNATION AFFIDAVIT**

State of Texas §  
County of Grayson §

I/We [Redacted] the person/persons entitled to present possession of the subject property, being first duly sworn upon oath, deposes and says that:

1. I/We hereby designate as homestead the house and land, together with all improvements thereon and appurtenances thereto, commonly described as: [Redacted] in Grayson County

- The property is an urban homestead of not more than one acre.
- The property is a rural homestead situated within a tract of more than one/two hundred acres.

- If located in more than one survey, see the attached addendum "B," designating acreage in each survey.
2. I/We hereby designate the property described above as my/our legal homestead, exempt from forced sale under the constitution and laws of the State of Texas.
3. I am/We are resident(s) of the State of Texas, the above property is designated as the family homestead or as the homestead of a single adult not otherwise entitled to a homestead. The current title holder(s) of the property is/are: [Redacted]

Dated: \_\_\_\_\_, 20\_\_\_\_

[Redacted signature]

State of Texas, County of \_\_\_\_\_

[Redacted signature]

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned a Notary Public in and for said State of Texas, personally appeared: [Redacted] personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed within this instrument, and acknowledged to me that he/she/they executed it.

WITNESS my hand and official seal:

\_\_\_\_\_  
Notary Public in the State of Texas

BLANK SPACE BELOW FOR COUNTY RECORDER OFFICE USE ONLY BLANK SPACE BELOW FOR COUNTY RECORDER OFFICE USE ONLY BLANK SPACE BELOW FOR COUNTY RECORDER OFFICE USE ONLY



DETACH AND MAIL THIS STUB  
WITH YOUR PROCESSING FEE.  
DO NOT TAPE, STAPLE CHECK OR  
PAYMENT STUB.

Record ID#	
[REDACTED]	
Please Return by:	Service fee:
10/15/2018	\$89.00

**PAY ONLINE**



Go to: [www.AssetDocs.org](http://www.AssetDocs.org)

**24/7 PAY BY PHONE**



1-800-790-9754

**PAY BY MAIL**



DETACH AND MAIL THIS STUB

Detach and mail

**Property Grant Deed:**

A **grant deed** is used in some states and jurisdictions for the sale or other transfer of real property from one person or entity to another person or entity. Each **party** transferring an interest in the property, or "grantor", is required to sign it.

**Real Property:** real estate, realty, or immovable **property** is land which is the **property** of some person and all structures (also called improvements or fixtures) integrated with or affixed to the land, including crops, buildings, machinery, wells, dams, ponds, mines, canals, and roads, among other.

**Property Title:** is a bundle of rights in a piece of **property** in which a party may own either a legal interest or equitable interest. The rights in the bundle may be separated and held by different parties. It may also refer to a formal document, such as a deed, that serves as evidence of ownership.

**Ownership Types:**

**Sole Property Ownership-**

One individual or entity has all property rights available to them.

**Tenants in Severalty:**

"Tenants in common" and "tenants" in severalty" describe the interest property owners have and appear on the deed and title to real estate. The distinction between the two may seem small, but it's very significant. These two types of ownership, as well as joint tenancy, represent the **most common forms of property ownership.**

**Tenants by Entirety- (TBE)** is a method in some states by which married couples can hold the title to a property. In order for one spouse to modify his or her interest in the property in any way, the **consent of both spouses** is required by tenants by entirety.

**Tenancy in common:** This is a form of concurrent estate in which each owner, referred to as a tenant in common, is regarded by the law as owning separate and **distinct shares of the same property.** By default, all co-owners own equal shares, but their interests may differ in size.

**Joint Tenancy:** A form of ownership by **two or more individuals** in which the **share in the asset** belonging to any of the owners passes automatically to the other owners upon death, without requiring probate.

**Community Property:** Community property in some states is a marital **property regime** under which most property acquired during the marriage, the community, or *communio bonorum*, is owned jointly by both spouses and is divided upon divorce, annulment, or death.

**Joint ownership** is automatically presumed by law in the absence of specific evidence that would point to a contrary conclusion for a particular piece of property. Division of community property may take place by item by splitting all items or by values. In some jurisdictions.

**Home Records Statement:** This is a proprietary detailed report designed to help homeowners understand many **elemental factors** that include Home value, Taxation and Disaster risk. The details contained in the Home Records Statement provides information that can be used to verify that your **homes details** were recorded correctly.

**This product consists of a Home Records Statement Report and complimentary copy of your Grant Deed. Our 100% customer satisfaction guaranteed if you are not happy return within 30 days for a full refund.**

**Notice: Asset Document Services, LLC is not affiliated with the State of TX or the County recorder. Asset Document Services is a document analysis and retrieval firm.**

**You may obtain a copy of your records through your local county office for a nominal fee. This offer is a solicitation for services and not a bill. You are not obligated to pay the above dollar amount, unless you accept this offer.**



[REDACTED]  
Sherman, TX 75091-2373

RECORD ID#	[REDACTED]
PARCEL NO:	[REDACTED]
Please Respond By	Service Fee
08/17/2018	\$86.00



ORDER ONLINE  
PropProfile.com

Record ID# [REDACTED]



PAY BY PHONE  
1-888-411-7842  
Se habla español



PAY BY MAIL  
Make check payable to:  
PROPERTY PROFILE  
PO BOX 876 Glendora, CA 91740-0876

#### Current-Property Grant Deed Includes:

- Grant Deed provides legal evidence of ownership and or interest
- Shows evidence that a transfer or interest was recorded for the subject property or entity
- Shows evidence to verify that the recorded information is indeed correct & mistake free
- Shows evidence that the subject property was recorded to the new owner
- Shows the owners right to posses and use the subject property
- Shows evidence of the subject property's legal description
- Shows the recorded transfer date
- Shows the sale amount
- Shows the square footage
- Shows the subject property parcel number

#### Property Assessment Profile Includes as available:

- County Tax & Assessment Information
- Assessment Year
- Total Assessed Value
- Total Assessor Market Value
- Total Tax Amount
- Tax Year
- Subject Property Comparable Values
- Tax assessed values for up to 15 closest residential properties to the subject property
- Subject Property Legal Description
- Subject Property Current Recorded Owner
- Comparable Sales Data
- Area Sales & Tax Analysis
- Tax Delinquency
- Homeowners Exemption
- Tax Exemption
- Prior Transfer Recording Date
- Flood Report

**What are Real Property Records?** Real Property Records contain all of the recorded data associated with a particular Real Estate. Real Property definition includes many different types of properties such as residential, condominium, commercial, industrial, vacant land, mobile home, and time-shares.

**What is Property Title?** Evidence that the ownership of Real Estate is in lawful possession and evidence of ownership; it is the owner's right to possess and use the property.

**What is a Property Deed?** A written document properly signed and delivered, that conveys title to the real property. There are several types of deeds: General Warranty Deed, Quitclaim Deed, Special Warranty Deed, Grant Deed, Trustee's Deed and others.

**Forms of Property Ownership:** Real property can be held in several different methods, which affect income tax, estate tax, continuity, liability, survivorship, transferability, disposition at death and at bankruptcy.

This product consists of a Complimentary Current Grant Deed and a Property Assessment Profile for a one time fee of \$86.00. If you are not 100% satisfied with this product, simply return it within 30 days for a full refund.

**DISCLAIMER:** Property Profile Inc. is not affiliated with the State of TX or the County Recorder. Property Profile Inc. is an analysis and retrieval firm that uses multiple resources that provide supporting values, deed reports and evidence that is used to execute a property reports and deliver requested deed.

Records are available at your local County recorder for a nominal fee; however you will need to go to the County recorder's office in person. You will not be able to receive a profile report as this is proprietary and only deliverable upon purchase of our services.

This is not a bill. This is a solicitation; you are under no obligation to pay the amount stated, unless you accept this offer.



PROPERTY PROFILE  
449 W Foothill Blvd #519  
Glendora, CA 91741  
PHONE: 1-888-411-7842

THIS SERVICE TO OBTAIN A COPY OF YOUR PROPERTY ASSESSMENT PROFILE AND GRANT DEED OR OTHER RECORD OF TITLE IS NOT ASSOCIATED WITH ANY GOVERNMENTAL AGENCY. YOU CAN OBTAIN A COPY OF YOUR GRANT DEED OR OTHER RECORD OF TITLE FROM THE COUNTY RECORDER IN THE COUNTY WHERE YOUR PROPERTY IS LOCATED FOR A NOMINAL FEE.

  
**RECORDED DEED NOTICE**

ALL FOR AADC 750

RECORD ID#	[REDACTED]
PARCEL NO:	[REDACTED]
Please Respond By	Service Fee
08/17/2018	\$86.00



Detach and mail

August 2018

08/17/2018

Requested Response Date  
Parcel Number

Please Respond by: 08/17/2018

PAY BY PHONE

1-888-411-7842

Se habla español

**Why you need a copy of Your Current Grant Deed and Property Assessment Profile?**

Property Profile recommends that all TX homeowners obtain a copy of their **Current Grant Deed and Property Assessment Profile**. These documents can provide evidence that the property at [REDACTED], was in fact transferred and or has interest to the individual(s) [REDACTED].

The "Property Assessment Profile" is a comprehensive property report that provides a wealth of information on the property that can be used to verify property information is recorded correctly as mistakes can affect property taxes. The information on the report can also be used to contest your property taxes at the County level if you find you are paying higher property taxes than comparable properties in your area.

Records obtained through public information show a deed was recorded in your name [REDACTED], which indicates your ownership and or interest in the specified property below.

**GRAYSON COUNTY PUBLIC INFORMATION**

Recording Date: 07/09/2018

Transaction Amount: N/A

Year Built: [REDACTED]

Square Feet: [REDACTED]

Land Use Desc: [REDACTED]

Carrier Code: [REDACTED]

Legal Property Address: [REDACTED]

To obtain a copy of your Property Assessment Profile and Complimentary Grant Deed, Please detach and return in the enclosed envelope with your processing fee of \$86.00. You will receive your documents and report within 21 business days.

Upon receipt of your processing fee, your request will be submitted for document preparation and review. If for any reason your request for a Property Assessment Profile and Complimentary Grant Deed cannot be obtained, your processing fee will be immediately refunded.

**Current Grant Deed:**

- Grant Deed provides legal evidence of ownership/interest
- Shows evidence that a transfer or interest was recorded for the subject property or entity
- Shows evidence of subject property's legal description
- Shows evidence to verify that the recorded information is indeed correct & mistake free

**Property Assessment Profile:**

- County Tax & Assessment Information
- Total Assessor Value
- Total Tax Amount
- Subject Property Comparable Values
- Flood Report
- Tax Delinquency

This product or service has not been approved, or endorsed by any government agency, and this offer is not being made by an agency of the 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. If you are not 100% satisfied with this product, simply return it within 30 days for a full refund.