

Everything you didn't know about the Clerk and Recorder's Office

By Susan Corliss
Kit Carson County Clerk and Recorder

SCAM Letters about Deed Fees

There has been an increase in calls about letters that have been received in our community stating there is a \$95 fee to finish processing their Deed. These are going to all age groups, new home buyers and existing owners. Please be aware that you will not receive letters about additional recording fees. These transactions are completed at the time of recording.

New home buyers need to be aware that there are scams out there trying to trick you into paying \$83 or more to obtain a copy of your current house deed. The form looks very legitimate and very professional and has all of the information for your house purchase: address, sale amount, purchase date, year built, square footage, parcel number. All of this information is public record so it is very easily obtained by these companies from the county land records. The letter also informs the new buyer that for \$83 they can provide the new owner with a copy of their current Grant Deed and they recommend that all Colorado homeowners obtain a copy for their records.

Please do not fall victim to these scams; anyone can obtain a copy of their property deed at the Kit Carson County Clerk & Recorder office, 1650 Donelan Ave., Ste. 203, Burlington, CO 80807 for twenty five cents a page (\$.25) or a certified copy for \$.25 a page and \$1 to certify, with most deeds being only one page.

Plan Ahead: The Kit Carson County Clerk & Recorder's office will be closed on Monday, July 5th, in honor of the 4th of July holiday.

Please note that the Kit Carson County Clerk and Recorder's does require scheduling for Driver License appointments. There is only one station and it's important to everyone that people do not have to wait in line if at all possible. Currently, Driver License appointments are limited to Kit Carson County and neighboring county residents because of the limited appointments.

The following departments of the Kit Carson County Clerk and Recorder's Office can also be reached by calling (719) 346-8638 and dialing the extension number:

Ext. 242 – Election Department for voter and election questions.

Ext. 236 – Recording Department for information concerning recording legal instruments.

Ext. 301 – Drivers' License & Motor Vehicle Department for license plates/renewals or titling a vehicle.

You can also reach the clerk's office by email at clerkandrecorder@kitcarsoncounty.org.