

FREE HOMEOWNER GUIDE

Get Your Deed Without Paying \$132.50

 4 Parts, 12 Steps  Printable PDF  MVP Law Group, APC

The letter on your table wants \$132.50 for a “property profile” and a copy of your deed. Here is everything it is actually selling, done yourself in about ten minutes, for a few dollars or for nothing. And at the end, the one free county service that protects your title better than anything a mailer has ever offered.

THE HONEST PRICE LIST

What this actually costs

The mailer's price: \$89 to \$135 for a “property profile report” built from public data, plus a “complimentary” copy of your own deed.

The county's price: a few dollars per recorded document from the LA County Registrar-Recorder, a little more for a certified copy.

Your price, most of the time: nothing. The original deed was mailed back to you after recording, and if we prepared your trust, a copy already lives in your portfolio.

The real protection: free. The county's e-notification alert emails you whenever a document records under your name. No mailer offers anything close.

I Find the deed you already have

☐ **Check your mail from the weeks after recording.**

After a deed records in California, the county returns the original document to the address on it. It usually arrives within several weeks, in a government envelope that is easy to mistake for the junk imitating it. Many families already have the original in a drawer.

☐ **Open your estate planning portfolio.**

If MVP Law Group prepared your living trust, the recorded deed transferring your home into the trust is part of your portfolio. Cannot find your binder? Call us at (818) 788-7881 and we will point you to what was recorded and when.

☐ **Look in your closing package.**

If you bought or refinanced recently, your escrow or title company delivered a full set of recorded documents, on paper or as PDFs. The deed is in there, already paid for.

2

Order a copy from the county, a few dollars

☐ **Start at lavote.gov, the Registrar-Recorder/County Clerk.**

Under real estate records, request a copy of a recorded document. Have your name as it appears on the deed and the approximate recording date; the parcel number from your tax bill helps but is not required. Fees run a few dollars per document.

☐ **Choose plain or certified.**

A plain copy answers almost every everyday need. A certified copy, a few dollars more, carries the county's seal and is the version occasionally required in court or by an institution. When in doubt about which you need, ask us before paying twice.

☐ **Order by mail or in person if you prefer.**

The Registrar-Recorder's main office in Norwalk handles walk-in and mailed requests, and lavote.gov lists the current forms, fees, and branch locations. Bring or include your ID for certified copies.

☐ **Own property outside LA County? Same playbook.**

Every California county has a recorder with the same copy service at similar prices. Search the county name plus "county recorder official records," and make sure the site ends in .gov before paying anyone.

3 Turn on the county's free alert, the real protection

Here is the quiet irony of the deed mailers: they sell you a report about your own property while the county gives away the one service that actually guards it.

☐ **Sign up for e-notification at lavote.gov.**

The Registrar-Recorder's free alert emails you whenever a document is recorded in Los Angeles County under your name. It takes a few minutes, and it covers the thing homeowners actually worry about.

☐ **Know what to do if an alert ever surprises you.**

A recording you did not make, a deed you did not sign, a lien you do not recognize: that is the rare, real version of title fraud, and it is urgent. Call us the same day at (818) 788-7881. Speed is the difference between a correction and a court case.

4 Store it like it matters

☐ **Keep the deed with your estate plan, not apart from it.**

The deed proves what you own. Your trust decides what happens to it. They belong in the same binder, with a scanned copy somewhere your family can reach.

☐ **Tell your successor trustee where the binder lives.**

The best-organized portfolio helps no one if nobody can find it on the day it is needed. One sentence to the right person finishes the job.

☐ **Expect new mailers after every recording, and smile.**

Refinance, transfer, or update your trust, and a fresh deed records, which means a fresh wave of official-looking letters. Now they are a reminder that your paperwork worked, and that the [60-second checklist](#) is in your kitchen drawer.

The county offices card

THE REAL PLACES, AT THE REAL PRICES

Who	What they handle	Where
LA County Registrar-Recorder/County Clerk	Copies of recorded deeds and documents, a few dollars each, and the free e-notification recording alert. Main office in Norwalk.	lavote.gov
LA County Assessor	Free parcel lookup, assessed values, and the homeowners' exemption.	assessor.lacounty.gov
LA County Treasurer and Tax Collector	The real property tax bill and payment records for your parcel.	ttc.lacounty.gov
MVP Law Group	Free letter check, deed and trust questions, and the estate plan behind the paperwork. English, Spanish, and Russian.	(818) 788-7881

FREE LETTER CHECK

Holding a letter and still not sure?

Run it through the [60-second checklist](#), read [the full story of the deed mailer](#), or skip straight to the shortcut: send us a photo and we will tell you whether it is real, free.

This guide is provided for general informational purposes only and is not legal advice, and it does not create an attorney-client relationship. County fees, procedures, and

services change; confirm current details with the county before relying on them. The information reflects California practice as of August 2026. Attorney Advertising. Contact MVP Law Group, APC for guidance tailored to your situation.