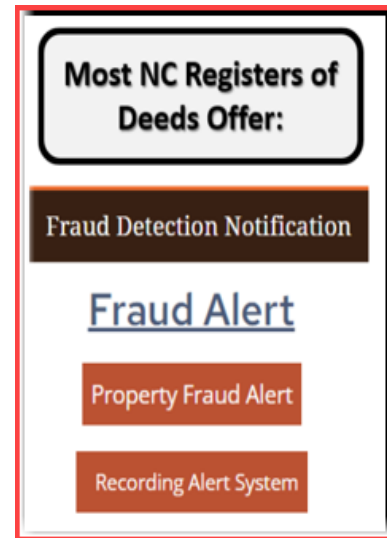




**TO:** North Carolina Chicago Title Approved Attorneys  
**FROM:** Chicago Title, North Carolina State Office  
**DATE:** October 13, 2023  
**RE:** PROVIDING **FREE** NOTIFICATIONS AND  
PROTECTING YOUR CLIENTS FROM  
“DEED FRAUD” “SELLER IMPERSONATION”  
“IMPOSTER FRAUD” “VACANT LAND FRAUD”  
“ABSENTEE OWNER” (Part II)

**ARE YOU WATCHING?**



**As we all know, fraudsters are targeting everyone in the real estate industry *and our clients and friends!*** See “Chicago Title Underwriting Bulletin -- “DEED FRAUD” “SELLER IMPERSONATION” “IMPOSTER FRAUD” “VACANT LAND FRAUD” “ABSENTEE OWNER” -- ARE YOU WATCHING YOUR BACK AND YOUR CLIENT’S?” (August 9, 2023) for more detail on recognizing and preventing fraud at <https://www.northcarolina.ctic.com/legal-articles> under “Fraud.”

**NOW the North Carolina Association of Registers of Deeds (NCARD), and many of your local registers of deeds, have provided a **great new tool** for you to use and to RECOMMEND TO YOUR CLIENTS AND FRIENDS.** Approximately 75 out of our 100 counties offer fraud detection alert systems with several others considering it in the near future, hopefully now linked on the NCARD website at: <https://www.ncard.us/fraud-detection-alert-system/>

- ✓ **Have your clients and friends sign up for Fraud Notifications** at their respective registers of deeds offices in counties in which they have real estate, so that they will receive **REAL TIME NOTIFICATION** if someone records a document under their name. They should enter their names, individual or business, any way it might appear in a deed or document recordings, along with their email address. If a document is recorded in their name, the registry will automatically send an email notification.
- ✓ **TIME IS OF THE ESSENCE if a fraudulent deed is recorded.** And this may mean it is caught in time for the owner to notify authorities, for the closing attorney or purchaser being defrauded to pull back the transaction, and maybe even catch the culprit!

View this and more articles on our website at <https://www.northcarolina.ctic.com>.