



BEWARE OF SCAMS AND PAYING FOR UNNECESSARY RECORDED DEED DOCUMENTATION

FORT MYERS, Fla. (March 28, 2024) Amidst the hustle and bustle of everyday life, our clients often find themselves inundated with paperwork and correspondence following property transactions or the transfer of real property to a revocable trust. They receive an official-looking document in the mail possibly titled “Recorded Deed Notice” that looks scarily official with purchase or transfer dates, document numbers, the legal property address, a description of the property and property identification number. There is also a payment slip at the bottom that the recipient is directed to detach and mail payment with a “document fee” of \$95.00 or some absurd amount by a deadline.

You may also notice, at the end of the document there is a statement that says it is a solicitation, and that you are under no obligation to pay the amount stated.

To safeguard yourself against falling victim to scams, it is crucial to remain vigilant and adopt proactive measures:

1. **Verify the source:** Before responding to any correspondence offering services or documents, conduct thorough research to verify the legitimacy of the sender. Government agencies or legitimate service providers typically have websites and contact information that can be cross-referenced.
2. **Scrutinize the details:** Pay close attention to the language, formatting, and any discrepancies within the letter. Legitimate entities often use secure methods of communication and rarely demand immediate payment.
3. **Consult with your trusted legal professional:** When in doubt, seek advice from legal professionals or real estate experts. They can provide insights into the authenticity of the correspondence and offer guidance on the appropriate course of action.

Remember, when it comes to protecting yourself and your assets knowledge is your greatest ally and proactive prevention is your strongest defense. At Pavese Law Firm we are committed to serving as a trusted legal partner in safeguarding your interests. Should you have any questions or concerns about potential threats or scams do not hesitate to contact us.

A note to the reader: Please be advised that this article is intended to offer general information and should not be considered a replacement for professional legal advice. It is strongly recommended that you seek the guidance of competent legal counsel if you have any inquiries related to legal compliance.

For more information about Mary Vlasak Snell and her work in financial planning, please visit www.paveselaw.com. For inquiries, please contact 239-334-2195

About Pavese Law Firm

Pavese Law Firm is a full-service law firm with offices in Fort Myers, Cape Coral, and West Palm Beach. The firm provides a broad range of legal services for individuals, families, small businesses, and large corporations. Practice areas include agricultural, banking and finance, business and corporate, civil litigation, condominium and homeowners' association law, construction, environmental and water, estate planning, probate and trusts, marital and family, land use and government, and real estate law. Established in 1949 as a one-person general practice firm, Pavese Law Firm has grown into one of the largest legal practices in Southwest Florida. With a long history of service to Southwest Florida, Pavese Law Firm has played a significant role in the growth of local businesses, communities, and major development projects. For more information, visit paveselaw.com.

We are a full-service law firm and capable of handling all your legal needs.

Firm Practice Areas include:

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- Condominium and Homeowners' Association Law
- Construction
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- Estate Planning, Probate and Trusts
- Land Use and Local Government
- Marital and Family
- Real Estate

Visit us on the web at www.PaveseLaw.com.



The graphic features the Pavese Law Firm logo on the left, which includes the text "PAVESE LAW FIRM" in a large, serif font, with "est. 1949" in a smaller font below it. To the right of the logo, the text "MAIN OFFICE" is positioned above "FORT MYERS" and "239.334.2195". Further right, the text "BRANCH OFFICES" is positioned above "CAPE CORAL" and "239.334.2195", and "WEST PALM BEACH" and "561.471.1366". At the bottom of the graphic, the website "PaveseLaw.com" is displayed in a bold, sans-serif font. The background of the graphic shows a classical building with columns.