Terms of Service

Service and Fee. TrusteeFriend's $150 additional deed preparation service covers preparation of one additional deed for one property based on the information and documents you provide. This fee is separate from your estate plan package.

Required Information. You must provide a complete, legible copy of the current recorded deed, including the legal description and any attachments, along with the requested ownership and trust information. A property tax statement or street address alone may not provide sufficient information to prepare the deed.

Missing Documents. Obtaining a current recorded deed, researching ownership, resolving discrepancies, or obtaining a legal description is not included unless expressly confirmed in writing. Any additional services and charges will be disclosed for your approval before that work proceeds.

Preparation and Review. Preparation begins after we receive the required documents and information. You are responsible for reviewing the prepared deed and promptly identifying any incorrect names, addresses, trust information, or other details before signing.

Services Not Included. The $150 fee does not include notarization, witnesses, electronic recording processing, county recording fees, transfer taxes, title searches, title insurance, or legal advice. Any required supplemental forms or services outside the agreed scope will be identified and separately quoted.

Recording Fees. If you request recording assistance, the **$50 electronic recording processing fee is additional**. The county's actual recording fee is also separate and will be billed upon successful recording. Purchasing deed preparation does not authorize or complete recording.

Ownership and Legal Issues. This service does not resolve ownership disputes, liens, probate matters, title defects, or questions about authority to transfer property. If the documents or circumstances require attorney review or other professional assistance, additional services may be necessary before preparation can proceed.

No Guarantee of Acceptance or Legal Outcome. Deed preparation does not guarantee county acceptance, successful recording, or any particular legal or tax result. Recording requirements and acceptance are determined by the applicable recording office. Preparation or recording alone does not guarantee preservation of property tax benefits, exemptions, insurance coverage, or lender approval.

Changes After Preparation. Changes to the property, parties, intended transfer, or instructions after preparation may require additional work. Any additional charge will be disclosed for your approval before that work proceeds.

Acknowledgment. By purchasing this service, you acknowledge that the $150 fee covers preparation of one additional deed for one property, that you must provide the required documents and accurate information, and that notarization, recording services, county fees, and other services are separate.