Hello Friends,

After serving a full year as Acting Recorder, I am proud to say that I have been duly elected by the citizens of Chester County to a four-year term as your Chester County Recorder of Deeds. It is truly an honor to continue to serve the public as an elected Row Officer. I feel privileged to work alongside a dedicated team of public servants and I promise to do my best to uphold our office’s reputation for accurate, timely record keeping and exceptional service.

2023 was the slowest year in terms of volume since I started here in 2020. The number of documents that are submitted for recordation depends on the vagaries of the real estate market. Unlike other County departments which are dependent on tax dollars to operate, the Recorder of Deeds office is a self-supporting office. After covering the costs related to providing our services, any remaining earnings are transferred to the County’s General Fund. Though document recordations are generally down due to the current real estate market, we were able to contribute nearly $3 million to the general fund for 2023.

It has been a busy start to 2024. I’ve hired my First Deputy, Alex Christy. We are working on a full update of our procedures and training manuals. We have issued an RFP (Request for Proposals) for our records management system. The current contract is expiring later this year, and we owe it to the public to entertain all available options. We will review responses, see demonstrations of various document recording systems in action at neighboring counties and choose the best possible solution. Some key priorities are ease of use for the public access system and the continuance and expansion of anti-fraud initiatives. Check back here for further updates on the RFP process.

Thank you for subscribing to Good Deeds. We will continue to distribute our newsletter to keep you up to date about happenings at the Recorder of Deeds office and offer useful information about our services. “Teamwork and Service” is our motto here at the ROD.

Please note, you can sign up for future publications here if you have received this in forward.

Diane O’Dwyer
Recorder of Deeds
Diane O’Dwyer Swears In as Recorder of Deeds

Bill Schoell holds the bible as Diane is sworn in by Judge Analisa Sondergaard

Newly sworn in officials (Left to Right): Sheriff Kevin Dykes, Diane, Register of Wills Michele Vaughn and DA Chris de Barrena-Sarobe

Recording Reminders: How to Re-Record

Our office often receives questions from submitters about how to rerecord a deed or mortgage that was recorded with mistakes. These mistakes can range from forgetting to attach a legal description to the mortgage or misspelling a Grantor or Grantees name on the deed. Luckily, it is not the end of the world. A Rerecorded Mortgage, Rerecorded Deed, or Deed of Correction can be filed with our office to correct most mistakes! Remember that each of these are NEW documents and are subject to the additional recording requirements:

**Deed of Correction**: Reason(s) for correcting on first page with Book/Page of the Deed being corrected. New acknowledgment. Completed Statement of Value. Copy of the deed being corrected.

**Re-recorded Deed**: On the original recorded document write a correction statement on the first page as to why the document is being re-recorded. The necessary corrections must be made on the document. Do not white out the mistake; cross-out and rewrite the correction. Completed Statement of Value. New acknowledgement of original grantors.

**Re-Recorded Mortgage**: Reason(s) for rerecording on first page. New acknowledgment of borrowers. Original pages of recorded mortgage.

Guardianship Program

The top priority for us here at the Recorder of Deeds is the safe and legitimate transfer of property. In addition to our recording requirements and Fraud Guard, our Guardianship program is another way we monitor property fraud. Since 2020 our office has collaborated with the Register of Wills/Orphans Court through the Guardianship Program. This initiative seeks to ensure the legitimate transfer of property by those who hold guardianship over an alleged incapacitated person. Our staff routinely checks for transfers of property that are owned by Incapacitated Persons to make sure any transfers properly following property transfer order issued by the courts.
President's Day Fun Fact: The White House

Did you know that the White House had different names throughout its history? Although painted its properly named white exterior in 1798, at the turn of the twentieth century the White House still was routinely called the "President's House," "Presidential Palace," and "Executive Mansion." In 1901, President Theodore Roosevelt officially named it the White House and began the construction of the West Wing. William Howard Taft expanded the West Wing and created the Oval Office in 1909. Renovations under Franklin D. Roosevelt's administration moved the Oval Office to the southeast corner of the West Wing, where it stands today!

Source: https://www.whitehousehistory.org/questions/how-did-the-white-house-get-its-name

More Fun Facts!

- Thomas Jefferson handled his work in the modern day state dining room.
- The White House's assessed value is approximately 400 million dollars!
- In 1948, the White House was condemned because it was structurally unsound and ready to collapse. Renovations were completed under Truman and the building was restored!

Welcome First Deputy Alex Christy

We are excited to introduce our newest team member, Alex Christy, our new first deputy!

Alex joins our staff from the Pennsylvania State Senate, where he worked as Senator Tim Kearney's District Office Director. During his tenure there he led the constituent relations staff which served thousands of residents each year and worked alongside municipalities and school districts to help resolve issues impacting their communities. Previously, Alex worked for Special Olympics as a program director within the School District of Philadelphia. He oversaw a program in nearly 30 schools where students with and without intellectual disabilities practiced and competed on the same teams. Alex lives in West Chester with his partner and their two cats. He also serves on the West Chester Area School Board.

He is excited about working alongside the knowledgeable and dedicated staff of the Recorder's office and serving people across Chester County!
| Recorded Documents: YTD | 6,385 as of 2/29/24 | 81% eRecording |

News from the Office of the Recorder of Deeds, Chester County, Pennsylvania

January 2024 - February 2024