

Guide: How to Reverse a Fraudulent Deed

If you've discovered that a fraudulent deed has been recorded against your property, time is of the essence. Whether the deed was forged, filed without your consent, or fraudulently transferred to another party, you have legal remedies—but the process requires precision, documentation, and persistence.

This step-by-step guide outlines the typical path to reversing a fraudulent deed. We strongly recommend working with a qualified real estate attorney as early as possible.

Step 1: Confirm the Fraud

Start by retrieving the recorded document from your county recorder or from Secure Title Watch alerts. Review it for discrepancies such as:

- A signature that is not yours
- A document you never signed or authorized
- A notary seal or witness that seems suspicious
- A transfer you were unaware of

If it appears suspicious, contact your county recorder to confirm the filing date, method, and party who submitted it.

Step 2: File a Police Report

Visit your local law enforcement office to file an official report for property fraud or identity theft. Provide:

- A copy of the fraudulent deed
- Your ID and proof of ownership
- Any correspondence or notes explaining the issue

An official police report strengthens your legal case and may be required by the county or court to reverse the deed.

Step 3: Notify the County Recorder

Contact the county office where the deed was recorded. Provide them with the police report and a written notice disputing the document.

Ask if the county:

- Has a fraud affidavit form you can file
- Will place a hold or flag on the title while the matter is resolved
- Can remove the document based on your submission (not all counties will)

Always request a written response.

Step 4: Consult with a Real Estate Attorney

You will likely need to file a lawsuit to quiet title or void the fraudulent deed. An attorney will:

- Prepare a Complaint to Quiet Title or for Declaratory Relief
- Serve notice to the fraudulent grantee
- Represent you in court to reclaim legal title

This process may take several months but is the most effective legal pathway to restore rightful ownership.

Step 5: File a Lis Pendens (Optional, but Recommended)

A Lis Pendens is a legal notice filed in the public record that a lawsuit involving property ownership is underway. This discourages future buyers or lenders from acting on the fraudulent title. Your attorney can file it along with the lawsuit.

Step 6: Court Judgment and Record Correction

If the court rules in your favor, it will issue a final judgment that voids the fraudulent deed. Your attorney will then:

- Record the court judgment with the county
- File a new corrective deed or reinstatement of title
- Clear your title for future transactions

Step 7: Prevent Future Fraud

Once resolved, consider the following steps:

- Enroll or continue with Secure Title Watch monitoring
- Place a fraud alert or freeze on your credit reports
- Record a proactive affidavit of ownership with your county
- Keep a certified copy of your corrected deed