

COUNTY DEEDS FREQUENTLY ASKED QUESTIONS

How do I get a copy of my deed?

All records in the registry can be searched by name, date, document number or book/volume and page number. You may come to the registry and use a public terminal research documents. If you need help in using any of the computers or any other equipment in the Registry of Deeds, please ask for assistance.

Our online web search has documents from 1956 to present. The address is www.maineregistryofdeeds.com then click Somerset County on the map. You can print documents for .50 per page with a credit card. You can also call us and we can arrange to mail or fax you document once payment has been received.

Can I look something up if I have the address?

All records in the Registry of Deeds are indexed by name and date. If you do not know the owners of the property and only have the address, you need to contact the tax assessor of the town or city for the property that you are looking for. They will be able to tell you who the current owner is.

Is there a survey of my property on record?

Not all deeds have surveys that accompany them. If your property is part of a subdivision or Development, a survey is probably available and we will help you locate it. If a former owner had the property surveyed, we will show you how to use the plan index to locate it.

How do I change a name on my deed?

The only way to add or remove a name on a deed is to have a new deed recorded. Once a document is recorded, it cannot be altered. In order to protect your legal interests, we strongly suggest that you contact an attorney to have this done for you.

I had a lien filed against me that is now paid, are you going to remove the lien?

Once an original document has been recorded, it remains a part of the title history and is never removed. If a lien is subsequently paid and the discharge is filed with us for recording, then a search of the records will show that the lien has been satisfied.

If you have problems concerning a credit report, the state of Maine, Bureau of Consumer Credit Protection's telephone number is toll free 1-800-332-8529.

What's the difference between a quitclaim deed and a warranty deed?

If you have any questions relative to the type of document and what effect it has, you should consult with an attorney. The Registry of Deeds' staff is not qualified to search records, Interpret documents, explain their purpose, help fill out forms, supply forms, or explain legal procedures. We suggest that you contact an attorney for legal questions.

What kind of information can I find in the Registry of Deeds records?

Any transaction pertaining to real estate would be recorded here. Deeds, mortgages, real estate tax liens, federal liens, discharges, some court documents, UCC's, surveys and other like documents.

Further Questions?

Please feel free to call Somerset Registry of Deeds to ask for assistance. 207.474.3421

**PLEASE REMEMBER WE ARE ONLY A RECORDING OFFICE
AND CANNOT GIVE LEGAL ADVICE.**