

Protect Yourself From Property Fraud

What is Title Fraud?

Title fraud, also known as deed theft, happens when someone illegally transfers the ownership of your property without your knowledge or consent. Criminals often use forged documents or false identification to:

- Record fraudulent documents with the County Recorder's Office, transferring property into their name, or
- Falsely represent themselves as the rightful owner to list, sell, or lease your property.

Why Should You Be Concerned?

Recent national studies show these scams are increasing, often targeting vacant land and properties that are not actively occupied. While owner-occupied homes are less frequently involved, no property type is immune.

How Are We Protecting Property Owners?

Tuolumne County Assessor-Recorder Kaenan Whitman and District Attorney Cassandra Ann Jenneke, in partnership with ParcelQuest are proud to introduce a free service that monitors property title transfers.

Your property is one of your most valuable assets - safeguarding it is our priority.

With this service you'll receive notifications whenever a change in ownership is recorded for your property. Whether it's to protect against fraud or simply keep track of your property's records, this tool gives you peace of mind and added security.

- Alerts for Ownership Changes: Know when any title transfer is recorded for your property.
- Simple & Free: Easy setup, no cost, and notifications delivered by email.

Protect your investment and stay informed about your property - **sign up for free today!**

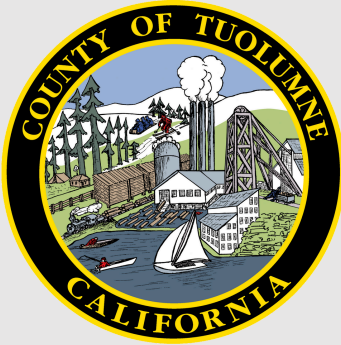


GUARD DOG
POWERED BY PARCELQUEST



PROTECT YOURSELF FROM PROPERTY FRAUD

FAST. FREE. ALWAYS WATCHING



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- **Step 1:** Visit the Guard Dog website at:

<https://guarddog.parcelquest.com>



- **Step 2:** Enter your email address.
- **Step 3:** Use the search feature to identify your property by owner name or assessor's parcel number.
- **Step 4:** Select the Complete Signup button and check your email for the verification message.
- **Step 5:** Open your Guard Dog welcome email and confirm.

Need more help signing up? Watch our easy step-by-step video on the Tuolumne County official website at:

<https://www.tuolumnecounty.ca.gov/869/NEW-Protect-Your-Property-with-Guard-Dog>

