



James P. Matuszak

MEET YOUR RECORDER

As Recorder of Wood County, Ohio, it is my duty to keep an accurate record of, among other things, land records of property that you or others own within this jurisdiction.

Several examples of documents pertaining to property that we record include deeds, mortgages, easements, liens, and powers of attorney. These recorded documents are available for public inspection in our office during regular business hours.

If you have property with a mortgage, the day will hopefully come when you satisfy the mortgage. Your lender will then send our office a "Mortgage Release" stating that you have repaid the loan and the property is no longer encumbered by the mortgage. Most lenders do not provide copies of mortgage releases to property owners, but you can (and should) obtain a copy of the release yourself directly from our office.

RECORDER ONLINE

Recent enhancements to the technology our office employs offers you greater access to our office via our website. Please check out our website at www.co.wood.oh.us/recorder or use the QR Code above. Our website offers access to all kinds of information, including searchable indexes and programs to do your own online research.

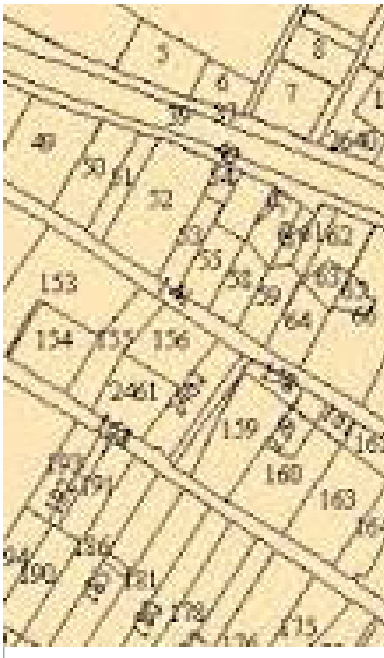


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SPECIAL POINTS OF INTEREST

- The Toledo War (1835–36), also known as the Michigan–Ohio War
- Recording real estate documents is based on law in England which traveled to the New World with the colonists
- Past Recorders



THE TOLEDO WAR

Describes the need for proper land records...

The Toledo War (1835–36), also known as the Michigan–Ohio War or the Ohio–Michigan War, was a boundary dispute between the U.S. state of Ohio and the adjoining territory of Michigan over what is now known as the Toledo Strip. Control of the mouth of the Maumee River and the inland shipping opportunities it represented, and the good farmland to the west were seen by both parties as valuable economic assets.

Poor geographical understanding of the Great Lakes helped produce conflicting state and federal legislation between 1787 and 1805, and varying interpretations of the laws led the governments of Ohio and Michigan to both claim jurisdiction over a

468-square-mile (1,210 km²) region along their border. The situation came to a head when Michigan petitioned for statehood in 1835 and sought to include the disputed territory within its boundaries. Both sides passed legislation attempting to force the other side's capitulation, and Ohio's Governor Robert Lucas and Michigan's 24-year-old "Boy Governor" Stevens T. Mason helped institute criminal penalties for residents submitting to the other's authority. Both states deployed militias on opposite sides of the Maumee River near Toledo, but besides mutual taunting, there was little interaction between the two forces. The single military confrontation of the "war" ended with a report of shots being fired into the air, incurring no casualties. The only blood spilled was the non-fatal stabbing of a law enforcement officer.

Source: Wikipedia

“Time is more valuable than money, because time is irreplaceable.”

–John C. Maxwell

MILITARY DISCHARGES

The Recorder's office maintains copies of military discharge papers (DD214) dating back to the Civil War. However, not all of these are available for public inspection. On January 6, 2009, Governor Strickland signed SB 248 into law with an effective date of April 6, 2009. This bill created a public records exemption for DD214s for a period of 75 years after the date of recording for everyone other than authorized parties. Authorized parties include:

- the person who is the subject of the discharge;
- a county veteran's service officer;
- an attorney in fact, agent or other representative of the person who is the subject of the discharge;
- a person authorized by a court;
- an executor, administrator or heir if the subject of record is deceased; and
- a funeral director.

Unauthorized parties may request to view or copy a redacted version of a military discharge paper. Please contact our office for additional information if you have an interest in accessing military discharge papers.

TYPES OF DOCUMENTS TO RECORD

DEEDS

Warranty Deeds, Survivorship Deeds,

Quit Claim Deeds, Sheriff's Deeds

Certificates of Transfer

Affidavits – Easements – Leases

Registered Land (Torrens Land)

MORTGAGES

Mortgage releases, Assignments, Assumptions, Subordinations, Encumbrances, Waivers of priority

LAND CONTRACTS

PLATS

(Drawings showing location of lots and boundaries, usually of subdivided land.)

CONDOMINIUMS

(Drawings of property where there is individual ownership of portions of a building and joint ownership of common elements.)

Annexations/Petitions

State Centerline Surveys

Street Name Changes

Street/Alley Vacations

Bills of Sale

Corporation Mergers/Name Changes/Cancellations

Military Service Discharges

Powers of Attorney

Trusts

Zoning Resolutions, Maps & Amendments

Financing Statements (Uniform Commercial Code)

LIENS

Mechanic's Liens and Notices of Commencements,

Federal Tax Liens, Personal Tax Liens, Recognition

Bond Liens, Corrupt Activity and Medicaid Fraud Liens,

Bureau of Employment, Unemployment Compensation

and Workers' Compensation Liens

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Recorder

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Land Records are kept by this office all the way back to 1820

HISTORY OF THE OFFICE

Recording real estate documents is based on law in England which traveled to the New World with the colonists. Registrars were appointed to keep accurate records. Registration was necessary to prove the rights of persons who first made claims to property.

In 1787, the Northwest Territory was formed, encompassing all lands north and west of the Ohio River. A Recorder's office was established in each county. Ohio became a state in 1803 and although the state constitution did not provide for a Recorder's office, the first state legislature mandated that a Recorder be appointed in each county by the Judges of the Court of Common Pleas. In 1829 the Recorder's office became an elective position and in 1936 the term was established at four years.

Today offices of county recorders keep and maintain accurate land records that are current, legible and easily accessible.

An important aspect of the Recorder's work is to index each document so it may be readily located. Accurate indexing makes it possible for persons searching land records to find the documents necessary to establish a "chain of title" and ensures that any debts or encumbrances against the property are evident.

PAST RECORDERS

Listed below are the Recorders who have served Wood County to date:

- Thomas R. McKnight 1820
- James W. Robinson 1831
- John Webb 1831
- Gilbert Beach 1841
- Pearl Simmons 1841
- John Webb 1847
- Jarus Curtice 1850
- Sylvanus Hatch 1856
- Stephen Merry 1864
- John Caubbell 1874
- Robert Dunn 1875
- Theodore Alexander 1883
- Christopher Finkbeiner 1889
- H. L. Hinkley 1895
- S. W. Bowman 1901
- F. P. Clark 1907
- O. Adams 1913
- B. B. Herriff 1917
- J. F. Wilson 1919
- C. A. Heater 1923
- M. Heater 1924
- Earl Fryman 1927
- Bert Amos 1933
- Clyde A. Loomis 1941
- Paul H. Davis 1960
- Sue Kinder 1981 to 2009
- Julie Baumgardner 2009 –20
- Jim Matuszak 2021



RECORDER OF WOOD COUNTY

According to the Ohio Revised Code, the county recorder shall record in the official records, in legible handwriting, typewriting, or printing, or by any authorized photographic or electronic process, all deeds, mortgages, plats, or other instruments of writing that are required or authorized by the Revised Code to be recorded and that are presented to the county recorder for that purpose .

The Recorder is responsible for all records that deal with real estate,



www.PropertyFraudAlert.com

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PROPERTY FRAUD ALERT

Property Fraud Alert is an online subscription service offered to the public that allows them to have their name monitored within the Recorder's office in order to track possible fraudulent recordings that affects their property.

The threat of mortgage fraud and identity theft crimes continue to rise, and all too often victims of these types of fraudulent activities are unaware their homes or identity have been stolen. While Property Fraud Alert does not prevent fraud from happening; it provides an early warning system for property owners to take appropriate actions should they determine possible fraudulent activity has taken place.

It's simple! Just enter your personal and/or business name and you will be notified when a document is recorded with your name match.

Property owners sign up for the **free service** and are **automatically alerted** via phone call or email by the Property Fraud Alert service. Notification is given promptly, allowing the property owner the opportunity to possibly save themselves time and avoid paying large legal fees if the document recorded is determined to be fraudulent.

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