

Testimony prepared for Senate Political Subdivision Committee

January 28, 2021

SB 2223 Deed in lieu of foreclosure – Delivery – Transfer of title.

Chairman Burckhard and Committee Members,

My name is Carrie K Krause and I am the Wells County Recorder. I would like to take this opportunity to request a **Do NOT Pass** on **SB 2223**, a bill relating to **Deed in lieu of foreclosure – Delivery – Tansfer of title.**

The verbiage in this bill **“may not be transferred”** is a concern as who would be responsible for making sure a transfer isn’t made according to this bill. As recorder’s we take many types of deeds and documents over to the Auditor’s Office for transfer. They in turn check the taxes and if taxes are paid they make the transfer and bring them back to our office for recording. The chain of title is not something we check as we are not attorneys and cannot run title to make sure all the correct documents have been recorded.

I have been made aware that there might be a possible amendment to this bill, again with the verbiage I was sent has **“shall not be transferred”**. Again it doesn’t state who shall not transfer it and could create unintended consequences.

For these reasons I respectfully ask you to give this bill a **DO NOT PASS!**

Thank you for your time and support.

Carrie K. Krause, Wells County Recorder