

Register of Deeds

Frequently Asked Questions (FAQ)

The register of deeds office makes no warranty or guarantee concerning the accuracy or reliability of the content of these pages or at other sites to which we link.

Does the document need to be an original?

The document being recorded must have original signatures except in the case of certified copies from certain courts and the Bureau of Vital Statistics for Death Certificates.

Must signatures be notarized?

Yes.

What happens when a document is brought to the Register of Deeds Office for recording?

There are a number of steps that each document goes through before it is returned to the filer. It must first be determined whether the document is recordable and if correct fees are enclosed. The document is given an instrument number, entered into the computer, indexed, information verified, proofed, scanned and returned to the customer.

Who keeps the documents?

Once a document is recorded, it is returned to the filer. A scanned copy and hard copy are kept at the Register of Deeds office and a microfilmed copy is sent to the State Archives in Lincoln, Nebraska.

How much does it cost to record a document?

Recording fees are set by Nebraska Statute. (See the Recording Fees).

Can I get someone to do research for me?

You can do research in our office using our public indexes or you can have a title company or attorney search for you.

Can I find out who owns a particular piece of property?

All parcels of land in York County are listed in the numerical index along with the current owner of record. A call or visit to the Register of Deeds Office with a legal description and book and page number will allow you to look at that information.

Are there liens against my property?

The records in the Register of Deeds office will list liens such as mortgages, fixture filings, Deeds of Trust and Construction Liens. State and federal tax liens are filed against an individual. But not all liens are filed in this office; you may wish to check with the Clerk of the District Court for other liens.

How do I find information about easements on my property?

You may come to our office and attempt to locate easements on a property by searching the indexes for your property. Our records will show any easements that have been recorded in our office. Some easements are also recorded on deeds and may not be easily located. Easements are often difficult to find because many of them have not been recorded in our office. The services of a lawyer or abstract company may be required to sort through easement issues.

What was the sale price for a particular property?

The County Assessor collects sales information which is used for property valuation purposes and is not open to public inspection. The deed which is filed in the Register of Deeds' office will indicate the documentary stamp tax based on the sale price of the property.

Can the Register of Deeds office tell me if I have a good and clear title?

No. You must enlist the services of a professional title company or abstractor who search records other than those in the Register of Deeds Office to determine if the title is clear.

Can I get a copy of a birth or death certificate through the Register of Deeds Office?

No. Copies of birth and death certificates may be obtained through the Bureau of Vital Statistics.

I want to take someone's name off my deed or change the names of the owners on my property. Can I change the deed?

No. Any change in ownership generally requires that a new deed be recorded. Exceptions to this rule may result either from court cases (i.e. divorces, foreclosures, probate, etc.) or from deaths where certain legal verbiage exists in the document and a death certificate has been recorded in our office. In these cases, the deed itself will not change even though ownership does. Evidence of ownership exists in the combination of the related documents.

May I make out my own deed?

Yes, you may; however, we always recommend consulting an attorney regarding property transfers and changes, because minor changes in the wording of the document can completely change the legal meaning of the document. The Register of Deeds office is a recording agency only; we cannot make out deeds or answer questions regarding legal matters.

If I want to write my own deed, do you have standard deed forms available?

No. The Register of Deeds does not provide forms for documents to be filed. We can provide Forms 521 (Real Estate Transfer Statements) which must be completed and filed along with a deed.

Is it possible to obtain information about previous owners and the history of my home?

The York County Register of Deeds' records date back to 1870. Therefore, you may wish to contact a title company in our area to search this information for you. If you choose not to use a title company, you may visit our office, and we will direct you to the necessary books. Everything recorded here is available to the public. Our records only refer to real property. Our records do not indicate when a house/building was constructed.

How do I make changes to the title of my property?

We are a recording office, and do not give legal advice. If you have questions, please contact a real estate attorney or a title company.

How can I obtain copies of documents?

You can obtain a copy of any document recorded in our office by coming into the office, or sending in a request for a copy along with your payment. WE REQUIRE PAYMENT IN ADVANCE FOR ALL COPIES.

Can I obtain a copy of my recorded property survey?

Very few surveys are recorded in the York County Register of Deeds’ office. Surveys are usually filed in the York County Surveyor’s office.

I have paid off my mortgage. What do I need to do? Where do I get my deed?

Once your mortgage or deed of trust is paid in full, the bank will record a Release or Deed of Reconveyance to release the lien. Sometimes the bank will send the Release or Deed of Reconveyance to you to record. To release the lien, it is very important to record the Release or Deed of Reconveyance in our office. Your deed, which is your ownership record, was recorded when you originally purchased your property. This filing placed it on public record whether or not you obtained financing. It should have been returned to you at that time. If you have misplaced your deed, and would like a copy, a certified copy may be obtained from our office for a fee of \$1.50 per page.

Do you have/sell real estate forms?

No, we do not maintain real estate forms in our office, except the Real Estate Transfer Statement Form 521. All other forms must be obtained from a commercial business or form supplier.

Where can I get a copy of a Birth or Death Certificate?

Bureau of Vital Statistics
State Department of Health
Civic Center, Room 402
1819 Farnam Street
Omaha, Nebraska 68183-040
(402) 444-7204

Bureau of Vital Statistics
State Department of Health
301 Centennial Mall South
P.O. Box 95007
Lincoln, Nebraska 68509-5007
(402) 487-2871

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- For questions regarding property taxes, please call the York County Treasurer’s office at (402) 362-4929.
 - For questions regarding property valuation information or homestead exemption, please call the York County Assessor’s office at (402) 362-4926. For questions regarding marriage licenses, please call the York County Clerk’s office at (402) 362-7759.