



# DTS2 SERVICES: GRANTOR / GRANTEE

Rev. 201606

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## Overview:

This document will provide information on how to use the Grantor / Grantee service in DTS2. This document covers the service only.

**Note:** Services are county specific and may not be available in every county. The availability of and parameters used for this service may change based upon the county involved. Additionally, DTS2 is a highly customizable application and your company may not have contracted for all available services or geographies.

Finally, your company may have setup specific settings that will affect how the search and reports function and display. Please check the Profile Menu > User Profile option for information on your company settings.



## Grantor / Grantee Service

Simply put, the Grantor / Grantee service is used to locate documents but using a name instead of a property address or parcel identifier. The service incorporates features from the General Name search and provide a document list. Some counties will provide their own county-specific information. Where this is available, you will see an additional service called "County Tor / Tee".

This service is useful when property-related documents cannot be immediately located using the standard Title, Tax or General Name Services. It can also be used to validate postings on the owner's name helping you to identify possible gaps in the title chain. In this case, the service should catch additional legal descriptions associated with the owner.

Remember that the General Name search looks for involuntary liens such as bankruptcies or judgements while the Grantor / Grantee search looks for property-related documents (voluntary liens) such as deeds, mortgages, and releases.

### General Information:

The service provides four places for the parties to be searched. Clicking More will provide additional search places. The date qualifier will allow you to limit the search to a defined date range or for specific instrument numbers..

The screenshot displays the 'Grantor/Grantee' search interface. It features a blue header bar with the title 'Grantor/Grantee'. Below the header, there are four identical search rows. Each row contains a 'Last / Company Name' field, a 'First' field, an 'MI' field, and an 'SSN (last 4)' field. To the right of each row are two checkboxes: 'Name Mix' (unchecked) and 'Nickname' (checked). A 'More' button is located below the fourth search row. At the bottom of the interface is a 'Qualifier' section with three input fields: 'From' (containing '00/00/0000'), 'Thru' (containing '99/99/9999'), and 'Instrument' (with two empty sub-fields).

## Field Information

Last / Company Name, First MI (Middle Initial) Spouse SSN	<p>The names of the individual(s) or company you are searching for. The names can be augmented by including the last four digits of the Social Security Number.</p> <p>Wildcards (* and ?) are accepted. The asterisk will match zero or more characters including spaces. The question mark is used for a single character match, including spaces. Do not use wildcards if you have the Nickname checkbox selected (active).</p>
Name Mix (checkbox) See screenshot examples below	<p>The service will use the entries provided in the first, middle, or last name fields, in any position/composition. Use when you are unsure of which is the first or last name.</p> <p>Example: Dawson Cooper. Entering Dawson in the Last Name field and Cooper in the First Name field and selecting this checkbox will allow the system to search for these names in either position, first or last.</p> <p>A complete name can be entered into the Last Name field and the service will use all combinations of the names provided. Do not include apostrophes (O'Connell) commas or other special characters.</p> <p>Each individual to be searched must be entered separately. The search will handle each set of names separately.</p>
Nickname Checkbox	<p>Performs the standard phonetic match. Leave the checkbox unselected if using wildcards.</p>

Note: Not all features are available in every county.

Once the parameters have been entered and the search run, individual documents can be retrieved for examination.

## Examples:

Example One using an exact match, no name mixing

Search Options:

Grantor/Grantee					
Last / Company Name	First	MI	SSN (last 4)		
ADRIAN	JOHN			<input type="checkbox"/> Name Mix	
	Spouse	MI	SSN (last 4)		
	FLORENCE			<input type="checkbox"/> Nickname	

Results:

- STS PROD, ANE, NATL		CONTRA COSTA, CA			
08/29/2016 09:41AM PDT W470		INVESTIGATIVE SEARCH RESULTS		PAGE 1 OF 2 (VOLUME 1 OF 1)	
PLANT THROUGH AUGUST 10, 2016 05:00PM					
COURT HOUSE: AUGUST 19, 2016					
SEARCH PARAMETERS					
LAST/CO NAME	FIRST	MI	LST 4 SSN ROLE		
ADRIAN	JOHN				
SPOUSE	MI	LST 4 SSN ROLE			
FLORENCE					
GRANTOR GRANTEE:	ADRIAN				
QUALIFIERS:	FROM 00/00/0000		THROUGH 99/99/9999		
OPTIONS:	NICK NAME: EXACT NAME				MIX: NO
LAST/CO NAME	FIRST	MI			
ADRIAN	JOHN				
TYPE BK/PG	DATE	DOC#	GRANTOR	GRANTEE	PTN LGL/REMARKS
Exact Name Search					
<input type="checkbox"/> DD	9480/89	08/10/1979	111700	ADRIAN JOHN E	BLAIR JOHN A 9405
MAP	M76 33	BLOCK	LOT 8		
<input type="checkbox"/> DD	9480/94	08/10/1979	111702	MICHEL HENRY P	ADRIAN JOHN E 13530
MAP	M178 47	BLOCK	LOT 313		
<input type="checkbox"/> TD	9480/96	08/10/1979	111703	ADRIAN JOHN E	98400
MAP	M178 47	BLOCK	LOT 313		
<input type="checkbox"/> RC	12122/457	12/28/1984	186983		
<input type="checkbox"/> DD	12082/49	11/29/1984	173894	ADRIAN JOHN E	BOTTIMORE MARK L 16280
MAP	M178 47	BLOCK	LOT 313		
<input type="checkbox"/> DD	12082/436	11/29/1984	174058	SNYDER DAN L	ADRIAN JOHN E 18315
MAP	M170 19	BLOCK	LOT 13		
<input type="checkbox"/> TD	12082/438	11/29/1984	174059	ADRIAN JOHN E	ALBUQUERQUE FED SA 149600
MAP	M170 19	BLOCK	LOT 13		

Note the options and qualifiers used are shown just above the blue header section.

[Report continued on next page]

<input type="checkbox"/>	TD	120827438	11/29/1984	174059	ADRIAN JOHN E	ALBUQUERQUE FED SA	149600
	MAP	M170 19		BLOCK		LOT 13	
<input type="checkbox"/>	AS	13333/37	12/19/1986	232003			
<input type="checkbox"/>	AS	13460/809	02/20/1987	38422			
<input type="checkbox"/>	RC	13491/142	03/06/1987	50053			
<input type="checkbox"/>	AS	13516/152	03/18/1987	60241			
<input type="checkbox"/>	DD	13291/176	12/02/1986	216411	ADRIAN JOHN E	LAZEAR ERIC J	20130
	MAP	M170 19		BLOCK		LOT 13	
<input type="checkbox"/>	DD	13305/52	12/09/1986	222047	ADRIAN JOHN	ADRIAN FLORENCE S	
	MAP	M137 47		BLOCK		LOT 83	
<input type="checkbox"/>	DD	13809/913	07/31/1987	163324	WOOLDRIDGE CONST C	ADRIAN JOHN E	25300
	MAP	M303 20		BLOCK		LOT 29	
<input type="checkbox"/>	TD	13809/915	07/31/1987	163325	ADRIAN JOHN E	COLWELL FINANCIAL	200000
	MAP	M303 20		BLOCK		LOT 29	
<input type="checkbox"/>	AS	14667/198	10/21/1988	194699			
<input type="checkbox"/>	AS	14677/142	10/27/1988	198173			
<input type="checkbox"/>	ST	19045/493	10/14/1993	287112			
<input type="checkbox"/>	RC	19045/494	10/14/1993	287113			
<input type="checkbox"/>	DD	18599/482	05/28/1993	140527	ADRIAN JOHN E	SEGUR DANIEL L	30360
	MAP	M303 20		BLOCK		LOT 29	
<b>LAST/CO NAME</b>		<b>FIRST</b>		<b>MI</b>			
ADRIAN		FLORENCE					
<b>TYPE</b>	<b>BK/PG</b>	<b>DATE</b>	<b>DOC#</b>	<b>GRANTOR</b>	<b>GRANTEE</b>	<b>PTN LGL/REMARKS</b>	
Exact Name Search							
<input type="checkbox"/>	DD	13305/52	12/09/1986	222047	ADRIAN JOHN	ADRIAN FLORENCE S	
	MAP	M137 47		BLOCK		LOT 83	
<input type="checkbox"/>	DD	13305/54	12/09/1986	222048	BOOK CHARLES E	ADRIAN FLORENCE S	13310
	MAP	M137 47		BLOCK		LOT 83	
<input type="checkbox"/>	TD	13305/56	12/09/1986	222049	ADRIAN FLORENCE S	GREAT WESTERN SAVI	106000
	MAP	M137 47		BLOCK		LOT 83	
<input type="checkbox"/>	RC	15481/828	11/16/1989	232147			
END OF REPORT							

The names are shown in either the grantor or grantee position. Documents may now be ordered.

Example Two using a nickname; no name mix

Search Options:

Grantor/Grantee					
Last / Company Name	First	MI	SSN (last 4)		
PETERSON	HELEN	I		<input type="checkbox"/> Name Mix	
	Spouse	MI	SSN (last 4)	<input checked="" type="checkbox"/> Nickname	

Results:

- STS PROD, ANE, NATL				CONTRA COSTA, CA		
08/29/2016 09:49AM PDT W470		INVESTIGATIVE SEARCH RESULTS		PAGE 1 OF 2 (VOLUME 1 OF 1)		
PLANT THROUGH AUGUST 10, 2016 05:00PM COURT HOUSE: AUGUST 19, 2016 SEARCH PARAMETERS						
LAST/CO NAME	FIRST	MI	LST 4 SSN ROLE			
PETERSON	HELEN	I				
SPOUSE	MI	LST 4 SSN ROLE				
GRANTOR GRANTEE:		PETERSON				
QUALIFIERS:		FROM 00/00/0000		THROUGH 99/99/9999		
OPTIONS:		NICK NAME: STANDARD			MIX: NO	
LAST/CO NAME	FIRST	MI				
PETERSON	HELEN	I				
TYPE BK/PG	DATE	DOC#	GRANTOR	GRANTEE	PTN LGL/REMARKS	
Standard Name Search						
Nickname Variation(s): None						
<input type="checkbox"/>	DD 5914/162	01/01/1969	PETERSON SHIRLEY	PETERSON H		
	RANCHO L	NAME				
	RANCHO L	NAME				
<input type="checkbox"/>	RD 8023/145	09/21/1976 106601	RECORD OWNER	PETERSON HELENANNE		
	MAP P28 35	BLOCK	LOT	C		
<input type="checkbox"/>	RD 12534/290	09/26/1985 138727	PETERSON HELEN A	PETERSON HELEN		
	MAP P28 35	BLOCK	LOT	C		
<input type="checkbox"/>	RS 13036/357	08/01/1986 123448	PETERSON HELEN			
	MAP MC 65	BLOCK	C	LOT	31	
	MAP MC 65	BLOCK	C	LOT	32	
	MAP MC 65	BLOCK	C	LOT	33	
	MAP MC 65	BLOCK	C	LOT	34	
<input type="checkbox"/>	RS 13828/167	08/10/1987 170035	PETERSON HELEN			
	MAP MC 65	BLOCK	C	LOT	31	
	MAP MC 65	BLOCK	C	LOT	32	
	MAP MC 65	BLOCK	C	LOT	33	
	MAP MC 65	BLOCK	C	LOT	34	

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<input type="checkbox"/>	<b>RS</b>	<b>13828/167</b>	08/10/1987	<b>170035</b>	PETERSON HELEN		
	MAP	MC 65		BLOCK	C	LOT	31
	MAP	MC 65		BLOCK	C	LOT	32
	MAP	MC 65		BLOCK	C	LOT	33
	MAP	MC 65		BLOCK	C	LOT	34
<input type="checkbox"/>	<b>DD</b>	<b>16214/591</b>	10/30/1990	<b>226074</b>	PETERSON RAYMOND		PETERSON HELEN
	MAP	MC 65		BLOCK	C	LOT	31
	MAP	MC 65		BLOCK	C	LOT	32
	MAP	MC 65		BLOCK	C	LOT	33
	MAP	MC 65		BLOCK	C	LOT	34
<input type="checkbox"/>	<b>DD</b>	<b>16214/592</b>	10/30/1990	<b>226075</b>	PETERSON HELEN	EAST BAY HABITAT F	3630
	MAP	MC 65		BLOCK	C	LOT	31
	MAP	MC 65		BLOCK	C	LOT	32
	MAP	MC 65		BLOCK	C	LOT	33
	MAP	MC 65		BLOCK	C	LOT	34
<input type="checkbox"/>	<b>DD</b>		10/04/2010	<b>212438</b>	PETERSON HELEN L &		PETERSON HELEN
	MAP	M164 1		BLOCK		LOT	823
<input type="checkbox"/>	<b>TD</b>		10/04/2010	<b>212439</b>	PETERSON HELEN		PLAZA HOME MTG
	MAP	M164 1		BLOCK		LOT	823
<input type="checkbox"/>	<b>RC</b>		03/31/2016	<b>57648</b>			
END OF REPORT							

Note that "Helen I Peterson" resulted in "H Peterson", "HelenAnne Petereson", "Helen Peterson", "Helen A Peterson" and "Helen L Peterson".

Example Three using name mix and nickname.

Search Options:

Grantor/Grantee					
Last / Company Name	First	MI	SSN (last 4)	<input checked="" type="checkbox"/>	Name Mix
PETERSON	HELEN	I		<input checked="" type="checkbox"/>	Nickname
	Spouse	MI	SSN (last 4)		

Results:

The search results will provide a much lengthier report, some of which are duplicated from search two; selected screenshots are shown below.

- STS PROD, ANE, NATL				CONTRA COSTA, CA		
08/29/2016 09:55AM PDT W470		INVESTIGATIVE SEARCH RESULTS		PAGE 1 OF 76 (VOLUME 1 OF 1)		
PLANT THROUGH AUGUST 10, 2016 05:00PM COURT HOUSE: AUGUST 19, 2016 SEARCH PARAMETERS						
LAST/CO NAME	FIRST	MI	LST 4 SSN ROLE			
PETERSON	HELEN	I				
SPOUSE	MI	LST 4 SSN ROLE				
GRANTOR GRANTEE: PETERSON						
QUALIFIERS: FROM 00/00/0000 THROUGH 99/99/9999						
OPTIONS: NICK NAME: STANDARD MIX: YES						
LAST/CO NAME	FIRST	MI				
PETERSON	HELEN	I				
TYPE BK/PG	DATE	DOC#	GRANTOR	GRANTEE	PTN LGL/REMARKS	
Standard Name Search						
Nickname Variation(s): None						
<input type="checkbox"/>	DD	5914/162	01/01/1969	PETERSON SHIRLEY	PETERSON H	
		RANCHO	L	NAME		
		RANCHO	L	NAME		
<input type="checkbox"/>	RD	8023/145	09/21/1976	106601	RECORD OWNER	PETERSON HELENANNE
		MAP	P28 35	BLOCK	LOT	C
<input type="checkbox"/>	RD	12534/290	09/26/1985	138727	PETERSON HELEN A	PETERSON HELEN
		MAP	P28 35	BLOCK	LOT	C
<input type="checkbox"/>	RS	13036/357	08/01/1986	123448	PETERSON HELEN	
		MAP	MC 65	BLOCK	C	LOT 31
		MAP	MC 65	BLOCK	C	LOT 32
		MAP	MC 65	BLOCK	C	LOT 33
		MAP	MC 65	BLOCK	C	LOT 34
<input type="checkbox"/>	RS	13828/167	08/10/1987	170035	PETERSON HELEN	
		MAP	MC 65	BLOCK	C	LOT 31
		MAP	MC 65	BLOCK	C	LOT 32
		MAP	MC 65	BLOCK	C	LOT 33
		MAP	MC 65	BLOCK	C	LOT 34
<input type="checkbox"/>	DD	16214/591	10/30/1990	226074	PETERSON RAYMOND	PETERSON HELEN
		MAP	MC 65	BLOCK	C	LOT 31
		MAP	MC 65	BLOCK	C	LOT 32
		MAP	MC 65	BLOCK	C	LOT 33
		MAP	MC 65	BLOCK	C	LOT 34
<input type="checkbox"/>	DD	16214/592	10/30/1990	226075	PETERSON HELEN	EAST BAY HABITAT F 3630
		MAP	MC 65	BLOCK	C	LOT 31
		MAP	MC 65	BLOCK	C	LOT 32
		MAP	MC 65	BLOCK	C	LOT 33
		MAP	MC 65	BLOCK	C	LOT 34
<input type="checkbox"/>	DD		10/04/2010	242428	PETERSON HELEN L	PETERSON HELEN

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<input type="checkbox"/>	AS	06/09/1995	91421			
<input type="checkbox"/>	RC	06/02/2005	197996			
	NC 7364/180	00/00/0000		PETERSON		
	MAP	P28 35	BLOCK		LOT C	
<input type="checkbox"/>	DD 7368/502	00/00/0000		PETERSON		BURGESS
	MAP	M26 919	BLOCK 2		LOT 64	
<input type="checkbox"/>	DD 7370/138	00/00/0000		PETERSON		VAN VLEET
	MAP	M86 48	BLOCK		LOT 25	
	TD 7375/30	00/00/0000		PETERSON		
	MAP	M34 46	BLOCK		LOT 352	
<input type="checkbox"/>	RC 8846/97	05/22/1978	67969			
	DC 7376/616	00/00/0000		PETERSON		PETERSON
	MAP	M73 15	BLOCK		LOT 6	
	MAP	M73 15	BLOCK		LOT 34	
<input type="checkbox"/>	DD 7376/622	00/00/0000		PETERSON		MOORE
	MAP	M73 15	BLOCK		LOT 6	
<input type="checkbox"/>	DD 7376/623	00/00/0000		PETERSON		MOORE
	MAP	M78 50	BLOCK		LOT 17	
<input type="checkbox"/>	LN 6063/134	01/01/1970		MORELAND DEV		PETERSON
	RANCHO	A	NAME			
	RANCHO	A	NAME			
<input type="checkbox"/>	MP 239/24	05/21/1980	63608	PETERSON		SEE MAP 239 M 24
	ARB	426 10	BLOCK		PARCEL 6	
LAST/CO NAME		FIRST	MI			
HELEN		I	PETERSON			
TYPE BK/PG	DATE	DOC#	GRANTOR	GRANTEE	PTN LGL/REMARKS	
Standard Name Search						
Nickname Variation(s): None						
NO RECORDS FOUND						
LAST/CO NAME		FIRST	MI			
HELEN		PETERSON	I			
TYPE BK/PG	DATE	DOC#	GRANTOR	GRANTEE	PTN LGL/REMARKS	
Standard Name Search						
Nickname Variation(s): PED, PET						
Warning: There may be other nicknames not included in this list						
NO RECORDS FOUND						
LAST/CO NAME		FIRST	MI			
I		HELEN	PETERSON			
TYPE BK/PG	DATE	DOC#	GRANTOR	GRANTEE	PTN LGL/REMARKS	
Standard Name Search						
Nickname Variation(s): None						
TD	5908/366	00/00/0000		I		
TD	6112/287	00/00/0000		I		

<input type="checkbox"/>	DD 7376/623	00/00/0000		PETERSON		
<input type="checkbox"/>	LN 6063/134	01/01/1970				PETERSON
<input type="checkbox"/>	MP 239/24	05/21/1980	63608	PETERSON		
END OF REPORT						

## County Tor / Tee

This service is available only in Los Angeles and Hawaii counties. This feature is built using information provided directly those counties.

**County Tor/Tee**

Last / Company Name  First  MI  Grantor/Grantee

**Qualifiers**

From  Thru

## General Information

Note that the service provides only a single entry field and requires you to select the role (Grantor or Grantee). No name mix or nicknaming is provided. Enter the party name and click Submit to retrieve the county information.

## Example

Search Option:

**County Tor/Tee**

Last / Company Name  First  MI  Grantor/Grantee

**Qualifiers**

From  Thru

- STS PROD, ANE, NATL  
08/29/2016 10:38AM PDT W470

COURT HOUSE: AUGUST 11, 2016  
(XNAME) PLANT THROUGH JULY 31, 2016 05:00PM

SEARCH PARAMETERS

LAST/CO NAME	FIRST	MI
TOMOOKA	RAYMOND	I
GRANTOR GRANTEE: TOMOOKA		
SEARCH: FROM 00/00/0000 THROUGH 99/99/9999 ROLE: E		
LAST/CO NAME	FIRST	MI
TOMOOKA	RAYMOND	I

Result:

GRANTEE	E	DATE	DOC #	TYPE	GRANTOR	E
<input type="checkbox"/> TOMOOKA RAYMOND I		08/23/1988	1337908			
<input type="checkbox"/> TOMOOKA RAYMOND I		05/11/1992	834395	R		
<input type="checkbox"/> TOMOOKA RAYMOND I		09/04/1992	1665611	R		
<input type="checkbox"/> TOMOOKA RAYMOND I		12/16/1993	2451360	R		
<input type="checkbox"/> TOMOOKA RAYMOND I		08/09/1994	1474900	D		
<input type="checkbox"/> TOMOOKA RAYMOND I		01/25/1996	141752	D		
<input type="checkbox"/> TOMOOKA RAYMOND I		02/17/1999	254770	R		
<input type="checkbox"/> TOMOOKA RAYMOND I		09/10/2002	2122617	R		
<input type="checkbox"/> TOMOOKA RAYMOND I		06/08/2005	1338584	R		
<input type="checkbox"/> TOMOOKA RAYMOND I		06/09/2005	1356399	R		
<input type="checkbox"/> TOMOOKA RAYMOND I INDIVIDU		09/12/2011	1234260	R		
<input type="checkbox"/> TOMOOKA RAYMOND I INDIVIDU		11/21/2012	1781463	R		
<input type="checkbox"/> TOMOOKA RAYMOND I TRUSTEE		08/09/1994	1474901	D		
<input type="checkbox"/> TOMOOKA RAYMOND I TRUSTEE		02/16/2000	240519	D		
<input type="checkbox"/> TOMOOKA RAYMOND I TRUSTEE		05/17/2005	1153997	D		
<input type="checkbox"/> TOMOOKA RAYMOND I TRUSTEE		06/26/2014	663453	R		
<input type="checkbox"/> TOMOOKA RAYMOND I TRUSTEE		06/26/2014	663453	TD		

END OF REPORT