



INDIANA RECORDERS ASSOCIATION NEWSLETTER

THIS ISSUE:

- AIC Legislative Conference
- Property Fraud: AI use, trends
- What submitters wish we knew
- Electronic Notarization timeline
- Who retains the record?

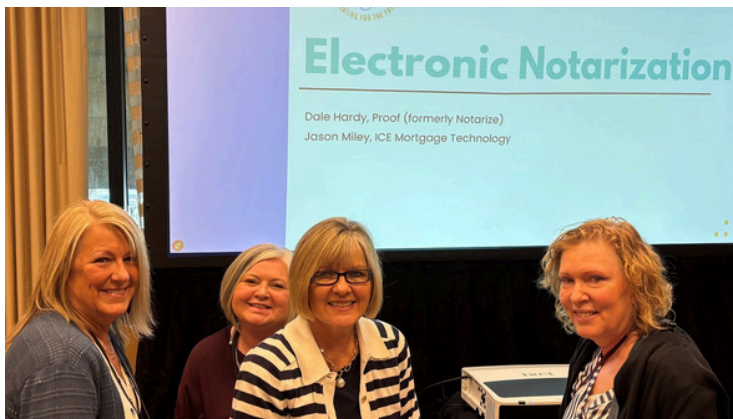
INDIANARECORDERS.ORG

Spring 2025



Some of the members of our 2025 IRA Legislative Committee (l-r) Marcia Moore, Gina Pimental, JR Ryder, Joyce Oles and Jackie McPherron. See IRA Directory for more details.

The annual AIC Legislative conference was held at the Hyatt Regency, Feb. 4-5, in Indianapolis. See Pages 2-3.



Hoosier Recorders, Chief Deputies at a PRIA breakout session. See Pages 4-5.

Thirteen Indiana counties were represented in person and virtually at the Property Records Industry Association conference in San Antonio in March.

Government officials as well as business partners are members in PRIA.

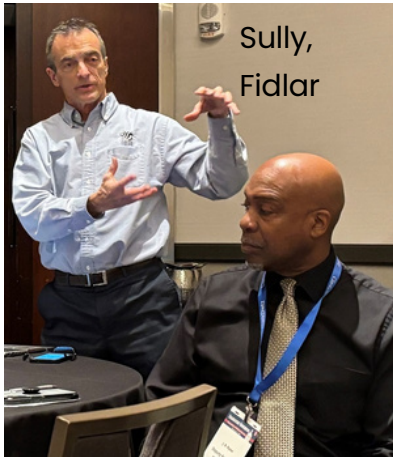
Legislative Conference 2025



AIC Executive David Bottorff (left) chatted with our state officials, reps from DLGF and our NACO Rep, Anton Neff.



Each year, the AIC hosts a legislative conference early in the session so that we may gain insight on those bills affecting local government. As the last session of the conference, each office (i.e. Recorder) has a breakout session to drill down to us.



As always, Dusty Wicker from CSI and Greg Sullivan (Sully) from Fidlar Technologies attended and weighed in with how each of them could help us keep up.



Ryan Hoff and Camden Murrell

We got a rundown on some of the bills that have been proposed this session, such as SB438. To track bills, visit the AIC website [HERE](#) or go [HERE](#).



Lori Austin (left) made new Recorder Kathi O'Farrell feel welcomed at our breakout.



Mathew Norris gave more in-depth info on legislation affecting us.

How does the long legislative session work?

Each legislative session has its own set of deadlines. For updates on what's happening with bills as they move through the House and Senate, and through the various committees, you can click [HERE](#) and navigate to what you want to look at, including which session. For example, you can click on [Find a Bill](#) at the top, and type in SB438 to see the action the legislature has taken on the bill this session.

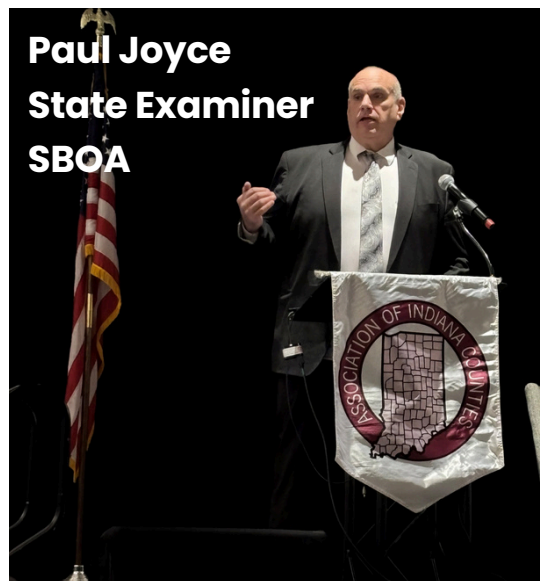
2025 Session Legislative Deadlines

Date	Description
Monday, October 21, 2024	Senators may begin filing bills for the 2025 Session. Senators can file no more than a total of ten bills or joint resolutions.
Tuesday, November 19, 2024	Organization Day for the 2025 Session (IC 2-2.1-1-2). Representatives may begin filing bills.
Tuesday, January 7, 2025	Senators may file only two bills per business day beginning today.
Thursday, January 9, 2025	Deadline for filing Senate bills not later than 4:00 p.m.
Tuesday, January 14, 2025	Deadline for filing House bills.
Thursday, January 16, 2025	Last day Senate bills may be assigned to Senate committees.
Monday, January 20, 2025	Latest day session must reconvene (IC 2-2.1-1-2)
Thursday, February 20, 2025	Last day for 3rd reading of House bills in House.
Thursday, February 20, 2025	Last day for 3rd reading of Senate bills in Senate.
Tuesday, April 15, 2025	Last day for House adoption of conference committee reports without Rules Committee approval.
Tuesday, April 15, 2025	Last day for Senate adoption of conference committee reports without Rules Committee approval.
Tuesday, April 15, 2025	Last day for 3rd reading of House bills in the Senate.
Tuesday, April 15, 2025	Last day for 3rd reading of Senate bills in House.
Tuesday, April 29, 2025	Last day for adjournment of both houses (IC 2-2.1-1-2)

INTERNAL CONTROLS

Paul Joyce, with State Board of Accounts (SBOA), talked about their Special Investigations Unit and the importance of having internal controls in each of our offices. AIC hosts a class each year on internal controls. It was held on February 4 this year, just prior to the legislative conference.

Look for it and other Institute for Excellence classes in AIC communications and on the [AIC website](#).



AIC Institute for Excellence in County Government: dates for upcoming classes - see page 9

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PRIA Hot Topics

Property fraud: AI use, trends, legislation

**What submitters wish
Recorders knew**

**Electronic
Notarization**

AI can be used to create fake videos for RON

A video of a woman authorizing the transfer of property and using remote online notarization or RON was shown. Problem was, the video was fake. Luckily, the potential fraud wasn't successful. But it does point out that AI can be used in many useful ways (mortgage origination process - from applications to verifications to valuations to closings and beyond), and can also be used by bad actors.

Make sure you educate yourself on AI and its uses, both good and bad. Then let's figure out how to do our part to protect against the bad.

PRIA has a wonderful Resource Library with a variety of modules on Best Practices, "white papers" on property recording industry, educational topics and much more.

Not a PRIA member yet? Click [HERE](#) for details.

Deed Fraud Prevention Trends

- New or increased criminal penalties for deed fraud or title theft
- Process for restoration of title
- Special requirements for recordation of quit claim deeds (i.e. in [Missouri, HB 1249](#))
- Limitations on who can submit certain documents for electronic records

Deed Fraud Notice legislation

Arizona HB 2831 - Recorder required to wait 5 days after notice before recording

NJ Assembly Bill 5301 - Recorder required to wait 10-12 days after notice to record QC if owner opted in for notification

Massachusetts HB 2650 - Secretary of State required to maintain records of all requests to access deed and notify owner of such requests.



Customer service kiosk at Bexar County Clerk's Office to help serve their two million plus constituents. Deeds from when the Spanish occupied this area of Texas are in the Bexar County Archives.



Bexar County Clerk's Office has a mobile office that offers neighborhood accessibility for vital records, recording DBAs, DD-214s, property documents, etc.

What submitters need from Recorders

- Continued training for document examiners
- Provisions to accept documents rejected in error (county cut-off times)
- Consistency with rejection (county by county, examiner by examiner)
- Procedures for stuck packages
- Procedures for county outages and disaster recovery
- Communication with county staff, LRMS vendors, eRecording partners and submitters
- Quality of documents

What submitters want Recorders to know

- Not just documents - they're people's lives
- Goals are aligned - get documents on record
- Communication is key (submitter, LRMS)

History of Electronic Notarization

Uniform Electronic Transactions Act (UETA) - 1999

Property Electronic Recording Act (URPERA) - 2004

First Statewide Electronic Notarization Acceptance - 2006

First Statewide RON Acceptance - 2012

PRIA Electronic Notarization FAQ - 2021

Electronic Signatures in Global and National

NASS Standards Adoption - 2006

Revised Uniform Law on Notarial Acts

RULONA RON Revision - 2018



The BIG Question:

Is this our record? If we send the record to another office like the payroll dept. or county auditor and they keep that record, do we also have to keep that record?

The BIG Answer: YES!

Any record your office creates is considered a public record, and you will need to keep a "Copy of Record." It will also now be considered a public record in the other office such as the payroll dept. or county auditor, and they will keep it according to the retention schedules, too. It becomes a record in both offices.

Go [HERE](#) for more, including training webinars and latest retention schedules.

IARA has training webinars that can help you get up to speed if you want to learn more. Just click [HERE](#).

Electronic Records Retention

April is Records and Information Management Month and the Indiana Archives and Records Administration provides ongoing training for good recordkeeping.

Do you want to learn more about how to manage your records? Want to learn more about best practices and how to be a good records steward? Check out this webinar...

- [Electronic Records & County/Local Government Offices: What You Need to Know!](#)

Continuity of Operations and Disaster Recovery Plan

With the recent severe weather, have you thought about what to do if your office were damaged or destroyed? How about if you're out of power for several days?

Every county should have an updated Continuity of Operations Plan (COOP) to continue operations during such times.

You should also have an updated Disaster Recovery Plan in place to restore any documents lost.

Talk with your LRMS business partner about how they can help.

Get to know your fellow Indiana Recorders



Started in 1990, being the voter/election registration deputy for 7 yrs. Then the Auditor's office for 3 yrs. Drove a school bus (same schedule of our boys) with the intention to come back. Caucused in as Clerk 2008. After serving 12 yrs., caucused in as Recorder in Nov. 2020. I'm currently serving my 1st term. Married to husband Alan for 41 yrs. Two adult boys. Our oldest Corey (Haley) is married and lives in Dubois, IN, and our youngest Bryant (girlfriend Regan) lives in Nebraska. I'm Nana to 5 yr. old grandson, Kiptyn.

I love spending time with my family and friends, especially with our grandson. I have a yellow lab, Shilo. I'm currently serving as the treasurer of the Cass County Republican women's club. I also serve as the vice-precinct committeeman of my township. I'm a very big Purdue fan.....BOILER UP!!! Next year our family will receive the 100 yrs. Hoosier Homestead award. What an honor! I love serving my community, and for sure have been very blessed. My advice to other Recorders...reach out with questions/ideas. We are all a part of one team. Some may become close friends you'll cherish forever!

Beth Liming, Cass County Recorder, NW

I have been married to my husband, Mike, for nearly 35 years. We have two children, Kolby and Kayla. We also have 4 grandchildren, Isla, Eli, Easton and Georgia. We are excitedly anticipating the arrival of 2 more.

After 20+ years in management at Marsh Supermarkets, I decided it was time for a career change. I started working in County Clerk's Office in 2017 as the Election Deputy. It deepened my interest in history and county government. When the County Recorder resigned, I was caucused in (2019) to finish last 2 years of her term. I've just begun my 2nd term as Recorder. I'm lucky getting to serve 10 years as Recorder. Also, Secretary to Republican Party past 6 yrs.



When I started as the Recorder. I found out that they only had records digitized back to 1994. My goal is to have all records digitized back to 1836 by the end of my term; almost back to 1900 now. The key to success is having a great staff that has the same dedication as I do in preserving history. Fun fact: when I was much younger, I was a professional figure skater, winning State Championship 3 times.

Kathy Foy, Grant County Recorder, NE



My husband, Brian, and I celebrated our 25th wedding anniversary on April 1st—yes, we got married on April Fools' Day! We have three amazing kids: 22-year-old twins, Ethan and Brooklyn, and our youngest, 16-year-old Trey. Ethan is a Surveyor at ILS; Brooklyn is a senior in college; and Trey just got his driver's license (send prayers!). We live in Brownstown, where I served as Township Trustee for 16 years before running for Recorder. Before that, I worked PT in Recorder's Office for four years, great experience for the role. I've learned so much over the past three years. Outside of work, I enjoy shopping, singing, and spending time with family and friends. I'm also part of a euchre club and a women's golf league. I'm not the best golfer, but I love playing! One of the most valuable lessons I've learned as Recorder is not to sweat the small stuff. Anything can be fixed. The best approach is to do your best, be open and honest, and treat people with respect—you'll earn their respect in return.

Jennifer Isaacs, Jackson County, SE

Get to know your fellow Indiana Recorders



I began my first term in January of 2023. Previously, I served as Auditor for Crawford County for 8 years. I am married to my high school sweetheart Jeff Howell, who is currently serving as Sheriff of Crawford County. We have two daughters, Skylar and Ella. Skylar is a freshman at Indiana University, and Ella is finishing up 8th grade at Crawford County Middle School. I have lived in Crawford County since I was 7 years old. My family relocated from Circleville Ohio because my father was a minister and was assigned to Union Chapel Church. We fell in love with the area, and have been here ever since. Since becoming Recorder, one project I am most proud of is working on getting all of our records digitized. We are hoping by the end of April we will be able to begin importing and indexing all of our documents so they will be available electronically. I love serving in the Recorder's Office, and try to do my best for the public I serve every day!!

Christian Howell, Crawford County Recorder, SW

Faith, family & farming! Married 39 years. We are a farming family (John Deere, of course!) and loved raising our 3 children on the farm. Love being “mamaw” to our 2 grandchildren. My happy place is the beach! If there was a sugar cream pie eating contest, I think I could win! “Faith it ‘til you make it” is my favorite saying. After an early retirement from nursing to care for aging parents, an opportunity arose in the Recorder’s Office. I didn’t even know what the Recorder’s Office did, but the timing seemed to be part of God’s plan. After 3 years as Chief Deputy, I ran for Recorder. It’s a lot like nursing. If we provide customer service in a caring, compassionate manner that’s all people really want. I have an awesome work family with 74 years of experience collectively. When I see a deed that someone received for the first time in the 1800’s signed by the U.S. President, it reminds me of the importance of our offices in preserving that history. I’m blessed to be part of the Indiana Recorders group!



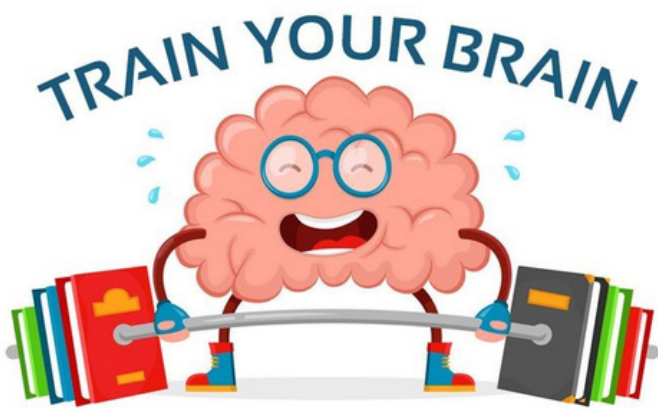
Jan Smoot, Decatur County Recorder, EC



I have been blessed to serve as an elected official since 1991 - I was 10 years old when I started :o) Currently serving in my 5th year as County Recorder; also served as Clerk, Assessor, Treasurer and Lebanon Clerk Treasurer. Each position has provided me with experience and knowledge that has helped with each position that followed. The Recorder's Office has helped me to understand and learn the legal and historic importance of record maintenance. Recorded documentation of family changes and growth is the most interesting and fun.

My greatest joy comes from my family. My husband, Ralph, and I are the parents of a blended family of 4 adult children. We are blessed with 5 grandchildren, My oldest grandson, Kobe, attends Marian College and is a fighting Knight on their football team; his sister, Kylie, is a business major at IU; my grandson, Bryce, is a Senior at LHS; his sister, Mya, is a Sophomore; and their little brother Ryker is a 5th grader. Faith, family and friends are our forever blessings.

Debbie Ottinger, Boone County Recorder, WC



Indiana Destinations – Word Jumble

1. EVOAIHNS
2. UBRYRELM SLIFED
3. RIIEARP EKREC ERERORSVI
4. OAEDMR EEVORDC IDEBRG
5. OEEASSHR AARRPWTK
6. VERAST OOLLHW KELA
7. DOL KOA NIN
8. MERAEFN YAMR IRIEALFD EUUMMS
9. LETITLI UERLTT TWWEAYAR
10. IESRQTLU ALHL FO MAEF
11. CRYKIHO LLHA OOPULBC
12. EEDZLNT AOUESCRL
13. CHKMOLE FILCSF
14. RARNID HROCDI EEEOURSHGN
15. LSAGSIBRFE AESKRF AABMTN MMUUSE
16. EOAGMRN VCEA
17. UUAATTCKMS TLIONNAA LLIEFDW
EEUGFR
18. IAONTNLA EOMLD VAITOIAN SEUMUM
19. SVLSELIOABGNR RFMA
20. EFCRNP RPKA
21. OBB SORS EEIERECNPX
22. SOORIHE OALNTIAN SEOTFR
23. IPOTL OKBN
24. SAGNRI NDA LGRLI

- Answers at bottom of page 10.



- **April 21-23 Indiana Recorder's Association (IRA) Annual Conference**
Sheraton at Keystone Crossing, Indy
- **April 22 – before Recorder conference**
AIC Institute for Excellence: Leadership
indianacounties.org
- **May dates = before DISTRICT MEETINGS**
AIC Institute for Excellence:
Budget and Finance I
- **June 20** – AIC Institute for Excellence:
Financial Management
- **July 21 – before Auditor Conference**
AIC Institute for Excellence
Budget and Finance II
- See indianacounties.org for complete list of district meetings and Institute classes.
- **June 20-24 iGO Annual Conference**
Kansas City, Missouri iaogo.org
- **August 26-28 PRIA Annual Conference**
Tacoma, Washington pria.us

Community Outreach

Carroll County – Festival of Trees

Kathi O'Farrell, Carroll County Recorder, and her staff organized a "Festival of Trees" event during the Christmas season. Kathi's office donated several trees that were then decorated by the various offices. The trees were placed around the large tree in their rotunda. On December 19, their town held an evening event where the local shops stayed open, the Opera House offered cocoa and games for the children, and the courthouse was open so that the community could tour the beautifully decorated rotunda.

Kathi and their custodian, Keith Freeman, were the hosts for the rotunda tours.



Lake County – Mommy's Haven Angel Tree

Throughout the year, Gina Pimentel, Lake County Recorder, and her staff donate to various charities across Lake County. Every two months, they choose a different charity and donate approximate \$300 to that charity. The Lake County Recorder's office staff is allowed to wear jeans to work if they donate \$15 for the two months.

Examples of the charities that they have helped support are police dog groups, Veterans, domestic violence shelters, foster care agencies and homeless shelters. In November and December, they chose Mommy's Haven, a home for single mothers and their children. Gina and her staff were able to collect money, gift cards and cleaning supplies, all of which were requested by Mommy's Haven.



Mommy's Haven
Angel Tree ->

ANSWERS FOR INDIANA DESTINATIONS: 1. IVANHOES, 2. MULBERRY FIELDS, 3. PRAIRIE CREEK RESERVOIR, 4. MEDORA COVERED BRIDGE, 5. SEASHORE WATERPARK, 6. STARVE HOLLOW LAKE, 7. OLD OAK INN, 8. FREEMAN ARMY AIRFIELD MUSEUM, 9. LITTLE TURTLE WATERWAY, 10. QUILTERS HALL OF FAME, 11. HICKORY HALL POLO CLUB, 12. DENTZEL CAROUSEL, 13. HEMLOCK CLIFFS, 14. RINARD ORCHID GREENHOUSE, 15. FIBERGLASS FREAKS BATMAN MUSEUM, 16. MARENGO CAVE, 17. MUSCATATUCK NATIONAL WILDLIFE REFUGE, 18. NATIONAL MODEL AVIATION MUSEUM, 19. BROGANSVILLE FARM, 20. FRANCE PARK, 21. BOB ROSS EXPERIENCE, 22. HOOSIER NATIONAL FOREST, 23. PILOT KNOB, 24. GRAINS AND GRILL

Interesting Facts

Hamilton County

- The county was named for Alexander Hamilton, the first secretary of the U.S. Treasury.
- Founded in 1964, Conner Prairie, a living history museum. Located on the land originally settled by William Conner.

Lawrence County

- Limestone Capital of the World, the large quarries in the area produced limestone for the Empire State Building and The Pentagon.
- Three astronauts hail from Lawrence County: (l-r) Kenneth "Kenny" Bowersox. Charles "Charlie" Walker and Virgil I. "Gus" Grissom...the 2nd American in space.



Boone County

- The county was named for frontiersman Daniel Boone.
- Railroad development in the 1850s boosted Boone County towns. The first line, the Indianapolis, Cincinnati and Lafayette Railroad, was completed in 1852.

Floyd County

- Origin of the county's name is debated. It was named for John Floyd, a leading Jefferson County, Kentucky pioneer and uncle of Davis Floyd. However, some maintain the county was actually named for Davis Floyd, who was convicted of aiding Aaron Burr in the treason of 1809.
- The Duncan Tunnel was built in Floyd County in 1881. At 4,295 feet (1,309 m) long, it is the longest tunnel in Indiana.

Miami County

- Peru, Indiana, was once known as the "Circus Capital of America."
- Grissom Air Reserve Base was established in 1942, originally as a U.S. Navy installation.

Elkhart County

- Hand-dipped chocolate turtles from Olympia Candy Kitchen in Goshen were served during President George H. W. Bush's inauguration.
- The biggest event, by far, in Elkhart County is the Elkhart County 4-H Fair, a nine-day event that is one of the largest county fairs in the United States.

Who is your most challenging customer?

Record it!

Let's ask Mary Kilgore, Jennings County, and Deb Wright, Kosciusko County

It has been interesting to discover that generally speaking, Recorders in Indiana aren't often sued. As a former Clerk, Mary Kilgore from Jennings County was sued a fair amount as had been the clerks before her. As a group, it doesn't happen often to Recorders. We do all have the experience of interacting with some members of the public who are stressed from personal situations and the experience of navigating government processes that are often new to them.

Additionally, some people have a suspicious and adversarial attitude about everything government related including the employees, i.e. us! Mary Kilgore, Jennings County Recorder, has one especially challenging customer who comes in and at the first question to understand what she is trying to do, she barks at them, "You have to record it!" Mary has educated her that input is needed from her or within her documentation to know how to enter it in the land records management system. She now labels her unusual documents "affidavit," and this has worked out.

Deb Wright from Kosciusko County responded to the inquiry for the newsletter saying that one of her challenging customers issued a \$10,000 "judgement" against her in his own court. What? Deb's challenging customer was advocating on behalf of another individual. Deb shared some of his documents and they were similar in nature to what Jane Doe records at the Jennings County office, containing pseudo-legal language that is difficult to understand and citing Federal codes that may or may not be real or relevant.

Deb's original customer was trying to record a document as a deed, but it did not fulfill the recording requirements. After quite a bit of documentation and in consultation with her county attorney, it was recorded as a Miscellaneous document. This worked out all right with her challenging customer and the "judgement" was not pursued. There has been a trend after Covid, seen by county government offices in Indiana, of challenging customers claiming to have rights above and beyond what is standard practice in our offices. Deb was even accused of "treason."

Any one out there have an unusual County Recorder experience to share?

Contact Mary Kilgore, Jennings County Recorder.

12/12

Newsletter committee:

Nikki Allen (Fountain)

Vicki Pearson (Huntington)

Trini Beaver (Hamilton)

Lisa Loveless (Henry)

Torie Kelley (Howard)

Mary Kilgore (Jennings)

Amy Swain (Monroe)