



THE LAW OFFICES OF  
**SAMANTHA  
K. WOLFE**  
LLC

*Providing mindful legal direction*

20 EAST SIXTH STREET, SUITE 206

WAYNESBORO, PA 17268

717- 655-2676

[www.skwlawoffice.com](http://www.skwlawoffice.com)

Volume 4 / Issue 4

## **Fall Blessings to you, our clients, family, and friends!**

With the Thanksgiving season approaching, this is a time of year where we reflect on the blessings in life. What are some things that you are thankful for this season?

***“Let us be grateful to people who make us happy, they are the charming gardeners who make our souls blossom.”*** -Marcel Proust

The staff at The Law Offices of Samantha K. Wolfe, LLC would like to share what we are thankful for this year:

**Samantha:** I am so thankful for the people in my life: my parents, my sisters, my nieces and nephews, my friends, my staff, and my clients. Everyday these people encourage me, challenge me, and inspire me. They are truly a divine blessing in my life.

**Jessica:** My parents have always been supportive and encouraged me to follow my dreams and have shown me love and what giving really means. My husband for seeing me at my best and worst and loving me no matter what; he’s a true keeper. My girls for making me laugh, for going on adventures, and making me the mom I am. For my sisters, they are there with a listening ear and the times we share are always memorable. For my in-laws, they have always welcomed me with open arms and are so kind. For the job that I love (it’s a huge bonus when my boss rocks), but most of all getting to work with and help amazing individuals. Each day I wake up is a day I am thankful whether it’s the sun shining, the feel of grass beneath my feet, the sound of the ocean, listening to a thunderstorm, or catching up with friends. I have been blessed in so many ways and am eternally grateful.

**Tammy:** Being chosen to have a life on this earth is amazing. Thank you, God! Thankful for two wonderful parents who raised me and my siblings, teaching us wonderful lessons of life and traits to pass along to our children. Thankful for an incredible husband who is so loving, caring, and supportive not only to me, but also to our blended family of 25 years. Thankful for my children, their spouses, my grandson, and my soon-to-be arriving granddaughter and my extra granddaughter, Emma. Thankful for my sisters and their families. Thankful for beautiful friends. Thankful for a wonderful, kind, and caring employer who I admire so much. Thankful for my co-team members who are always there for me. Thankful for time to rest and heal. Thankful for another day of life.

Upcoming Virtual Seminars from 12:00 p.m. until 1:00 p.m. for 2023/2024:

- ❖ October 12: “Book Writing with the Boss: Orphans’ Court Updates”
- ❖ November 2: “What’s To Do About Deeds: Differences in Titling and What It Means for Estate Planning”
- ❖ December 7: “The Gift That Keeps Giving: The Important of a Living Will & the Differences Between a Living Will, POLST and Five Wishes Document”
- ❖ January 11: “Cyber Security, Always on Guard”
- ❖ February 8: “Ask the Legal Lady” (We invite you to submit your questions by February 1, 2024, and Sam will answer them “live” during the seminar)
- ❖ March 7, 2024: “Tax Stuff, Snap Crackle Tax”

**Sandy:** What am I thankful for? Well, in another month I will be 79 years old. I'm thankful for my longevity and that I am healthy enough and able to still work at a job that I like doing. I am thankful for my job, my lovely boss, and my friends/co-workers. I am thankful for my small family that give me my own space but plenty of tender loving care. I'm thankful I was born in this wonderful country called America. Right now, the thing I am most thankful for is my beautiful 22-month-old great-grandson who fills my life with joy and makes me laugh. I am thankful for all of the above and much, much more.

**Denise:** I am thankful for my faith and the Lord Jesus Christ who died for my sins. I am thankful for my husband who has always put his family first and gives us everything we have ever needed. He continues to consider each one of his daughters as he makes decisions and plans for the future. My daughters, sons-in-law, and grandchildren fill me with joy and laughter which is always a blessing to me.

**Amy:** First, I must say I'm thankful for every day that the Lord has given me with my family and friends. I'm thankful to have a husband that supports my dreams and encourages me to go after them which gave me the courage to step out of my comfort zone and try new things. I'm not only thankful but grateful for being able to hear, see, taste, feel, and smell. I'm thankful for having the ability to read and write. I'm grateful to have a job that I can drive to every day and the ability to make at least one person smile each day.



### **Partnering with the Pros: Joy Heinbaugh, Franklin County's Interim Register and Recorder**



Our office has the pleasure of working with Joy and her team at the Register and Recorder's Office regularly. We wanted to talk with Joy about what her and her team do to help our clients in Franklin County, PA. Thank you, Joy, and the entire team at the Register and Recorder's Office for helping us serve our clients better!

The Franklin County Register and Recorder's Office is located in the Administration Building at 272 North Second Street, Suite 205, Chambersburg, PA 17201. Contact number: (717) 261-3872.

**Samantha:** How long have you worked at the Register and Recorder's Office?

**Joy:** I started working in the Register & Recorder's Office on December 9, 2004 (Almost 19 years).

**Samantha:** What does the Register and Recorder's Office do?

**Joy:** We record all land records within the County (approx. 19,000 a year) and probate of any estates for Franklin County residents (approx. 800 a year).

**Samantha:** What is your role at the Register and Recorder's Office?

**Joy:** My current title is Interim Register & Recorder.

**Samantha:** How many people work in your office?

**Joy:** Besides myself, there are 3 full time office staff.

**Samantha:** Where are you located? Do you like your newish location?

**Joy:** Our office location is 272 N. Second Street, Suite 205, Chambersburg, PA 17201. I LOVE our new office space. There is so much more natural light which just makes for a better day!

**Samantha:** What do most people come to the Register's office to do?

**Joy:** Most people come in to record documents; get a copy of a document already recorded; be sworn in as an executor/administrator of an estate; pay inheritance tax; be sworn in as a notary.

**Samantha:** What are all the books located in the Register's office?

**Joy:** Since we moved, our office space actually decreased in size, so the only books still located in our office are Grantor/Grantee Index books; Administrative Index Books; Index to Plats and Charter of Corporation books.

**Samantha:** Can I look up deeds online?

**Joy:** You can look up deeds online through our software vendor at Landex.com (there is a fee associated with this service and it is collected through our vendor directly).

**Samantha:** When recording a deed, what are items that must be included?

**Joy:** Our office requires a deed to be properly notarized, have original signatures and have proper recording fees. A newer step in the process, which was implemented in 2014, is UPI certification. The requirements for that are the deed needs to have a 20-character UPI listed, have the proper being clause, have a recital/legal description and property address.

**Samantha:** Do you see a lot of attorneys at the Register's office? If so, what are they doing?

**Joy:** There is a fair number of attorneys who visit our office and for various reasons. Most attorneys accompany their clients to our office during the probating of an estate. Several will also drop off documents for recording and/or come to do title searching and or request copies from us for something that had been previously recorded with our office.

**Samantha:** What is the process of probate in your office?

**Joy:** Probate is a very tricky process! There are no two estates alike and so that is what makes this part of the job more complicated. If there is a Will, the executor would present the original Will along with a death certificate and complete a petition for probate. All the listed executors would have to have to be sworn in by our office. If there is no Will, then we must determine who the next of kin will be and who has the authority to handle the estate. They also must provide a death certificate and complete a petition for probate. Of course, there are other scenarios where additional paperwork would be needed such as if the Will is not notarized, someone wishes to renounce or if a bond would be required due to personal representative not being excused from posting bond.

**Samantha:** What is the first thing someone should do to start the probate process?

**Joy:** Contact an Attorney! Probate is a legal process, and our office is not able to assist with filling out paperwork or guiding throughout the probate process.

**Samantha:** Can your office help with the estate administration?

**Joy:** We can answer minimal questions in regard to what paperwork is needed but we limit information because it is a legal process!

**Samantha:** Do I have to come to the Register's office to get appointed as Executor?

**Joy:** You need to either come into our office or set up a time with our office to do a virtual swearing in. If done virtually, we cannot give out any short certificates until we have all the original documents in our possession.

**Samantha:** Do you handle recording of mortgages?

**Joy:** Our office records all mortgages which are taken out against properties in Franklin County.

**Samantha:** What do you wish more people knew about the Register's office?

**Joy:** That we are not attorneys, and we cannot answer legal questions. Also, we cannot add or remove a name from a deed. You must have a new deed drawn up in order to add or remove an individual from the title and then that new document is brought into our office for recording.

**Samantha:** What is the most asked question that the Register's office gets that is not something you handle?

**Joy:** Where to find a title and/or VIN number for a mobile home. We don't record titles here in our office. Also, people call and ask if there is a judgment filed against their property. Judgments and liens are actually filed in the Prothonotary's Office.

**Samantha:** Do you do e-filing or recording?

**Joy:** Yes, we do e-recordings on the Recorder of Deeds side. Actually, about 80% of documents recorded are done so through e-recording.

**Samantha:** What is the most common misconception about the Register's office?

**Joy:** That we record Wills prior to someone passing. In Maryland, you can record your Will with the Register of Wills Office for safe keeping. Here in Franklin County, we only get the Will if there is a need to probate the estate.

**Samantha:** Does your office handle transfer tax, property taxes, or inheritance taxes?

**Joy:** We are the collection agency for the Dept. of Revenue for all State Realty and Inheritance Tax. For the year ending 2022 our office collected over 30 million dollars for the State. Our Office does NOT collect property taxes.

**Samantha:** What is the best part of your job?

**Joy:** Helping people!

**Samantha:** What is the process in which you handle Military Discharge records?

**Joy:** Veterans are encouraged to record their DD214's with our office. This is a free service we offer to the veteran. At any point, after recording it, the veteran is allowed to come and get certified copies free of charge. There is a privacy act on these important papers and so only the veteran can obtain a copy. If the veteran is deceased, the next of kin of the veteran, provided they can show proof of death such as death certificate, obituary, etc., can then receive a copy.

**Samantha:** What do you recommend people use an attorney to help with?

**Joy:** Probating of an estate and handling all the paperwork that is associated with it. We also encourage attorneys to draw up any deeds, power of attorneys or documents associated with real estate. These are all legal documents that you want to be sure are properly drawn up.

**Samantha:** Are there any changes you would like to make to the Register's office?

**Joy:** One thing I would like to add is the ability to pay with a card. Currently we only accept payment in the form of cash or check. In today's society, we often have to turn people away because they only have a card.

**Samantha:** How is your experience helpful as the Register and Recorder?

**Joy:** When someone walks through the doors of the Register & Recorder's Office, they are looking for assistance and they deserve someone that can answer their questions. Over the last 18 years I have retained a lot of knowledge that is very beneficial to County residents who may find themselves needing services from our Office. From tricks on searching for records, to knowledge of laws, and just hands on experience that only comes from doing the job.

**Samantha:** What is your advice for anyone that needs to do something at the Register's office?

**Joy:** Come in with a good attitude. You will get much further with the Office staff if you are kind.



**20 East Sixth Street, Suite 206,  
Waynesboro, PA 17268**

Monday through Friday 8:30 am to 4:30 pm



717-655-2676



skwlawoffice.com



@skwlawoffice



The Law Offices of Samantha K. Wolfe, LLC



@skwlawoffice



The Law Offices of Samantha K. Wolfe, LLC