



To: All Maryland Policy Issuing Agents of WFG National Title Insurance Company
From: WFG Underwriting Department
Date: December 14, 2022
Bulletin No.: MD 2022-02
Subject: Special Alert and General Reminder about Fraudulent and Forged Deeds

Effective immediately, all issuing offices are instructed not to accept any orders or close any transactions involving the following without the written approval from a WFG Underwriter:

Duane McKinney

5412 67th Avenue Riverdale, Maryland

8130 Sheriff Road, Landover, Maryland

5855 Ager Road, Hyattsville, Maryland

7004 40th Avenue, University Park, Maryland

WFG would also like to take this opportunity to remind all agents that fraud and forgery remain a significant issue for our industry. Fairfax County Virginia Police have reported four cases within the last week about attempted fraudulent sales of real estate involving vacant and uninhabited land in Clifton and Great Falls, Virginia that have elderly and/or out of town owners. The Maryland properties referenced above involve a deceased owner of record and an alleged fraudster that is purportedly posing as the decedent's son.

Please pay extra attention to recent no-consideration deeds, quit claim deeds, the use of a power of attorney that is not specific to a particular transaction, and transactions involving vacant land or unencumbered property. These are all considered red flags in the fraud and forgery context. If you feel uncomfortable about a particular transaction, please do not hesitate to contact your underwriter to discuss.

Kristopher R. Sleeth, Regional Underwriting Counsel can be contacted at ksleeth@wfgtitle.com

NOTE: This Bulletin should not be interpreted as reflecting negatively upon the character of an individual or entity mentioned herein and is for the sole purpose of establishing underwriting positions and policies reflecting WFG National Title Insurance Company's best business judgment. The information contained in this Bulletin is intended solely for the use of employees of WFG National Title Insurance Company, its title insurance agents and approved attorneys. Disclosure to any other person is expressly prohibited unless approved in writing by the WFG National Title Insurance Company's Underwriting Department.