

Utah Recording and Processing Standards	Number:	Recording - 2
	Version:	1
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1. Title

Name Discrepancies – Individuals: Recording of Documents with discrepancies between property Record Owner and the Grantor, Signature Line, and Notary Acknowledgement/Jurat.

2. Standard Procedure

2.1 All Names Match Exactly: When a document is presented for recording, the following name(s) should match exactly:

- Jane Smith (Record Owner)
- Jane Smith (Grantor)
- Jane Smith (Signature Block)
- Jane Smith (Notary Acknowledgment/Jurat)

When each name cannot, or does not, match the Record Owner, the follow standards apply:

2.1.1 Grantor Line: If the name of the party executing the document does not match the Record Owner, due to name change or error in a prior document, the correct/current name of the party(ies) signing must appear as the Grantor(s) of the document followed by clarifying language. For example, if Jane Smith is signing the document, but the Record Owner is Jane Johnson, the following is acceptable in the Grantor section:

- “Jane Smith, f.k.a. Jane Johnson”
or
- “Jane Smith, formerly known as Jane Johnson”

If Jane Smith is signing the document, and the Record Owner erroneously shows as Jan Smith, the following is acceptable in the Grantor section:

- “Jane Smith, who acquired title as Jan Smith”
or
- “Jane Smith, who erroneously acquired title as Jan Smith”

2.1.2 Signature Block: The name(s) of the party(ies) signing the document shall be typed or printed just beneath the signature on each document (Utah Code 17-21-25) and must match the name(s) in the Grantor section. In the event the Grantor section contains “formerly known as”, “also known as”, or corrective language, the typed or printed name(s) beneath the signature must match the correct/current name(s) as shown in the Grantor section.

For example, if the Grantor line reads “Jane Smith, f.k.a. Jane Johnson, Grantor”, the name typed or printed only needs to show “Jane Smith”. The “f.k.a.”, or “formerly known as” language is not needed in the signature block. If the Grantor line reads “Jane Smith, who acquired title as Jan Smith, Grantor”, the name typed or printed only needs to show “Jane Smith”. The “who acquired title as” language is not needed.

The party(ies) executing the document do not need to sign exactly how the printed/typed name(s) appear.

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2.1.3 Notary Acknowledgement/Jurat: When the name of party(ies) signing the document must be typed/printed by in the Notary Acknowledgement/Jurat section. The typed/printed name(s) should be the same names as the Record Owner(s), the Grantor(s), and the printed name(s) in the Signature Block. However, the typed/printed name(s) in the Notary Acknowledgement/Jurat section do not need to match exactly as the Record Owner(s), Grantor(s), and printed/typed name(s) in the Signature Block. Notary Publics will often type/print the name(s) of the person(s) signing before them exactly as their names appear on their government issued ID's. For example, the following formats are acceptable:

- Jane Smith (Record Owner)
- Jane Smith (Grantor)
- Jane Smith (Signature Block)
- Jane Doe Smith (Notary Acknowledgment/Jurat)
- or
- Jane Smith (Record Owner)
- Jane Smith (Grantor)
- Jane Smith (Signature Block)
- Jane Doe Smith a.k.a. Jane Smith (Notary Acknowledgment/Jurat)

3. Approvals

Group	Approval	Date
Utah Association of County Recorders	00%	01/01/9999
Utah Land Title Association Board	00%	01/01/9999

4. References

4.1 Utah Lieutenant Governor's Office Instructions to Utah Notaries: What to do if the signer's name on the document doesn't match the name on the ID?

- The signer can ask the agency issuing or receiving the document if it's OK to sign using an "also known as" or "AKA" signature.
- "(Name appearing on the ID), also known as (name appearing on the document)"
- "(Name appearing on the ID), AKA (name appearing on the document)"

4.2 Common Notarial Act – Acknowledgment:

- Ensures that a signer is who they say they are and are voluntarily signing the document.
- Common with documents concerning valuable assets (deeds, mortgages, trusts, etc.).
- Signer may sign document in front of notary, but this is not required.

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Acknowledgment

State of Utah)

§
County of _____)

On this _____ day of _____, in the year 20____, before me, _____ a notary
date month year notary public name

public, personally appeared _____, proved on the basis of satisfactory
name of document signer

evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged

(he/she/they) executed the same.

Witness my hand and official seal.

(notary signature)

(seal)

4.2 Common Notarial Act – Jurat:

- Used for a signer to swear that the contents of a document are true.
- Most often performed on affidavits or depositions to be used in court.
- Signer must sign the document in front of the notary and take an oath or affirmation.

Jurat

State of Utah)

§
County of _____)

Subscribed and sworn to before me on this _____ of _____, in the year 20____, by
date month year

name of document signer

Witness my hand and official seal.

(notary signature)

(seal)