

BB2G

BORN BETWEEN 2 GENERALS

LAND RECORDS RESILIENCE COMMAND · 50 STATES + D.C.

Your home is a record. Protect the record.

Who owns a home, a farm or a lot is whatever the county recorder says. Forged deeds steal property with a fake ID and a bad notarization, and ransomware has stopped recording statewide and erased days of records. This briefing maps land-record attacks and deed fraud in every state and shows how BB2G protects the record.

BORN BETWEEN 2 GENERALS, LLC · LAND RECORDS RESILIENCE COMMAND

UPDATED NOV. 15, 2026

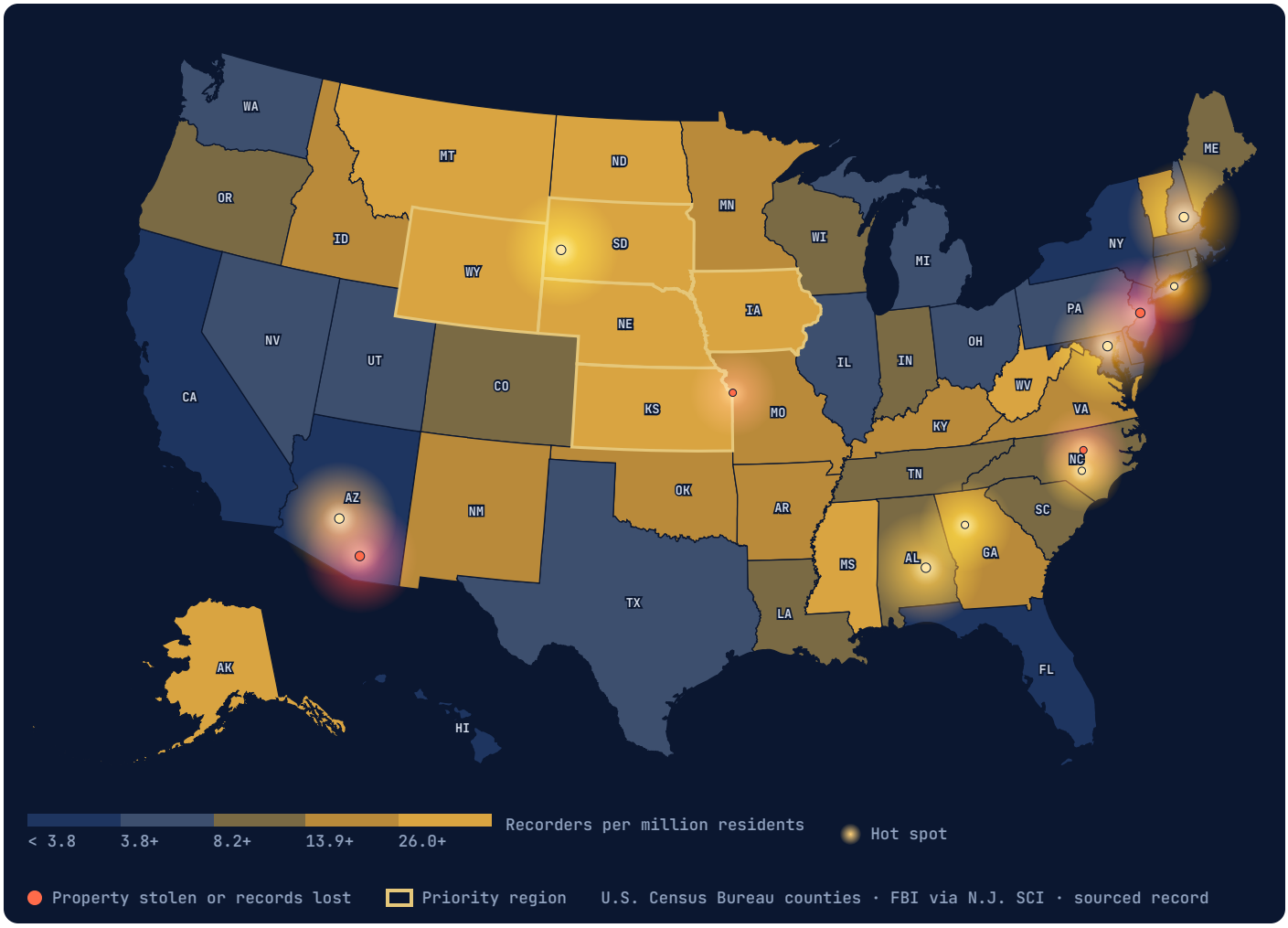
LANDMAP.BORNBETWEEN2GENERALS.COM

EXECUTIVE SUMMARY · LAND RECORDS MAP

Where land records are attacked and stolen

States are shaded by county recorders per million residents: the more small offices, the more separate systems to secure. Each glow is a documented outage, ransomware attack, deed fraud or new law; red marks stolen property or lost records.

$275.1M	29	12	3,142
Real estate fraud losses reported to the FBI in 2025	States with no dedicated deed-theft law	Land-record incidents documented across 10 jurisdictions	Counties and county-equivalents, most with their own recorder



Statewide single point

Georgia's clerks' authority runs the state's real estate index; one attack stopped recording across the state.

Records erased

Jackson County, Missouri, lost days of recorded documents, leaving title insurers unable to confirm liens and deeds.

The priority states

Florida, New Jersey and California lead FBI deed-fraud counts; Arizona and Alabama passed new laws in 2026.

LATEST · 2025 – 2026

What's happening to land records

National fraud counts and recent state attacks and laws, newest first.

NATIONAL

NEW Oct 2026 · national

Real estate fraud losses up 58% to $275 million

The FBI received 12,368 real estate fraud complaints in 2025 with $275.1 million lost, up from $173.6 million. 59% of title companies saw a seller-impersonation attempt in 2025, and seniors bore 44% of dollar losses.

HousingWire

NEW Oct 2026 · national

29 states still have no deed-theft law

Twelve states now have dedicated deed-theft laws. Alaska, Delaware, D.C., Mississippi, Montana, New Mexico, Vermont and Wyoming have taken no action; bills stalled in Pennsylvania and South Carolina.

HousingWire

NEW Sep 2026 · national

FBI counts Florida, New Jersey and California as top deed-fraud states

FBI data cited by New Jersey investigators show about 203 incidents in Florida, 135 in New Jersey and 121 in California from 2020 to early 2026, likely an undercount.

N.J. State Commission of Investigation

PROPERTY STOLEN OR RECORDS LOST

NEW Nov 2026 · Tucson, AZ

Tucson man's land deeded away without his knowledge

A forged deed and a fraudulent notarization transferred his vacant lot; he learned of it from a letter congratulating him on closing. Getting it back cost about $10,000 and months; the recorder said it can only record, not reverse.

KOLD

NEW Sep 2026 · Trenton, NJ

New Jersey investigators: deed fraud targets vacant, senior and out-of-state owners

The State Commission of Investigation found about 135 FBI-reported incidents since 2020, clustered in Sussex, Bergen, Cape May and Ocean counties, and urged ID checks for every deed recording and a statewide alert service.

N.J. State Commission of Investigation

OUTAGES, ATTACKS AND LAWS

NEW Oct 2026 · Montgomery, AL

Alabama's Property Protection Act takes effect

The law requires seller identity checks in higher-risk sales and lets the state securities commission void fraudulent sales.

HousingWire

NEW Sep 2026 · Phoenix, AZ

Arizona makes fraudulent deed recording a felony

SB 1479 requires a notary thumbprint for deeds and photo ID for in-person recording, and repeals a rule that let forged deeds become valid title after five years.

HousingWire

NEW Aug 2026 · Concord, NH

Merrimack County Registry of Deeds goes to paper

A network security incident forced the registry to take property records on paper; dispatchers briefly lost access to criminal records.

Concord Monitor

NEW Jul 2026 · Rapid City, SD

Pennington County can accept deeds but not process them

Weeks after a cyber incident, the register of deeds could take real estate recordings but not fully process them until systems were restored.

GovTech

NEW Apr 2026 · Baltimore, MD

Maryland's property search offline for two weeks

The state's online property ownership and sales records tool was taken down after a cyber threat; users were sent to county assessors.

Pulse

THE AUDIT · DEEDS, TITLES AND RECORDERS

Follow every deed from signature to the index

The audit follows a deed from the notary to the recorder's index and every copy and vendor in between, and asks who could forge it, change it or erase it.

12,368
Real estate fraud complaints to the FBI, 2025

59%
Title companies that saw a seller-impersonation attempt in 2025

$50K – $150K
Legal fees victims can face to get property back

WHAT GETS AUDITED

RECORDING SYSTEMS
Each recorder's index, imaging and e-recording vendor, and whether one vendor serves many counties.

IDENTITY AT RECORDING
Whether anyone checks who is recording a deed. Arizona now requires photo ID.

NOTARIES
Notary journals, thumbprints and remote notarization, the weakest link in most forged deeds.

OWNER ALERTS
Free alerts when anything is recorded under an owner's name; 19 of 21 New Jersey counties offer one.

BACKUPS AND INTEGRITY
Offline copies and checks that prove no record was altered or lost.

WHO'S TARGETED
Vacant land, seniors, out-of-state owners and estates of people who have died.

THE FIX · LAND RECORDS RESILIENCE COMMAND

Verify every deed, alert every owner, keep every record

BB2G gives every recorder the same protections, and every owner a way to know when their record changes.

1 Verify identity
ID checks for every deed recording, not just quitclaims, and seller verification before a listing.

2 Notary integrity
Thumbprints and a verifiable notary log for every deed.

3 Owner alerts for all
Statewide automatic alerts, with an optional multifactor title freeze.

4 Challenge window
A short hold before a high-risk deed takes effect, and a fast court path for victims.

5 Tamper-proof records
Offline, verified backups so no attack can erase or change the index.

6 Recording continuity
A tested plan to keep recording and closings moving during an outage.

CONNECTED COMMANDS

FAFO APEX INTEL WORKBENCH
Cross-checks deeds, notaries, LLCs and payments for fraud patterns.

COURTS RESILIENCE
Clerks who record deeds and keep court records share the same systems.

VITAL RECORDS
Death records that flag estates targeted for fraud.

DMV AND IDENTITY
IDs used to forge deeds.

DATA RESILIENCE COMMAND
Who copies and sells land-record data.

TRAFFICKING HOUSES
Property and lease records that show who controls a house.

NO DEED WITHOUT A VERIFIED PERSON A recorder that records anything handed to it can transfer anyone's home. Every deed is tied to a verified person and every owner is told.

HOW PROPERTY IS STOLEN

From signature to the public index, twenty links

A deed passes a notary, a title company, a recorder, an indexer, vendors and backups. At 95% per link, the chain holds only 36% of the time.

CHAIN LENGTH	95% PER STEP, NO CHECKS	99% PER STEP, NO CHECKS	95% PER STEP, BB2G CHECKS	99% PER STEP, BB2G CHECKS
10 steps	59.9%	90.4%	99.5%	99.90%
20 steps	35.8%	81.8%	99.0%	99.80%
50 steps	7.7%	60.5%	97.5%	99.50%
100 steps	0.6%	36.6%	95.1%	99.00%
200 steps	0.0%	13.4%	90.5%	98.02%

Chance the chain finishes with no undetected error. With BB2G, every link has a check that catches 99% of forgeries and failures and alerts a named person.

A DEED'S CHAIN · GOLD STEPS ARE BB2G CHECKS

Listing · **Seller identity verified** · Purchase contract · Title search · Notary · **Thumbprint and log** · Closing · Wire transfer

E-recording vendor · Recorder intake · **ID checked at recording** · Index · Imaging · **Owner alerted** · Tax assessor · Lender

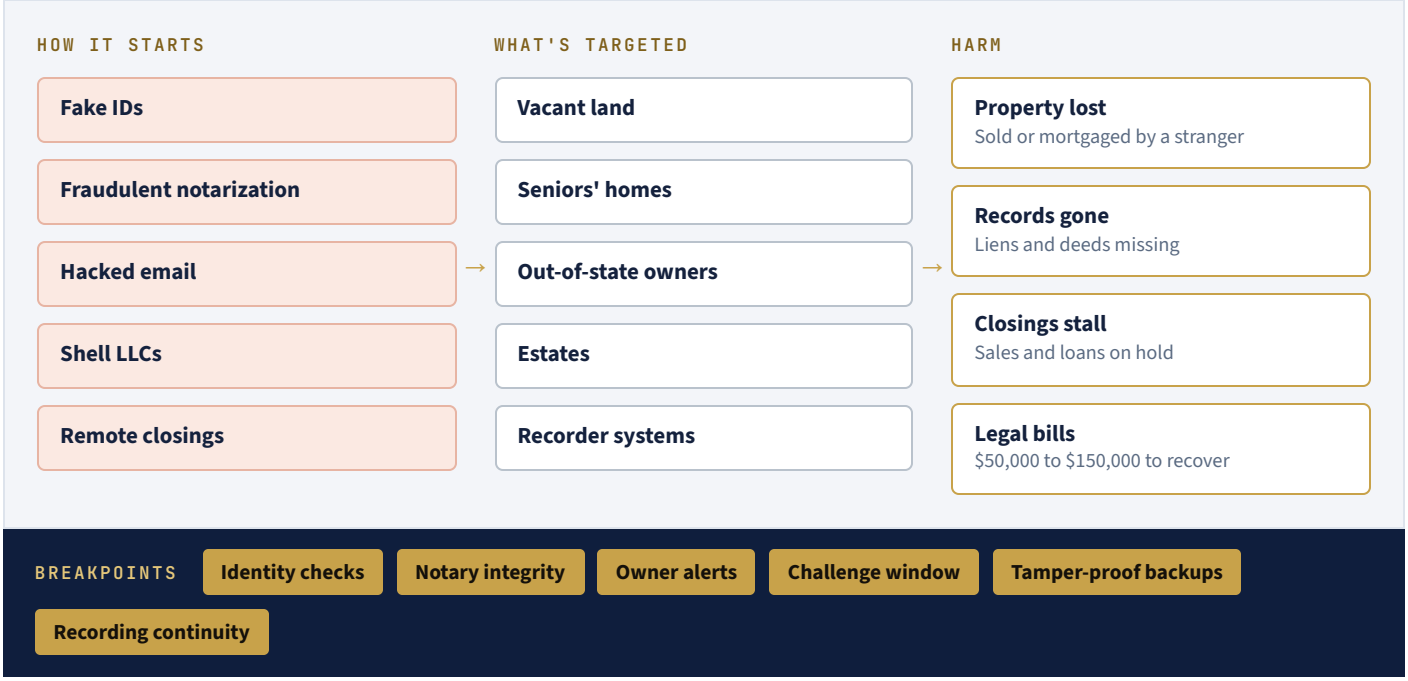
Public search · **Offline backup verified** · Title insurance · Next sale

Tell the owner first When an owner is alerted the day a deed is recorded, a forged sale is stopped before the money moves.

DEED FRAUD PATHWAY

How a home is stolen on paper

How land records are forged or lost, and the steps that stop it.



NATIONAL RANKINGS

How every state compares

Rank 1 has the most county recorders per million residents: many small offices, each with its own system to secure. Priority region shaded.

RANK	JURISDICTION	REGION	PER MILLION	COUNTIES	FBI DEED FRAUD	RECORDS
1	**South Dakota**	Midwest	70.6	66	—	1
2	**North Dakota**	Midwest	66.3	53	—	0
3	**Montana**	West	48.9	56	—	0
4	**Nebraska**	Midwest	46.1	93	—	0
5	**Alaska**	West	39.3	29	—	0
6	**Wyoming**	West	39.1	23	—	0
7	**Kansas**	Midwest	35.3	105	—	0
8	**West Virginia**	South	31.1	55	—	0
9	**Iowa**	Midwest	30.6	99	—	0
10	**Mississippi**	South	27.8	82	—	0
11	**Kentucky**	South	26.0	120	—	0
12	**Arkansas**	South	24.1	75	—	0
13	**Idaho**	West	21.7	44	—	0
14	**Vermont**	Northeast	21.7	14	—	0
15	**Oklahoma**	South	18.7	77	—	0
16	**Missouri**	Midwest	18.3	115	—	1
17	**New Mexico**	West	15.5	33	—	0
18	**Virginia**	South	15.0	133	—	0
19	**Minnesota**	Midwest	14.9	87	—	0
20	**Georgia**	South	14.1	159	—	1
21	**Louisiana**	South	13.9	64	—	0
22	**Indiana**	Midwest	13.2	92	—	0
23	**Tennessee**	South	13.0	95	—	0
24	**Alabama**	South	12.9	67	—	1
25	**Wisconsin**	Midwest	12.1	72	—	0
26	**Maine**	Northeast	11.3	16	—	0
27	**Colorado**	West	10.6	64	—	0
28	**North Carolina**	South	8.9	100	—	2
29	**Oregon**	West	8.4	36	—	0

RANK	JURISDICTION	REGION	PER MILLION	COUNTIES	FBI DEED FRAUD	RECORDS
30	**South Carolina**	South	8.3	46	—	0
31	**Michigan**	Midwest	8.2	83	—	0
32	**Utah**	West	8.2	29	—	0
33	**Texas**	South	8.0	254	—	0
34	**Illinois**	Midwest	8.0	102	—	0
35	**Ohio**	Midwest	7.4	88	—	0
36	**New Hampshire**	Northeast	7.1	10	—	1
37	**Nevada**	West	5.2	17	—	0
38	**Pennsylvania**	Northeast	5.1	67	—	0
39	**Washington**	West	4.9	39	—	0
40	**Rhode Island**	Northeast	4.5	5	—	0
41	**Maryland**	South	3.8	24	—	1
42	**Hawaii**	West	3.5	5	—	0
43	**New York**	Northeast	3.1	62	—	1
44	**Florida**	South	2.9	67	203	0
45	**Delaware**	South	2.8	3	—	0
46	**New Jersey**	Northeast	2.2	21	135	1
47	**Connecticut**	Northeast	2.2	8	—	0
48	**Arizona**	West	2.0	15	—	2
49	**Massachusetts**	Northeast	2.0	14	—	0
50	**California**	West	1.5	58	121	0
51	**District of Columbia**	South	1.4	1	—	0

RECORD · 2022 – NOV. 2026

Outages, attacks, deed fraud and laws

Documented land-record attacks, deed fraud and new laws, newest first, each linked to its source. No victim's address is shown.

DATE	JURISDICTION	WHAT HAPPENED	SCALE · SOURCE
2026			
Nov 2026	NEW **Tucson, AZ** STOLEN	**Tucson man's land deeded away without his knowledge** A forged deed and a fraudulent notarization transferred his vacant lot; he learned of it from a letter congratulating him on closing. Getting it back cost about $10,000 and months; the recorder said it can only record, not reverse.	$10,000 to recover KOLD
Oct 2026	NEW **Montgomery, AL**	**Alabama's Property Protection Act takes effect** The law requires seller identity checks in higher-risk sales and lets the state securities commission void fraudulent sales.	New law HousingWire
Sep 2026	NEW **Phoenix, AZ**	**Arizona makes fraudulent deed recording a felony** SB 1479 requires a notary thumbprint for deeds and photo ID for in-person recording, and repeals a rule that let forged deeds become valid title after five years.	SB 1479 HousingWire
Sep 2026	NEW **Trenton, NJ** STOLEN	**New Jersey investigators: deed fraud targets vacant, senior and out-of-state owners** The State Commission of Investigation found about 135 FBI-reported incidents since 2020, clustered in Sussex, Bergen, Cape May and Ocean counties, and urged ID checks for every deed recording and a statewide alert service.	~135 incidents N.J. State Commission of Investigation
Aug 2026	NEW **Concord, NH**	**Merrimack County Registry of Deeds goes to paper** A network security incident forced the registry to take property records on paper; dispatchers briefly lost access to criminal records.	Paper only Concord Monitor
Jul 2026	NEW **Rapid City, SD** PRIORITY	**Pennington County can accept deeds but not process them** Weeks after a cyber incident, the register of deeds could take real estate recordings but not fully process them until systems were restored.	3+ weeks GovTech
Apr 2026	NEW **Baltimore, MD**	**Maryland's property search offline for two weeks** The state's online property ownership and sales records tool was taken down after a cyber threat; users were sent to county assessors.	~14 days Pulse
2025			
Nov 2025	**Atlanta, GA**	**Ransomware halts Georgia's statewide land-record recording** The clerks' cooperative authority, which runs the state's real estate index, shut down after an FBI tip. Land-record recording, e-certification and real estate searches went offline; Devman claimed 500 GB and demanded $400,000.	Statewide WSB-TV
2024			
Sep 2024	**Raleigh, NC** STOLEN	**Stranger files a false deed on a $4 million Raleigh home** A woman was charged after recording a false warranty deed; another owner's lot was listed for sale without her knowledge. Wake County offers alerts when anything is recorded under an owner's name.	$4M home ABC11

DATE	JURISDICTION	WHAT HAPPENED	SCALE · SOURCE
May 2024	**Kansas City, MO** STOLEN	**Ransomware leaves a gap in Jackson County's property records** Documents recorded from March 29 through April 1 went missing, so title insurers couldn't confirm whether liens, mortgages or deeds were recorded, an opening for fraud.	Days of records lost KCTV5
2023			
Oct 2023	**Fayetteville, NC**	**Vendor ransomware takes down Cumberland and Hoke deed search** Ransomware at a shared vendor disabled online deed search; attorneys and agents had to research and record in person, slowing closings.	2 counties CityView
2022			
Sep 2022	**Suffolk County, NY**	**Suffolk County deed recording stops for weeks** ALPHV/BlackCat ransomware halted new deeds, mortgages and liens and remote title searches, putting purchases and refinances on hold.	Weeks 27east

JURISDICTION PROFILES · 50 STATES + D.C.

Every state, on one page

Counties, counties per million residents, FBI deed-fraud counts where published, and every documented record in each jurisdiction.

Alabama AL · South

#24 of 51

67	—
COUNTIES	FBI DEED FRAUD

Oct 2026 NEW Alabama's Property Protection Act takes effect. HousingWire

Alaska AK · West

#5 of 51

29	—
COUNTIES	FBI DEED FRAUD

Arizona AZ · West

#48 of 51

15	—
COUNTIES	FBI DEED FRAUD

Nov 2026 NEW Tucson man's land deeded away without his knowledge. KOLD

Sep 2026 NEW Arizona makes fraudulent deed recording a felony. HousingWire

Arkansas AR · South

#12 of 51

75	—
COUNTIES	FBI DEED FRAUD

California CA · West

#50 of 51

58	121
COUNTIES	FBI DEED FRAUD

Colorado CO · West

#27 of 51

64	—
COUNTIES	FBI DEED FRAUD

Connecticut CT · Northeast

#47 of 51

8	—
COUNTIES	FBI DEED FRAUD

Delaware DE · South

#45 of 51

3	—
COUNTIES	FBI DEED FRAUD

District of Columbia DC · South

#51 of 51

1	—
COUNTIES	FBI DEED FRAUD

Florida FL · South

#44 of 51

67	203
COUNTIES	FBI DEED FRAUD

Georgia GA · South

#20 of 51

159	—
COUNTIES	FBI DEED FRAUD

Nov 2025 Ransomware halts Georgia's statewide land-record recording. WSB-TV

Hawaii HI · West

#42 of 51

5	—
COUNTIES	FBI DEED FRAUD

Idaho ID · West

#13 of 51

44	—
COUNTIES	FBI DEED FRAUD

Illinois IL · Midwest

#34 of 51

102	—
COUNTIES	FBI DEED FRAUD

Indiana IN · Midwest

#22 of 51

92	—
COUNTIES	FBI DEED FRAUD

Iowa IA · Midwest · Priority

#9 of 51

99	—
COUNTIES	FBI DEED FRAUD

Kansas KS · Midwest · Priority

#7 of 51

105	—
COUNTIES	FBI DEED FRAUD

Kentucky KY · South

#11 of 51

120	—
COUNTIES	FBI DEED FRAUD

Louisiana LA · South

#21 of 51

64	—
COUNTIES	FBI DEED FRAUD

Maine ME · Northeast

#26 of 51

16	—
COUNTIES	FBI DEED FRAUD

Maryland MD · South

#41 of 51

24	—
COUNTIES	FBI DEED FRAUD

> Apr 2026 NEW Maryland's property search offline for two weeks. Pulse

Massachusetts MA · Northeast

#49 of 51

14	—
COUNTIES	FBI DEED FRAUD

Michigan MI · Midwest

#31 of 51

83	—
COUNTIES	FBI DEED FRAUD

Minnesota MN · Midwest

#19 of 51

87	—
COUNTIES	FBI DEED FRAUD

Mississippi MS · South

#10 of 51

82	—
COUNTIES	FBI DEED FRAUD

Missouri MO · Midwest

#16 of 51

115	—
COUNTIES	FBI DEED FRAUD

> May 2024 Ransomware leaves a gap in Jackson County's property records. KCTV5

Montana MT · West

#3 of 51

56	—
COUNTIES	FBI DEED FRAUD

Nebraska NE · Midwest · Priority

#4 of 51

93	—
COUNTIES	FBI DEED FRAUD

Nevada NV · West

#37 of 51

17	—
COUNTIES	FBI DEED FRAUD

New Hampshire NH · Northeast

#36 of 51

10	—
COUNTIES	FBI DEED FRAUD

Aug 2026 NEW Merrimack County Registry of Deeds goes to paper. Concord Monitor

New Jersey NJ · Northeast

#46 of 51

21	135
COUNTIES	FBI DEED FRAUD

Sep 2026 NEW New Jersey investigators: deed fraud targets vacant, senior and out-of-state owners. N.J. State Commission of Investigation

New Mexico NM · West

#17 of 51

33	—
COUNTIES	FBI DEED FRAUD

New York NY · Northeast

#43 of 51

62	—
COUNTIES	FBI DEED FRAUD

Sep 2022 Suffolk County deed recording stops for weeks. 27east

North Carolina NC · South

#28 of 51

100	—
COUNTIES	FBI DEED FRAUD

Sep 2024 Stranger files a false deed on a $4 million Raleigh home. ABC11

Oct 2023 Vendor ransomware takes down Cumberland and Hoke deed search. CityView

North Dakota ND · Midwest

#2 of 51

53	—
COUNTIES	FBI DEED FRAUD

Ohio OH · Midwest

#35 of 51

88	—
COUNTIES	FBI DEED FRAUD

Oklahoma OK · South

#15 of 51

77	—
COUNTIES	FBI DEED FRAUD

Oregon OR · West

#29 of 51

36	—
COUNTIES	FBI DEED FRAUD

Pennsylvania PA · Northeast

#38 of 51

67	—
COUNTIES	FBI DEED FRAUD

Rhode Island RI · Northeast

#40 of 51

5	—
COUNTIES	FBI DEED FRAUD

South Carolina SC · South

#30 of 51

46	—
COUNTIES	FBI DEED FRAUD

South Dakota SD · Midwest · Priority

#1 of 51

66 COUNTIES

– FBI DEED FRAUD

> Jul 2026 NEW Pennington County can accept deeds but not process them. GovTech

Tennessee TN · South

#23 of 51

95 COUNTIES

– FBI DEED FRAUD

Texas TX · South

#33 of 51

254 COUNTIES

– FBI DEED FRAUD

Utah UT · West

#32 of 51

29 COUNTIES

– FBI DEED FRAUD

Vermont VT · Northeast

#14 of 51

14 COUNTIES

– FBI DEED FRAUD

Virginia VA · South

#18 of 51

133 COUNTIES

– FBI DEED FRAUD

Washington WA · West

#39 of 51

39 COUNTIES

– FBI DEED FRAUD

West Virginia WV · South

#8 of 51

55 COUNTIES

– FBI DEED FRAUD

Wisconsin WI · Midwest

#25 of 51

72 COUNTIES

– FBI DEED FRAUD

Wyoming WY · West · Priority

#6 of 51

23 COUNTIES

– FBI DEED FRAUD

ENGAGEMENT PLAN

From forged deeds to a protected record

Start with the recorders, then protect every owner.

PHASE 1 · 90 DAYS

Audit

- Recording-system and vendor map for one state's counties.
- Identity and notary review at recording.
- Read-only; no owner data leaves the recorder.

PHASE 2 · 2027

Pilot

- Owner alerts and ID checks in a pilot region.
- Offline verified backups for every pilot recorder.
- Deed-theft law modeled on Arizona's SB 1479.

PHASE 3 · 2027 – 2028

Scale

- Statewide alerts and title freeze.
- Continuity plans in every county.
- Same standards in every state.

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Decision requested

Authorize a land-records audit of one state's county recorders.

SOURCES

Trace every figure

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7. **US** N.J. State Commission of Investigation, “FBI counts Florida, New Jersey and California as top deed-fraud states” (Sep 2026)
8. **AL** HousingWire, “Alabama's Property Protection Act takes effect” (Oct 2026)
9. **AZ** HousingWire, “Arizona makes fraudulent deed recording a felony” (Sep 2026)
10. **AZ** KOLD, “Tucson man's land deeded away without his knowledge” (Nov 2026)
11. **GA** WSB-TV, “Ransomware halts Georgia's statewide land-record recording” (Nov 2025)
12. **MD** Pulse, “Maryland's property search offline for two weeks” (Apr 2026)
13. **MO** KCTV5, “Ransomware leaves a gap in Jackson County's property records” (May 2024)
14. **NH** Concord Monitor, “Merrimack County Registry of Deeds goes to paper” (Aug 2026)
15. **NJ** N.J. State Commission of Investigation, “New Jersey investigators: deed fraud targets vacant, senior and out-of-state owners” (Sep 2026)
16. **NY** 27east, “Suffolk County deed recording stops for weeks” (Sep 2022)
17. **NC** CityView, “Vendor ransomware takes down Cumberland and Hoke deed search” (Oct 2023)
18. **NC** ABC11, “Stranger files a false deed on a $4 million Raleigh home” (Sep 2024)
19. **SD** GovTech, “Pennington County can accept deeds but not process them” (Jul 2026)