

SHERBURNE COUNTY DIRECTIVE DELETION TABLE

To Remove These from Certificates:	Registrar will drop if:	Directive required if:
Assignment of Leases and Rents (“ALR”)	Mortgage filed immediately prior to ALR and on same day is satisfied or released §559.17, Subd. 3	
Association Lien		More than 3 years after filing of notice of lien. 515A.3-115(d) and 515B.3-116(d).
Attorney’s lien	More than 1 year after filing unless Notice of Lis Pendens filed §481.13, Subd. 3	
Conditional Use Permit		City releases and fee owners submit affidavit requesting deletion stating that there is no party in possession of the property under an unrecorded deed or contract for deed
Federal Tax Lien		More than 10 years and 30 days from date of assessment and lien has not been refiled
Fixture Financing Statements	More than 5 years from date of filing unless Certificate evidences bankruptcy of owner; if bankruptcy, 5 years and 60 days, §336.9-515	
Judgments	More than 10 years from date of entry unless renewal filed on Certificate §§541.04 and 508.63	
Mechanic’s Lien	More than 1 year after date of last work unless Notice of Lis Pendens filed §514.12, Subd 3	
Mortgages		More than 15 years from maturity date if ascertainable or if not ascertainable, more than 15 years after the date of the mortgage §541.03

Notice of Adverse Claim by governmental agency filed before 8/1/97		Case by case determination §508.70, Subd. 3
Notice of Adverse Claim or Claim of Unregistered Interest by non-government agency (or by government agency and filed on or after 8/1/97)	More than 10 years after filing unless petition or notice of Lis Pendens has been filed. §508.70, subd. 2 --or-- More than 90 days after filing of a Demand for Discharge unless petition to adjudicate has been filed. §508.70, subd. 4	
Notice of Lis Pendens	More than 10 years from filing, §§557.021 and 508.66	Within 10 years of filing, if court action has been dismissed or otherwise finally resolved and case closed.
Notice of Pendency of Mortgage Foreclosure	Mortgage satisfied	
Recital of tax sale for unpaid real estate taxes	New certificate or exchange certificate issued	
State Tax Lien		More than 10 years from date of filing unless renewal has been filed §270C.63, Subd. 9