



RINKE NOONAN

attorneys at law

Firmly Committed.



RINKE NOONAN

attorneys at law

Examiner of Titles

David J. Meyers

Examiner of Titles for Sherburne, Mille Lacs,
Roseau, Marshall and Kittson Counties

Firmly Committed.

508.12 EXAMINERS OF TITLES

Subdivision 1. Examiner and deputy examiner.

The judges of the district court shall appoint a **COMPETENT ATTORNEY** in each county within their respective districts to be an **EXAMINER OF TITLES** and **LEGAL ADVISER TO THE REGISTRAR** in said county, to which examiner all applications to register title to land are referred without further order, and may appoint attorneys to serve as deputy examiners who shall act in the name of the examiner and under the examiner's supervision and control, and the deputy's acts shall be the acts of the examiners. The examiner of titles and deputy examiners shall hold office subject to the will and discretion of the district court by whom appointed. The examiner's compensation and that of the examiner's deputies shall be fixed and determined by the court and paid in the same manner as the compensation of other county employees is paid except that in all counties having fewer than 75,000 inhabitants, and in Stearns, Dakota, Scott, Wright, and Olmsted Counties the fees and compensation of the examiners for services as legal adviser to the registrar shall be determined by the judges of the district court and paid in the same manner as the compensation of other county employees is paid, but in every other instance shall be paid by the person applying to have the person's title registered or for other action or relief which requires the services, certification or approval of the examiner.

Subd. 2. County attorney as registrar's adviser.

Notwithstanding any provision of this section to the contrary, in all counties other than Hennepin, Ramsey and St. Louis having a full-time county attorney, the county board by resolution may provide that the county attorney shall also be the legal adviser to the registrar in said county.



508.13 REFERENCES TO EXAMINERS; POWERS; REPORTS

Immediately after the filing of the abstract of title, the court administrator shall refer the file to the examiner of titles, who shall proceed to examine into the title of the land described in the application, and into the truth of all matters set forth therein. The examiner shall ascertain whether or not the land is occupied, and, if occupied, shall ascertain the nature thereof, and by what right the occupation is held. The examiner shall also ascertain whether or not any judgments exist which may be a lien upon the land. The examiner shall search all public records, and fully investigate all facts pertaining to the title which may be brought to the examiner's notice, and shall file in the case a full report thereof, together with the examiner's opinion upon the title. The court shall not be bound by any report of the examiner of titles, but may require further or other proof. An examiner of titles shall have full power to administer oaths and examine witnesses concerning any matter involved in the examiner's investigation of titles. When, in the opinion of the examiner, the state has any interest in, or lien upon, the land, the examiner shall state the nature and character thereof in the examiner's report, and in such cases, the state shall be joined as a party, and named in the summons as a party thereto, in order that its interest, estate or lien may be defined and preserved. The court administrator shall give notice to the applicant of the filing of such report. If the report of the examiner is adverse to the applicant, the applicant shall have a reasonable time in which to proceed further, or to withdraw the application. This election shall be made in writing and filed with the court administrator. **Examiners shall, upon the request of the registrar, advise the registrar upon any act or duty pertaining to the conduct of the office, or prepare the form of any memorial to be made or entered by the registrar.**

In all cases where under the provisions of this chapter application is made to the court for any order or decree, the court may refer the matter to the examiner of titles for hearing and report in like manner as herein provided for the reference of the initial application for registration.





Minn. Stat. § 508.321 (2012)

508.31 APPEAL FROM REGISTRAR'S DECISIONS

If the registrar rejects a document for filing, a party in interest may refer the matter to the examiner of titles for review. The examiner of titles may approve the document for filing by endorsing the words "Approved for Filing" on the document. Upon approval, the registrar shall accept the document for filing.

Firmly Committed

Firmly Committed.



Application to Register Title

- I. Approved by Examiner
 - II. Filed with the Court
 - III. Certified Copy Filed in Abstract Records
 - IV. At Completion
 1. Order and Decree of Registration
 2. Sometimes – Judicial Landmarks
- Example -
- V. Order instructs Registrar on preparation of new Certificate of Title
 1. Registered Owner
 2. Legal Description
 3. Memorials
 4. Best to file in Abstract and memorial in New Certificate of Title

STATE OF MINNESOTA }
COUNTY OF SHERBURNE } ss.
FILED

FEB 19 2009

PATRICIA A. KUKA
COURT ADMINISTRATOR
By *Kimberly A. Wells* Deputy

Case Type: 14
IN DISTRICT COURT

STATE OF MINNESOTA
COUNTY OF SHERBURNE

TENTH JUDICIAL DISTRICT

In the Matter of the Application of:)
)
Roger Plombon and Gloria Plombon,) **APPLICATION TO REGISTER**
Husband and Wife, as Joint Tenants,) **THE TITLE TO CERTAIN LAND**
)
to Register the Title to Certain Land.) Court File No. 71-cv-09-347

STATE OF MINNESOTA)
) SS
COUNTY OF SHERBURNE)

TO THE JUDGES OF THE ABOVE-NAMED COURT:

We hereby make application to register the title to the land hereinafter described and do solemnly swear that we know the contents of such application, and the statements therein are true of our own knowledge save as to such as are therein stated on information and belief, and that as to those we believe them to be true.

- A. Name of Applicants: Roger Plombon and Gloria Plombon, respectively.
Applicants' address: 1299 - 27th Street SE, St. Cloud, MN 56304-8535.
- B. Applicants are married to each other. That Applicants are under no disability and neither one has been divorced.





C. Description of land, situated in Sherburne County, Minnesota, is as follows:

See attached **Exhibit A**.

The estimated market value of the land to be registered, exclusive of improvements, according to the last official assessment, is \$48,600.00.

D. Estate or interest claimed in the dominant estate is in fee simple and is Applicants' homestead.

E. That the names and residences of all persons or parties, except the Applicants, who appear of record, or who are known to the Applicant to have or claim any right, title, estate, lien or interest in the above-described property:

<u>Name</u>	<u>Address</u>	<u>Nature and Character of Claim</u>
Anna M. Kilian	Unknown	The survivorship interest from a joint tenancy, as shown in an instrument dated January 29, 1957, and filed February 6, 1957 in Book S Miscellaneous, Page 201. Anna M. Kilian and her then deceased husband Henry R. Kilian owned the portion of the Northeast Quarter of the Northeast Quarter of Section 16, Township 35, Range 31, which lays East of the Military Road (so called, now CSAH 8), except parts conveyed by deeds listed in the Affidavit. There is a strip of land laying East of the Applicants' property that has been occupied by the Applicants and their predecessors since at least 1961.



Betty L. Nelson and her children as shown in Sherburne County Recorder Document No. 444883	c/o Rinke Noonan 1015 West St. Germain St. P.O. Box 1497 St. Cloud, MN 56302-1497	See pending Application to Register Title to Certain Land, Sherburne County District Court File No. 71-CV-08-1524, and Deed Document No. 444883. Applicants and the Nelson Family have agreed on the South boundary of the Applicants' property, which is a portion of the North boundary of the Nelson Family property. At the time of this Application, the Nelson matter remains pending.
--	--	--

F. The land is now occupied by:

<u>Name</u>	<u>Address</u>	<u>Nature of Estate or Interest</u>
Roger and Gloria Plombon, Applicants		

G. Liens or encumbrances on land, recorded or unrecorded:

None.

H. Applicants desire to register the boundary lines of said land.

I. Defects, if any, in Applicants' title:

1. The legal description of record is inconsistent of the land actually occupied by the Applicants, the Applicants predecessors in title and successors in title.
2. The survey prepared in contemplation of this action discloses inflicting and encroaching legal descriptions affecting Applicants' parcel, which are now of record.
3. See 2E above.

WHEREFORE, the Applicants pray the Court to find and declare the title or interest of the Applicants in said land and decree the same, and order the Registrar of Titles to register the same, and to grant such other and further relief as shall be according to equity.

Dated: February 5th, 2009



Roger Plombon, Applicant


Dated: February 5th, 2009



Gloria Plombon, Applicant

STATE OF MINNESOTA)
) SS
COUNTY OF SHERBURNE)

On this 5 day of February, 2009, before me, a Notary Public within and for said County, personally appeared Roger Plombon, to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

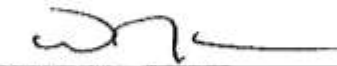


Notary Public

STATE OF MINNESOTA)
) SS
COUNTY OF SHERBURNE)



On this 5 day of February, 2009, before me, a Notary Public within and for said County, personally appeared Gloria Plombon, to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.



Notary Public

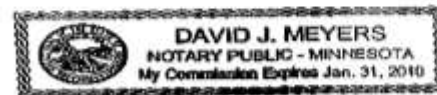


EXHIBIT A

That part of the Northeast Quarter of the Northeast Quarter of Section 13, Township 35, Range 31, Sherburne County, described as follows:
Commencing at the northeast corner of said Northeast Quarter of the Northeast Quarter; thence South 00 degrees 14 minutes 49 seconds East, along the east line of said Northeast Quarter of the Northeast Quarter, 33.00 feet, to the south line of the North 33.00 feet of said Northeast Quarter of the Northeast Quarter; thence North 89 degrees 20 minutes 59 seconds West, along said south line, 610.61 feet, to the point of beginning of the tract to be described; thence South 00 degrees 24 minutes 31 seconds West, 190.21 feet, to the easterly extension of a northerly line of a tract of land described in Doc. 679320; thence North 89 degrees 57 minutes 10 seconds West, along said northerly line and its easterly and westerly extensions, 184.19 feet; thence North 00 degrees 14 minutes 49 seconds West, a distance of 192.17 feet, to said south line of said North 33.00 feet; thence South 89 degrees 20 minutes 59 seconds East, along said south line, 186.39 feet to the point of beginning.


Office of the County Recorder
Sherburne County, MN

Doc. No. 687889

Certified filed and/or recorded on

02-20-2009 at 09:40

Michelle Ashe, County Recorder

By  Deputy Fee: \$ 46.00



687889

Firmly Committed.



Office of the County Recorder
Sherburne County, MN

Doc. No. 703505

Certified filed and/or recorded on
11-12-2009 at 09:30

Michelle Ashe, County Recorder
By *[Signature]* Deputy Fee: \$ 45.00



STATE OF MINNESOTA }
COUNTY OF SHERBURNE } SS.
FILED

NOV 08 2009

PATRICIA A. KUKA
COURT ADMINISTRATOR
By *[Signature]* Deputy

Case Type: 14
DISTRICT COURT

STATE OF MINNESOTA

COUNTY OF SHERBURNE

TENTH JUDICIAL DISTRICT

In the Matter of the Application of:)

Roger Plombon and Gloria Plombon to)
Register Title to the following described)
real estate situated in Sherburne County,)
Minnesota, namely:)

See attached **Exhibit A**,)

Applicants,)

vs.)

Haven Township, Estate of Betty L. Nelson,)
Kathleen Mary Johnson, Janet Lee Andres *et/ka*)
Janet Lee Waara, Carol Jean Engel, Gayle Marie)
Nelson, Douglas Wayne Nelson, Thomas J.)
Wieneke, Liberty Savings Bank, FSB, Mitchell)
R. Oster, Laura N. Oster, Countrywide Bank, FSB,)
Anna M. Kilian; XYZ Corporation, ABC)
Partnership, John Doe and Mary Roe, all whose)
true names are unknown, also all heirs and)
 devisees of any of the above named persons who)
 are deceased; and all other persons or parties)
 unknown, claiming any right, title, estate, lien or)
 interest in the real estate described in the)
 application or amendments therein,)

Defendants.)

Court File No. 71-CV-09-347

**ORDER AND DECREE OF
REGISTRATION AND AN
ORDER ESTABLISHING AND
FIXING BOUNDARIES AND
ESTABLISHMENT OF
JUDICIAL LANDMARKS**

ABSTRACT/TORRENS

Filed in my office this
12 day of *Nov*, *09*
Diana Arnold
Sherburne County Auditor/Treasurer
By *[Signature]*
Deputy Auditor/Treasurer

Firmly Committed.





The above-entitled matter came on for hearing before this Court and the undersigned Judge at the Sherburne County Courthouse, Elk River, Minnesota, without a Hearing at the request of Applicant's attorney, David J. Meyers, for Entry of an Order and Decree of Registration. On October 29, 2009, this Court signed an Interlocutory Order finding all Defendants in default, that the Applicant has complied with all requirements of Minnesota Statutes Section 508.01, et. seq. and other applicable law, and Ordering to the placement of Judicial Landmarks.

The Court, having duly considered the application, the reports of the Examiner, and the evidence produce by the Applicants, and being fully advised in the premises, finds:

1. That the estimated market value of the premises hereafter described, exclusive of improvements, according to the last official assessment thereof is \$48,600.00.
2. That all requirements of the law in respect to the application and any amendment thereto have been complied with and that all of the Defendants in this proceeding have been duly served with process as required by law or they have consented to the registration herein and it further appears that no answer or notice of appearance has been filed in this proceeding.
3. That except as hereafter provided, none of the Defendants named in the Summons and any amendments or supplements thereto have any right, title, estate, lien or interest in the real estate hereinafter described.
4. That the premises hereinafter described are now occupied by the Applicants.
5. That at the time of filing the application herein, there were no encumbrances or liens encumbering the property.



6. Anna N. Kilian was listed in the Petition and Order for Summons as a Defendant, but her current address is unknown and, therefore, has been served by publication.

7. That Judicial Landmarks have been placed pursuant to the October 29, 2009, Interlocutory Order of this Court, and that the placement of those Judicial Landmarks is shown on the October 29, 2009 survey by Bonestroo in the Court file and made a part hereof.

NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED
as follows:

1. That a default as to each Defendant named in the Summons and any amendments or supplements thereto and all heirs and devisees of any of the persons named therein who are deceased and "all other persons or parties unknown claiming any right, title, estate, lien or interest in the real estate hereinafter described" is hereby entered in the above-entitled action.

2. That Roger Plombon and Gloria Plombon, whose post office address is 1299 - 27th Street SE, St. Cloud, MN 56304, County of Sherburne, State of Minnesota, are the owners of an estate in fee simple as Joint Tenants in land in the County of Sherburne, State of Minnesota, described as follows:

See attached **Exhibit A**.

3. That said interest and land be brought under the provisions and operations of Chapter 508, Minnesota Statutes, and all acts amendatory thereof, and that the title there to be confirmed and registered as provided in and by said act; subject, however, to the following memorials:

(a) to any rights or encumbrances which may be subsisting, specified in Section 508.25, Chapter 508, Minnesota Statutes and all acts amendatory thereof;



4. That the boundaries of the land described herein have been determined by placement of Judicial Monuments as described in the October 29, 2009 Certificate of Survey filed in this matter by Bonestroo, which survey is made a part of the Findings and Decree hereof. The Certificate of Survey shall also be filed with the Registrar of Titles, at the time of the filing of this Order, and the Certificate of Title shall state: "That the boundaries are registered and Judicial Monuments set per the survey filed in the office of the Registrar of Titles, and with the District Court."

Dated: 11-6-, 2009

BY THE COURT:


 Judge of District Court
MARY YUNKER

THE ABOVE CONSTITUTES THE JUDGMENT AND DECREE OF THIS COURT
 ENTERED ON NOV-6, 2009.

Dated: NOV. 6, 2009

PATRICIA A KUKA
 DISTRICT COURT ADMINISTRATOR

By 
 Deputy Court Administrator

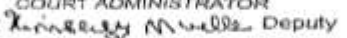
Approved as to form:

**SHERBURNE COUNTY
 EXAMINER OF TITLES**


By  11/4/09
 William Schroeder, Deputy Examiner

STATE OF MINNESOTA
 COUNTY OF SHERBURNE } ss.
FILED

NOV 06 2009

PATRICIA A. KUKA
 COURT ADMINISTRATOR
 By  Deputy

State of Minnesota, County of Sherburne
 Certified to be a true and correct copy of the
 original on file and of record in my office.
 Dated: NOV. 10 2009

Patricia A. Kuka, Court Administrator
 By  Deputy

Firmly Committed.



Office of the Registrar of Titles
Sherburne County, MN

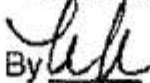
Doc. No. 43845

Certified filed and/or recorded on

11-12-2009 at 09:30

Cert.: 8964

Michelle Ashe, Registrar of Titles

By  Deputy Fee: \$ 46.00



43845

Firmly Committed.



EXHIBIT A

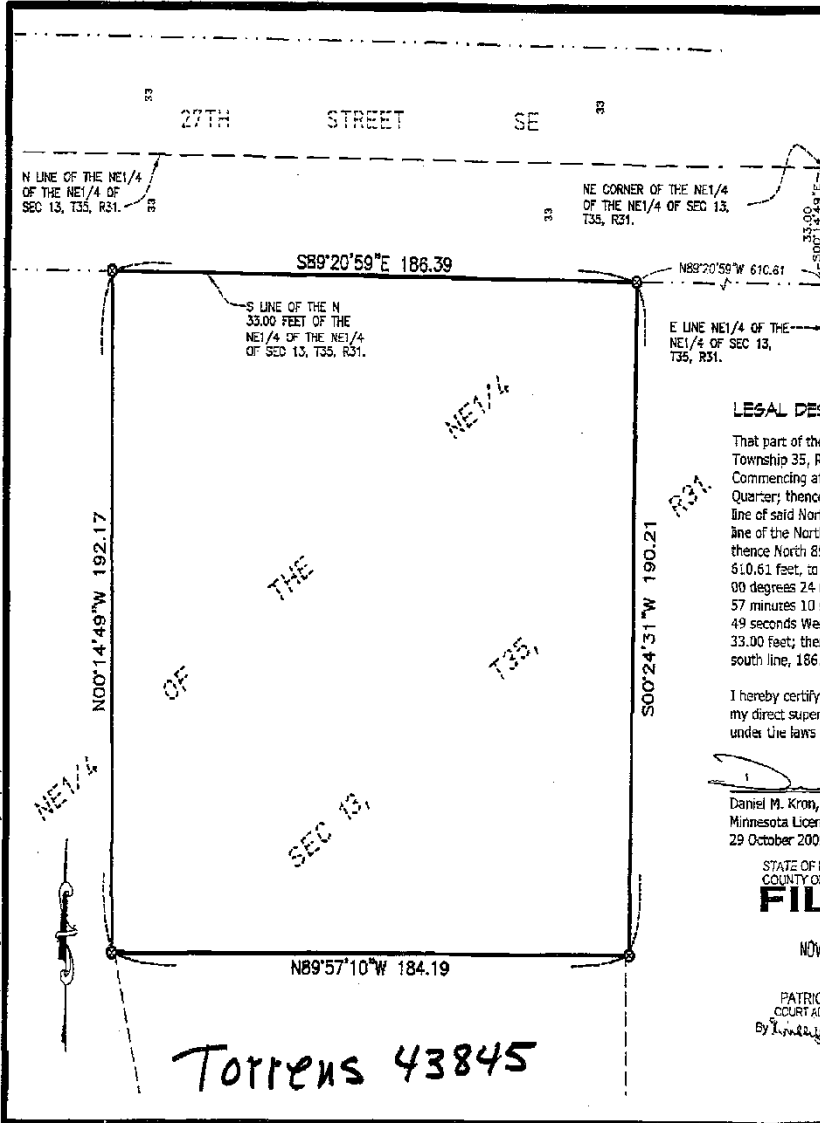
That part of the Northeast Quarter of the Northeast Quarter of Section 13, Township 35, Range 31, Sherburne County, described as follows:
Commencing at the northeast corner of said Northeast Quarter of the Northeast Quarter; thence South 00 degrees 14 minutes 49 seconds East, along the east line of said Northeast Quarter of the Northeast Quarter, 33.00 feet, to the south line of the North 33.00 feet of said Northeast Quarter of the Northeast Quarter; thence North 89 degrees 20 minutes 59 seconds West, along said south line, 610.61 feet, to the point of beginning of the tract to be described; thence South 00 degrees 24 minutes 31 seconds West, 190.21 feet, to the easterly extension of a northerly line of a tract of land described in Doc. 679320; thence North 89 degrees 57 minutes 10 seconds West, along said northerly line and its easterly and westerly extensions, 184.19 feet; thence North 00 degrees 14 minutes 49 seconds West, a distance of 192.17 feet, to said south line of said North 33.00 feet; thence South 89 degrees 20 minutes 59 seconds East, along said south line, 186.39 feet to the point of beginning.

Firmly Committed.



TORRENS 43845

CERTIFICATE OF SURVEY



LEGAL DESCRIPTION

That part of the Northeast Quarter of the Northeast Quarter of Section 13, Township 35, Range 31, Sherburne County, described as follows: Commencing at the northeast corner of said Northeast Quarter of the Northeast Quarter; thence South 00 degrees 14 minutes 49 seconds East, along the east line of said Northeast Quarter of the Northeast Quarter of the Northeast Quarter; thence North 00 degrees 14 minutes 49 seconds West, along said south line, 33.00 feet, to the south line of the North 33.00 feet of said Northeast Quarter of the Northeast Quarter; thence North 89 degrees 20 minutes 59 seconds West, along said south line, 610.61 feet, to the point of beginning of the tract to be described; thence South 00 degrees 24 minutes 31 seconds West, 190.21 feet; thence North 89 degrees 57 minutes 10 seconds West, 184.19 feet; thence North 00 degrees 14 minutes 49 seconds West, a distance of 192.17 feet, to said south line of said North 33.00 feet; thence South 89 degrees 20 minutes 59 seconds East, along said south line, 186.39 feet to the point of beginning.

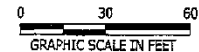
I hereby certify that this CERTIFICATE OF SURVEY was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Minnesota.

D. M. K.
 Daniel M. Kron, Professional Land Surveyor
 Minnesota License Number 42621
 29 October 2009

STATE OF MINNESOTA
 COUNTY OF SHERBURNE } SS.
FILED

NOV 06 2009

PATRICIA A. KUKA
 COURT ADMINISTRATOR
 By *Tracy M. S. S.* Deputy



⊙ DENOTES JUDICIAL LAND MARK

Bonestroo

St. Cloud Office
 371 1/2 N. 1st St.
 St. Cloud, MN 56301
 Phone: 320-231-4353
 Fax: 320-231-4352
 Website: www.bonestroo.com

SURVEY BY:	DKM	DMS	2008
DRAWN BY:		DMS	
DESIGNED BY:		DMS	
DATE:	10-29-09		
BY REQUESTED			

ROGER & GLORIA PLOMBON
 CERTIFICATE OF SURVEY
 1289 27TH STREET SE
 ST. CLOUD, MN 56304

312808001
 PROJECT NUMBER
 3128-08001
 SHEET NUMBER
 V102

T:\3128\312808001\200\Draw\312808001V102.dwg 10/29/2009 3:46 PM

Firmly Committed.

Certificate of Title

Certificate No: 8964.0

First Certificate of Title, pursuant to the order of the District Court, tenth judicial district, County of Sherburne, and State of Minnesota, November 12, 2009

State of Minnesota, County of Sherburne

This is to certify that

ROGER PLOMBON AND GLORIA PLOMBON as joint tenants and not as tenants in common, their assigns, the survivor of said parties and the heirs and assigns of the survivor.

Whose address is
1299 27th Street SE
in the City of St Cloud
State of Minnesota 56304

*Owner(s) of the following described land situated in the
County of Sherburne and State of Minnesota*

That part of the Northeast Quarter of the Northeast Quarter of Section 13, Township 35, Range 31, Sherburne County, described as follows: Commencing at the northeast corner of said Northeast Quarter of the Northeast Quarter; thence South 00 degrees 14 minutes 49 seconds East, along the east line of said Northeast Quarter of the Northeast Quarter, 33.00 feet, to the south line of the North 33.00 feet of said Northeast Quarter of the Northeast Quarter; thence North 89 degrees 20 minutes 59 seconds West, along said south line, 610.61 feet, to the point of beginning of the tract to be described; thence South 00 degrees 24 minutes 31 seconds West, 190.12 feet, to the easterly extension of a northerly line of a tract of land described in Doc. 679320; thence North 89 degrees 57 minutes 10 seconds West, along said northerly line and its easterly and westerly extensions, 184.19 feet; thence North 00 degrees 14 minutes 49 seconds West, a distance of 192.17 feet, to said south line of said North 33.00 feet; thence South 89 degrees 20 minutes 59 seconds East, along said south line, 186.39 feet to the point of beginning.

That the boundaries are registered and Judicial Monuments set per the survey filed in the office of the Registrar of Titles, and with the District Court.

Subject to the encumbrances, liens and interest noted by the memorial underwritten or endorsed hereon; and subject to the following rights, or encumbrances subsisting, as provided in M.S. Section 508.25 namely;
1. Liens, claims, or rights arising or existing under the laws or Constitution of the United States, which this state cannot require to appear of record;



2. The lien of any real property tax or special assessment;
3. Any lease for a period not exceeding three years, when there is actual occupation of the premises thereunder;
4. All rights in public highways upon the land;
5. The right of appeal or right to appear and contest the application, as is allowed by the chapter;
6. The rights of any person in possession under deed or contract for deed from the owner of the certificate of title;
7. Any outstanding mechanics lien rights which may exist under sections 514.01 to 514.17;

In Witness Whereof,

I have hereunto subscribed my name and affixed the seal of my office this 12th day of November, 2009

Michelle Ashe
Registrar of Titles
In and for the
County of Sherburne
State of Minnesota

By _____

Memorials

Certificate No: 8964.0

Document #: T 43845

Amount:

Dated: 11/06/2009

In favor of:

**PLOMBON, ROGER
PLOMBON, GLORIA**

Comments:

/s/ Betty Hallbeck

Instr: ORDER TO REGISTER LAND

Ref:

Filed: 11/12/2009 at 9:30 AM

***** End of Memorials *****

Firmly Committed

Proceedings Subsequent to Initial Registration

- I. Why
 1. Involuntary transfer
 2. Other unusual circumstances
 - II. Petition – approved by Examiner
 - III. Filed with Court
 - IV. Certified copy memorialized on Certificate of Title
 - V. Order
 1. Directs Registrar to act – usually cancel the Certificate of Title and issue a new Certificate
 2. Memorialized on Certificate of Title
- Example -

STATE OF MINNESOTA
COUNTY OF MILLE LACS

DISTRICT COURT
SEVENTH JUDICIAL DISTRICT
10. OTHER CIVIL
COURT FILE NO. _____

In the Matter of the Petition of
Federal National Mortgage Association,

**PETITION SUBSEQUENT
TO INITIAL REGISTRATION**

In Relation to Property
Registered in Certificate of
Title No. 6361
for an Order Directing Entry
of a New Certificate After
Mortgage Foreclosure

Comes now the Petitioner and shows to the Court as follows:

I.

That on the 31st day of May, 2005, the Registrar of Titles of the above-named County entered Certificate of Title No. 6361 to Michael W. Benzie and Delores A. Benzie (the "Owner"), for land in said County described as follows:

Lot numbered Eighty (80) of Port Mille Lacs, according to the plat thereof on file and of record in the office of the County Recorder in and for said County of Mille Lacs, Minnesota, subject to mineral reservations of record, if any, and protective covenants and restrictions of record.

AND

Lot Eighty-one (81) of Port Mille Lacs according to the plat thereof on file and of record in the office of the County Recorder in and for Mille Lacs County, Minnesota, subject to mineral rights of record, if any, and protective covenants and restrictions of record..

Firmly Committed.





II.

That there are registered upon said Certificate of Title memorials as shown on the attached Exhibit.

III.

That the mortgaged premises are ten (10) acres or less in size and the amount owing on said mortgage as of the date of the Notice of Mortgage Foreclosure Sale is equal to or more than sixty-six and two-thirds (66-2/3%) percent of the original principal amount secured by said mortgage.

IV.

That more than six (6) months has elapsed since the mortgage foreclosure sale, no redemption has been made therefrom, and Petitioner is entitled to a Certificate of Title to said premises free from encumbrances thereon or any other interest therein.

V.

That said premises are vacant and unoccupied.

VI.

That there are no unredeemed tax or special assessment sales of said property.

VII.

That the owner(s) of said property has/have not filed a case under the United States Bankruptcy Code during the foreclosure or the redemption period.

VIII.

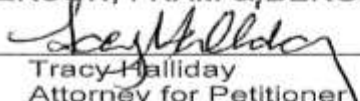
That the owner(s) of said property were not in the military or naval service of the United States of America at the date of the mortgage foreclosure sale, for three (3) months prior thereto nor for six (6) months thereafter.

IX.

That the land described in said mortgage is not "agricultural property" within the meaning of Minnesota Statutes Sec. 583.22, Subd. 2.

WHEREFORE, Petitioner prays for an Order of this Court directing the Registrar of Titles to cancel the above numbered Certificate and to enter a new Certificate for the land described herein to Petitioner, subject to the memorial of Document No. 229, but free from all other memorials now appearing on the present Certificate of Title, the last of which is Document No. 15519.

Date: 8/8/12 PETERSON, FRAM & BERGMAN, P.A.


By: 
Tracy Halliday
Attorney for Petitioner
55 East Fifth Street #800
St. Paul MN 55101
(651)291-8955
Attorney ID #034610X

ACKNOWLEDGMENT

The undersigned hereby acknowledges that costs, disbursements, and reasonable attorney and witness fees may be awarded pursuant to Minn. Stat. § 549.211, subdivision 3, to the party against whom the allegations in this pleading are asserted.


Tracy Halliday

APPROVED:
David J. Meyers
Mille Lacs County
Examiner of Titles


8-28-12



08-051265

IN PROCEEDINGS SUBSEQUENT TO INITIAL REGISTRATION OF LAND

COURT FILE NO. 71-CV-09-1696

STATE OF MINNESOTA
COUNTY OF SHERBURNE

IN DISTRICT COURT
TENTH JUDICIAL DISTRICT

In the Matter of the Petition of:

**Deutsche Bank National Trust Company,
as Trustee, under Pooling and Servicing
Agreement dated as of March 1, 2007
Securitized Asset Backed Receivables LLC
Trust 2007-BR1 Mortgage Pass-Through
Certificates Series 2007-BR1**

STATE OF MINNESOTA }
COUNTY OF SHERBURNE } SS.
FILED

DEC 03 2009

PATRICIA A. KUKA
COURT ADMINISTRATOR
By *Kimberly Mueller* Deputy

ORDER

TORRENS

For a New Certificate of Title
After Mortgage Foreclosure Sale

The above-entitled matter came on for hearing on December 3, 2009, in the Sherburne County Courthouse, before the undersigned Judge, and the Court having duly considered the Petition, the evidence adduced by the petitioner(s) and the Report or Reports of the Examiner, finds:

1. That on November 2, 2001, the Registrar of Titles entered Certificate of Title No. 6939 to Timothy E. Doose and Ann M. Doose, as joint tenants and not as tenants in common, for land described on the attached **Exhibit A**, which is a true and correct copy of Certificate of Title No. 6939.
2. That there are registered the Certificate of Title memorials as shown on the attached **Exhibit A**.
3. That on January 5, 2009, Mortgage Document No. 39454 was foreclosed and sold by the Sherburne County Sheriff to Deutsche Bank National Trust Company, as Trustee, under Pooling and Servicing Agreement dated as of March 1, 2007 Securitized Asset Backed

Firmly Committed.

Receivables LLC Trust 2007-BR1 Mortgage Pass-Through Certificates Series 2007-BR1, subject to a six (6) month redemption.

4. That Mortgage Document No. 39454 was executed after July 1, 1987, that the amount claimed to be due and owing as of the date of the notice of the foreclosure sale was more than two-thirds of the principal amount secured by the mortgage and that the mortgaged premises are less than 40 acres in size and were not in agricultural use as defined in Minn. Stat. § 40A.02, Subd.3.

5. That this mortgage was assigned by Argent Mortgage Company, LLC to Deutsche Bank National Trust Company, as Trustee, under Pooling and Servicing Agreement dated as of March 1, 2007 Securitized Asset Backed Receivables LLC Trust 2007-BR1 Mortgage Pass-Through Certificates Series 2007-BR1 by an Assignment of Mortgage filed with the Sherburne County Registrar of Titles on August 27, 2008, as Document No. 42246.

6. That the land described in the mortgage is not "agricultural property" as defined in Minn. Stat. §583.22, Subd. 2 which would be subject to the provisions of the farmer-lender mediation act.

7. That more than 6 months have elapsed since the date of the mortgage foreclosure sale, that there has been no redemption therefrom, and that the statutory period for the time of redemption has expired.

8. That no bankruptcy proceedings have been instituted by or against Timothy E. Doose and Ann M. Doose through the period of redemption from the Mortgage foreclosure proceedings, except Case No. BKY 08-44401, which was filed August 29, 2008 and wherein the automatic stay imposed by 11 USC § 362 was lifted by an Order of the Court entered October 16, 2008.



Firmly Committed.



9. That Timothy E. Doose and Ann M. Doose were not in the military service of the United States as of the date of the mortgage foreclosure sale or for 9 months prior to it or for 6 months after it.

10. That the premises are occupied by Aaron Shidla, as the tenant of Paul D. Shidla and Jacquelyn A. Shidla, owners of the subject premises, who is not adverse to Petitioner.

11. That Argent Mortgage Company, LLC holds a Mortgage interest in the property pursuant to Mortgage Document No. 39455. This Mortgage appears to be subordinate to the Petitioner's Mortgage interest.

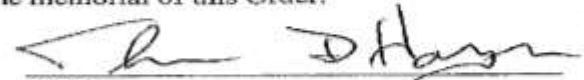
12. That notice of this proceeding has been given to Timothy E. Doose, Ann M. Doose and Argent Mortgage Company, LLC by service upon them of an Order to Show Cause.

13. That the address of Deutsche Bank National Trust Company, as Trustee, under Pooling and Servicing Agreement dated as of March 1, 2007 Securitized Asset Backed Receivables LLC Trust 2007-BR1 Mortgage Pass-Through Certificates Series 2007-BR1 is c/o Barclays Capital Real Estate, Inc., 701 Corporate Center Drive, Raleigh, North Carolina 27607.

NOW, THEREFORE, IT IS HEREBY ORDERED AS FOLLOWS:

That the Registrar of Titles, upon the filing with her of a certified copy of this Order, cancel Certificate of Title No. 6939 and enter a new Certificate of Title for the land therein described in favor of Deutsche Bank National Trust Company, as Trustee, under Pooling and Servicing Agreement dated as of March 1, 2007 Securitized Asset Backed Receivables LLC Trust 2007-BR1 Mortgage Pass-Through Certificates Series 2007-BR1 c/o Barclays Capital Real Estate, Inc., 701 Corporate Center Drive, Raleigh, North Carolina 27607, subject to the memorial of Document No. 6484, but free from all other memorials now appearing on the present Certificate of Title, the last of which is Document No. 43643, and free also from the memorial of this Order.

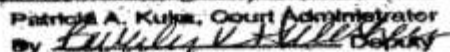
Dated: 12/3/09


Judge

THOMAS D. HAYES

State of Minnesota, County of Sherburne
Certified to be a true and correct copy of the
original on file and of record in my office.

Dated: December 14, 2009

Patricia A. Kulka, Court Administrator
By  Deputy

Firmly Committed.



The foregoing facts were found by me after due hearing and the entry of this ORDER is recommended.

David J. Meyers, Examiner of Titles

By  _____
Examiner of Titles

Office of the Registrar of Titles
Sherburne County, MN


Doc. No. 44005

Certified filed and/or recorded on

12-21-2009 at 01:20

Cert.: 6939

Michelle Ashe, Registrar of Titles

By  Deputy Fee: \$ 48.00



Firmly Committed

Firmly Committed.



FROM: David J. Meyers, Examiner of Titles

DATE: April 24, 2012

The following is intended to assist with the administration of the Torrens system. Please contact me if you have any questions.

I. Examiner's Approval and Certification Prior to Recording is Needed for all Title Transfers, Including Some Liens (generally not mortgages), Easements, Platting, etc., Which Involve any of the Following:

- Trust documents
- Probate documents (PR's Deed or Decree)
- Guardian or Conservator's Documents
- Religious Corporation Documents
- POA's and Affidavit by Attorney-in-Fact

Firmly Committed.



II. Examiner's Directives

- To alter names, marital status, state of incorporation, etc.
- To transfer certificate to purchaser of tax title (if 10 years since filing of Auditor's Certificate of Forfeiture, sale or State Assignment Certification)
 - After vacation of street or alley - to add accruing portion to the certificate
 - Condo documents - CIC's type condos
 - To drop old documents which have expired by their terms or are outlawed by statute
 - After mortgage foreclosure by action
 - Plat corrections (RLS)
 - Where the Divorce Decree or Summary Real Estate Disposition Judgment is being used to transfer title
 - After eminent domain proceedings
 - To drop racial restrictions
 - Transfers, Affidavits of Survivorship, etc., related to Minn. Stat. §§ 514.991, 514.995 (Medical Assistance Liens) Minn. Stat. § 256B.15
- To drop easements or restrictions which may appear on the Certificate of Title, but do not affect the title shown on the Certificate

Firmly Committed.



III. Proceedings Subsequent (District Court Action)

- After cancellation of Contract for Deed
- After mortgage foreclosure by advertisement
- Tax title less than 10 years old
- To reform the certificate of title or documents (to remove or add anything not specified under directive statutes)
 - To transfer title to buyer under Contract for Deed where contract is paid off, but no deed forthcoming
 - To determine or adjust (only if RLS is not available) boundaries
- After Mechanic's Lien or judgment foreclosures
- After a named corporation is dissolved and three years have passed or dissolution of any other entity shown as the registered owner
 - Lost deed or other instrument where only a copy is available
 - To determine adverse claims
 - Any other change to the Certificate the Examiner doesn't feel comfortable in directing without a Court Hearing.



IV. Items You May Wish to Discuss With the Examiner:

- Foreign notaries
- Blanket or not well-defined easements
- X by his/her mark
- Appointment of corporate agent to sign documents
- MERS
- Whether to continue Divorce Decree on new

Certificate (if lien)

- Dropping old judgments, federal tax liens, Mechanic's

Liens

● Items expiring by their own terms (lease, options to purchase, etc.)

- Foreign decrees
- Alterations to documents
- Date only on acknowledgment
- Use of aka's as grantors or grantees
- Affidavit of Merger, Easement and subsequent

property acquired by the same owner

- Owner redemption from Mortgage or other Lien

Foreclosure Sale

Firmly Committed.



IV. Items You May Wish to Discuss With the Examiner: (Continued)

- Registrar's correction document for clerical errors - only if it may adversely affect the interest of a party (See: 508.71(1a))
- Appeal to Examiner from Registrar's rejection (See: 508.321)
- Notices of Adverse Claim

V. Forms

- Forms for Application to Register Title, Petition in Proceedings Subsequent to Initial Registration, Interlocutory Orders, Decree of Registration and similar forms are available without charge by calling or emailing David J. Meyers. Include his paralegal, Amy Poppenhagen, at (320) 656-3529 or Apoppenhagen@RinkeNoonan.com on all email correspondence.



VI. How to get one

- Email a copy of the Deed and related documents to David Meyers and his paralegal, Amy Poppenhagen, or fax it to him at (320) 656-3500.
- Send a \$170.00 check for the Examiner's fee to Rinke Noonan Law Firm at 1015 West St. Germain Street, Suite 300, US Bank Plaza, St. Cloud, MN 56301.
- Or mail the original documents together with a \$170.00 check payable to Rinke Noonan. Include instructions on whether to return the documents or send them to the Registrar of Titles.
- The cost for a Certification or Directive is usually \$170.00. The cost may be higher in complex cases.

David J. Meyers
Examiner of Titles
Rinke Noonan
1015 W. St. Germain St., Ste. 300
P.O. Box 1497
St. Cloud, MN 56302
Phone: (320) 656-3512
Facsimile: (320) 656-3500
Email: Dmeyers@RinkeNoonan.com

Firmly Committed.

STATE OF MINNESOTA

DISTRICT COURT

COUNTY OF MILLE LACS

SEVENTH JUDICIAL DISTRICT

EXAMINER'S APPROVAL, CERTIFICATION AND DIRECTIVE

CERTIFICATE OF TITLE NO. <>

I, David J. Meyers, Examiner of Titles for Mille Lacs County, Minnesota, do hereby certify that I have examined the document<s> presented to me for filing with the Mille Lacs County Registrar of Titles, specifically:

<docs>

I do further certify that the originals/certified copies of said documents are legally sufficient to authorize transfer of the title to:

Lot <>, Block <>, <Port Mille Lacs>, Mille Lacs County, Minnesota, as described in Certificate of Title No. <> to:

<>

Firmly Committed.



and under the provisions of Minnesota Statutes Chapter 508, the Registrar of Titles of Mille Lacs County, Minnesota, is authorized and directed to cancel Certificate of Title No. <◇> and issue a new Certificate of Title for the above described real property consistent with this <Directive> <Certification>. <<**ALWAYS USE THIS WITH PORT MILLE LACS LEGALS** - You should also memorialize Document No. 1259½ on this Certificate of Title.>>

SUBJECT TO ALL MEMORIALS.

Date: <date>, 20<◇>

EXAMINER OF TITLES

David J. Meyers

THIS INSTRUMENT DRAFTED BY:
RINKE NOONAN (DJM/aap)
1015 West St. Germain Street, Suite 300
P.O. Box 1497
St. Cloud, MN 56302-1497
(320) 251-6700
File No. 21202.<◇>

Firmly Committed.

STATE OF MINNESOTA

DISTRICT COURT

COUNTY OF MILLE LACS

SEVENTH JUDICIAL DISTRICT

**EXAMINER'S APPROVAL, CERTIFICATION AND DIRECTIVE AFTER TAX
FORFEITURE**

CERTIFICATE OF TITLE NO. <>

I, David J. Meyers, Examiner of Titles for Mille Lacs County, Minnesota, do hereby certify that I have examined the document<s> presented to me for filing with the Mille Lacs County Registrar of Titles, specifically:

<docs>

I do further certify that the originals/certified copies of said documents are legally sufficient to authorize transfer of the title to:

Lot <>, Block <>, <Port Mille Lacs>, Mille Lacs County, Minnesota, as described in Certificate of Title No. <> to:

<>

The front of the new Certificate of Title shall state as a recital:

“Excepting and reserving to the State of Minnesota, in Trust for Taxing Districts concerned, all minerals and mineral rights, as provided by law.”

Firmly Committed.





Under the provisions of Minnesota Statutes Chapter 508, the Registrar of Titles of Mille Lacs County, Minnesota, is authorized and directed to cancel Certificate of Title No. <>, only as to the real property described in this Directive, and issue a new Certificate of Title for the above described real property consistent with this <Directive> <Certification>. <<**ALWAYS USE THIS WITH PORT MILLE LACS LEGALS** - You should also memorialize Document No. 1259½ on this Certificate of Title.>>

SUBJECT TO ALL MEMORIALS.

Date: <date>, 20<>

EXAMINER OF TITLES

David J. Meyers

THIS INSTRUMENT DRAFTED BY:
RINKE NOONAN (DJM/aap)
1015 West St. Germain Street, Suite 300
P.O. Box 1497
St. Cloud, MN 56302-1497
(320) 251-6700
File No. 21202.<>

Firmly Committed.

TO: MICHELLE ASHE, SHERBURNE COUNTY REGISTRAR OF TITLES

FROM: DAVID J. MEYERS, SHERBURNE COUNTY EXAMINER OF TITLES

Re: Directive
 Certification
Certificate of Title No. CRT No

<<OPTION NO. 1 – POA DIRECTIVE & TRUST CERTIFICATION>>

This is a Certification to you to accept for Registration, as a Memorial upon Certificate of Title No. CRT No the attached date Deed from grantor, Grantor, to grantee, Grantee.

This Certification is conditioned upon you also accepting for a Memorial upon Certificate of Title No. CRT No, a certified copy of a Power of Attorney, county County Recorder Document No. doc #, executed by name.

This is a Certification to you that the attached Trustee's Deed is legally sufficient to transfer title to the Grantee for the land described therein, and included on Certificate of Title No. CRT No, upon the prior filing as Memorials on the Certificate of Title of the following:

- A. The date Affidavit of Trustee, name as its Attorney-in-Fact; and
- B. The date Certificate of Trust by name as its Attorney-in-Fact.

The Certificate of Title is subject to any and all memorials which you believe should be carried forward.

Upon payment to you of all appropriate fees, you may memorialize these documents upon Certificate of Title No. CRT No and issue a new Certificate of Title according to your usual practice and procedure.>>

Firmly Committed.





<<OPTION NO. 2 – POA>>

This is a Certification to you to accept for recording the attached date type of deed Deed from grantor name, as Grantor to grantee name, Grantee. This Certification is conditional upon you also receiving for registration upon Certificate of Title No. CRT No ; the date Power of Attorney by which name is authorized to act as his/her attorney-in-fact; and the date Affidavit by Attorney in Fact, signed by name.

Upon payment to you of all appropriate fees, you may memorialize these documents upon Certificate of Title No. CRT No and issue a new Certificate of Title according to your usual practice and procedure.

The Certificate of Title is be subject to any and all memorials which you believe should be carried forward. >>

<<OPTION NO. 3 – TRUST CERTIFICATION>>

This is a Certification to you that the attached Trustee's Deed is legally sufficient to transfer title to the Grantee for the land described therein, and included on Certificate of Title No. CRT No, upon the prior filing as Memorials on the Certificate of Title of the following:

- A. The date Affidavit of Trustee, name as its Attorney-in-Fact; and
- B. The date Certificate of Trust by name as its Attorney-in-Fact.

The Certificate of Title is be subject to any and all memorials which you believe should be carried forward.

Upon payment to you of all appropriate fees, you may memorialize these documents upon Certificate of Title No. CRT No and issue a new Certificate of Title according to your usual practice and procedure.>>

Firmly Committed.



Dated: ◇

Sherburne County, Examiner of Titles

By _____
David J. Meyers
Examiner of Titles

Firmly Committed

Firmly Committed.

TO: MICHELLE ASHE, SHERBURNE COUNTY REGISTRAR OF TITLES

FROM: DAVID J. MEYERS, SHERBURNE COUNTY EXAMINER OF TITLES

Re: **Directive**
 Certification
Certificate of Title No. CRT No

<<OPTION NO. 1 – CORRECTING NAME>>

Pursuant to Minnesota Statutes Section 508.71, Subd. 3, <and the evidence attached to this Directive as **Exhibit A**>, the Registrar of Titles is directed to show by memorial on Certificate of Title No. CRT No that the name/designation of the registered owner is corrected to read “new name ”.>>

<<OPTION NO. 2 – TAX FORFEITURE>>

Pursuant to Minnesota Statutes Section 508.67, Subd. 2, I certify that Tax Certificate Document No. doc # which has been memorialized on Certificate of Title No. CRT No for at least 10 years, is legally sufficient; and the Registrar of Titles is directed to cancel said Certificate of Title and enter a new Certificate of Title in favor of name, [subject to . . . a reservation of mineral and mineral rights in favor of the State of Minnesota].>>

<<OPTION NO. 3 – SUMMARY REAL ESTATE DISPOSITION JUDGMENT>>

Pursuant to the date Findings of Fact, Conclusions of Law, Order for Judgment and Judgment and Decree entered by the county County District Court in Court File No. file #, the District Court has awarded name the real property described in Certificate of Title No. CRT No .

Firmly Committed.





The Judgment required Respondent/Petitioner name to execute a Quit Claim Deed, which I am told name has failed to do. The Judgment directs: “If the Respondent/Petitioner (name) does not execute proper instruments, then said Judgment and Decree shall operate as a conveyance to Respondent/Petitioner.” I hereby certify the legal sufficiency of this Judgment to transfer title.

Upon the filing with you of a certified copy of the above referenced date Findings of Fact, Conclusions of Law, Order for Judgment and Judgment and Decree Judgment/Summary Real Estate Disposition , you are hereby directed to issue a new Certificate of Title only in the name of name, subject to all other Memorials and matters of record. >>

<<OPTION NO. 4 – PROBATE DEED>>

I hereby certify that Deed Document No. doc #, together with certified copies of probate instruments as listed below, are legally sufficient for the purpose of the issuance of a new Certificate of Title to name for the interests of name in the lands described in Sherburne County Certificate of Title No. CRT No, and also described in the aforementioned Deed.

Upon payment to you of all appropriate fees, and presentation to you of certified copies of the following documents for recording, you should issue a Certificate of Title for all of the property described in Certificate of Title No. CRT No to name.

- date Letters Testamentary issued by the Sherburne County District Court (Court File No. court file #);
- Last Will and Testament of name (the prior registered owner) filed with the Sherburne County District Court, and Certified date; and
- Order of Formal Probate (Sherburne County District Court File No. court file #) signed date and certified date.>>

Firmly Committed.

Dated: ◇



Sherburne County, Examiner of Titles

By _____
David J. Meyers
Examiner of Titles

Firmly Committed.

TO: MICHELLE ASHE, SHERBURNE COUNTY REGISTRAR OF TITLES

FROM: DAVID J. MEYERS, SHERBURNE COUNTY EXAMINER OF TITLES

Re: Directive

Certification

Certificate of Title No. CRT No

<<OPTION NO. 1 – ROAD VACATION>>

This is an Examiner's Directive to you pursuant to Minn. Stat. §508.73, Subd. 2. Upon the filing of a certified copy of a Resolution by the name of municipality, Minnesota vacating the name of alley or road that lies direction to Lots lot # and lot #, Block block #, plat name, you are directed to add to the legal description in Certificate of Title No. CRT No :

add legal description.

Upon presentation to you of an original of this Directive and a certified copy of the Resolution of name of municipality, Minnesota vacating the alley, together with payment of all appropriate fees and costs, and presentation of any other documents required by you, you should include in the legal description the portion of the vacated name of alley or road described above.

Until otherwise directed by the District Court or the Examiner, the Memorials of the Resolution and this Directive should be carried forward on all future Certificates of Title.>>

<<OPTION NO. 2 – EXAMINER'S DELETION>>

The Registrar of Titles, pursuant to Minn. Stat. §§508.71, Subd. 3 and 541.03, is hereby authorized and directed to delete from future certificates of title issued for the land described in Certificate of Title No. CRT No, the memorial(s) of Document No. doc #.>>

Firmly Committed.





<<OPTION NO. 3 – CONDEMNATION>>

Pursuant to Minnesota Statutes Section 508.73, Subd. 1, I certify that the foregoing Final Certificate/certified copy of Court Order in Case No. court file number, to which this certification is attached, is legally sufficient for the issuance of a new Certificate of Title for [the land described in Certificate of Title No. CRT No] [the land in Certificate of Title No. CRT No described as follows: . . .] in favor of name, [subject to . . .] [but free from . . .] and free from the memorial of the foregoing Final Certificate/Court Order [and for the issuance of a Residue Certificate of Title in favor of the present registered owner(s) for land described as follows: description of property, free from the memorial(s) of Document No. doc # and free from the memorial of the foregoing Final Certificate/Court Order.>>

<<OPTION NO. 4 – CERTIFICATION>>

I have examined the following documents:

1. Certificate of Title No. CRT No, with the last Memorial being doc #; and
2. document name.

I hereby approve and certify these documents for registration upon Certificate of Title No. CRT No.>>

<<OPTION NO. 5 – RELIGIOUS CORPORATION>>

This is a certification to you that the attached Deed, together with other document names are sufficient to transfer the real property described in Certificate of Title No. CRT No. This certification is based on the representation that name of church is a religious corporation and incorporated under Minn. Stat. § 317A.

You may attach this Directive to any of these easements for recording; or you may record this separately.

Firmly Committed.

<<OPTION NO. 6 – CIC DECLARATION AND PLAT>>

Pursuant to Minn. Stat. § 508.351, Subd. 1, the Examiner of Titles finds that:

- A. A Declaration creating CIC No. CIC #, address Condominium, was executed by name, husband and wife, on date.
- B. A CIC Plat has been prepared for filing as part of the Declaration; that the CIC Plat complies with the requirements of Minn. Stat. Chap. 515B and has been prepared on sheets of suitable mylar in accordance with the general requirements of Minn. Stat. § 505.08 as to plats; and that said CIC Plat contains the certifications required by Minn. Stat. §§ 515B.2-101(c) and 2-110(b).
- C. That said CIC Plat shows that the buildings are located entirely within the boundary lines of the land described in the Declaration.
- D. That address Condominium Association, a Minnesota non-profit corporation has been formed for the purpose of acting as an association for the unit owners the CIC.
- E. That bank name, the holder of a mortgage on the premises, has not consented to the Declaration.

Firmly Committed.





Therefore, the Registrar of Titles is directed as follows:

1. To record this Directive as a memorial on Certificate of Title No. CRT No and receive for registration as a memorial on said Certificate of Title the Declaration for CIC No. CIC # dated date, together with the CIC Plat which is a part of the Declaration, and show by memorial on said Certificate of Title that the Declaration complies with the requirements of Minn. Stat., Chap. 515B.
2. To issue a CECT for CIC No. CIC # pursuant to Minn. Stat. § 508.351, Subd. 2, containing the following recital(s):
3. <Describe recitals which affect the Common Elements. Eg., “Subject to a reservation of minerals and mineral rights, as to the Common Elements embraced within (describe underlying land).

Eg., “Subject to an easement in favor of Northern States Power Company as described in Doc. No. 123456.”>

and containing memorials of the following documents:

- (a) the Declaration, the memorial of which shall state: “Subject to the provisions, restrictions and easements contained in the Declaration and to the provisions of the Minnesota Common Interest Ownership Act, Minn. Stat. Chap. 515B and acts amendatory thereof.”
- (b) Document No. doc # [Identify memorials of easements, etc. that affect the common elements. NOTE: the memorial of a mortgage should not be entered on the CECT.]

Firmly Committed.



4. To issue future Certificates of Title for units in CIC No. CIC #, in the following form:

“Unit No. ____, CIC No. CIC #, address Condominium, a condominium located in the County of county.

Subject to encumbrances, liens, and interests noted on CECT No. CECT #.

Subject to the provisions of the Minnesota Common Interest Ownership Act, Minnesota Statutes Chapter 515B, and acts amendatory thereof.”

5. To omit from future Certificates of Title for Units in CIC. No. CIC # the recitals and memorials in paragraph 2, above; and omit the memorial of this Directive.>>

<<OPTION NO. 7 – SUPPLEMENTAL CIC DECLARATION & PLAT>>

Pursuant to Minn. Stat. § 508.351, Subd. 1, the Examiner of Titles finds that:

- A. A Supplemental Declaration entitled Supplemental Declaration, adding additional land to CIC No. CIC # was executed by name, a Minnesota corporation on date.
- B. A CIC Plat has been prepared for filing as part of the Supplemental Declaration; that the CIC Plat complies with the requirements of Minn. Stat. Chap. 515B and has been prepared on sheets of suitable mylar in accordance with the general

Firmly Committed.



requirements of Minn. Stat. § 505.08 as to plats; and that said CIC Plat contains the certifications required by Minn. Stat. §§ 515B.2-101(a) and 2-110(b).

- C. That said CIC Plat shows that the buildings are located entirely within the boundary lines of the land described in the Supplemental Declaration.
- D. That the Declarant had reserved the right to add said land to the CIC in Declaration Doc. No. doc #.
- E. That bank the holder of a mortgage on the premises, have not consented to the Declaration. [OR] That there are no mortgages of record.
- F. That the period of Declarant control has not terminated.

Therefore, the Registrar of Titles is directed as follows:

1. To record this Directive as a memorial on Certificate of Title No. CRT No, CPT No. CPT # and receive for registration as a memorial on said Certificate of Title the Supplemental Declaration for CIC No. CIC # dated date, together with the CIC Plat which is a part of the Supplemental Declaration, and show by memorial on said Certificate of Title that the Supplemental Declaration complies with the requirements of Minn. Stat., Chap. 515B.

Firmly Committed.



2. To add to CECT No. CECT # the following recital(s):

[Describe recitals which affect the Common Elements. Eg., "Subject to a reservation of minerals and mineral rights, as to the Common Elements embraced within (describe underlying land).

Eg., "Subject to an easement in favor of Northern States Power Company as described in Doc. No. 123456."]

and memorials of the following documents:

- (a) the Supplemental Declaration, the memorial of which shall state: "Amends Declaration Doc. No. doc #."
- (b) Document No. doc # [Identify memorials of easements, etc. that affect the common elements. NOTE: the memorial of an existing mortgage should not be entered on the CECT.]

3. To issue future Certificates of Title for Units identified in the Supplemental Declaration in CIC No. CIC #, in the following form:

"Unit No. ____, CIC No. CIC #, a condominium located in the County of county.

Firmly Committed.



Subject to encumbrances, liens, and interests noted on CECT No. CECT #.

Subject to the provisions of the Minnesota Common Interest Ownership Act, Minnesota Statutes Chapter 515B, and acts amendatory thereof.”

4. To omit from future Certificates of Title for said Units in CIC. No. CIC # the recitals and memorials in paragraph 2, above; and omit the memorial of this Directive.>>

Dated: ◇

Sherburne County, Examiner of Titles

By _____
David J. Meyers
Examiner of Titles

Firmly Committed.



POWER OF ATTORNEY CERTIFICATION

I hereby certify that this instrument is legally sufficient to transfer title to the grantee(s) for the land described herein, included in Certificate of Title No. _____ upon the prior filing on said Certificate of the following:
Power of Attorney dated: _____
Affidavit of Attorney in Fact dated: _____

David J. Meyers, Sherburne County Examiner of Titles

Date _____

Subject to:

Firmly Committed

Firmly Committed.



**TRUSTEES DEED WITH CERTIFICATE
OF TRUST & AFFIDAVIT**

I hereby certify that this instrument is legally sufficient to transfer title to the grantee(s) for the land described herein, included in

Certificate of Title No. _____ upon the prior filing on said
Certificate of the following:

Certificate of Trust dated: _____

Affidavit of Trustee dated: _____

David J. Meyers, Sherburne County Examiner of Titles

Date _____

Subject to:

Firmly Committed

Firmly Committed.



RINKE NOONAN

attorneys at law

1015 W. St. Germain St., Ste. 300

P.O. Box 1497

St. Cloud, MN 56302-1497

Direct Phone: (320) 656-3512

Fax: (320) 656-3500

Email: Dmeyers@RinkeNoonan.com

Website: www.rinkenoonan.com/news-information/examiner-of-titles/

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