



RINKE NOONAN

attorneys at law

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2014 Torrens Workshop

Presentation by David J. Meyers
Examiner of Titles for Sherburne, Mille Lacs, Roseau,
Marshall, and Kittson Counties, and the Deputy Examiner of
Titles for Stearns, Benton, and Koochiching Counties

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508.12 Examiners of Titles



- **Subd. 1. Examiner and Deputy Examiner**
 - The judges of the district court shall appoint a competent attorney in each county to be an examiner of titles and legal adviser to the registrar in said county.

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- The judges of the district court may also 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.

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- The examiner of titles and deputy examiners shall hold office subject to the will and discretion of the district court by whom appointed.

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508.12 Examiner of Titles

24 Registrars Responded

13 Examiners Responded

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Registrars

15 - Satisfied

6 - Slow

1- Mistakes

3 - Unhappy to Very Unhappy

No Complaints on Full Time Examiners

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Slow and Mistakes Cause:

- 1) Not a priority
- 2) Not enough torrens to develop expertise
- 3) “I want an examiner that knows more about torrens than I do”
- 4) Solution- Mandatory Torrens CLE

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Deputies - Four Counties had no Deputies

- Need a Deputy Examiner for:
 - 1) Conflicts
 - 2) Examiner Unavailable
 - 3) Second Opinion

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Appointment Process

Many Registrars Have Been Involved:

- 1) Talk directly to judge-
Judges take seriously
- 2) Interview & Recommend
- 3) Problem! Few lawyers in county and
little real estate experience
- 4) Merit in regional examiners- but like
current examiner

Terms

- Good idea- but I like my examiner
- Good idea- I need a new examiner
- Terms that may be renewed- some counties have terms

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Examiners

- Most have deputies for conflicts
- Need to keep examiners local
- Fees are a problem
- Once appointed- few leave- many stay on past regular retirement
- Have good relationship with registrar

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Thank you!

**Please feel free to contact Rinke Noonan
if you need any additional information.**

www.RinkeNoonan.com

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