

FROM: David J. Meyers, Examiner of Titles

DATE: November 2025

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, Easements, Platting, etc., Which Involve any of the following:

- Trust documents 508.62 (Only for Title Transfer; Not for Mortgages or Other Liens)
- Probate documents (PR's Deed or Decree) 508.69
- Guardian or Conservator's Documents 508.69
- Religious Corporation Documents (excluding non-profit corporation)
- POA's and Affidavit by Attorney-in-Fact

II. Examiner's Directives

- To alter names, marital status, state of incorporation, etc. 508.71, Subd. 3
- To transfer the certificate to the purchaser of tax title (if 10 years since filing of Auditor's Certificate of Forfeiture, sale or State Assignment Certification) 508.67, Subd. 2
- After the vacation of a street or alley - to add the accruing portion to the certificate 508.73, Subd. 2
- Condo documents – CIC's type condos 508.351
- To drop old documents which have expired by their terms or are prohibited 508.71, Subd 3 (for Covenants and Restrictions 500.20 Subd. 2a)
- After mortgage foreclosure by action 508.58, Subd. 2
- Where the Divorce Decree or Summary Real Estate Disposition Judgment is being used to transfer title 508.59
- After eminent domain proceedings 508.73
- To drop racial restrictions 508.71, Subd. 3
- To drop documents related to the Cancellation of a Contract for Deed where the Notice of Cancellation has been of record for five (5) years, 508.58, Subd. 5

- Document has expired by its terms or by written instrument satisfactory to Examiner 507.71, Subd. 3(3)
- Association Lien more than 3 years after filing 515A.3-115(d) and 515B.3-116(d)
- Expired Notice of Adverse Claim 508.70

III. Proceedings Subsequent (District Court Action)

- After cancellation of Contract for Deed, if the Notice of Cancellation has been of record less than five (5) years
- After mortgage foreclosure by advertisement 508.58, Subd. 1
- Tax title less than 10 years old 508.67, Subd. 2
- Owner redemption from Mortgage or other Lien Foreclosure Sale. To transfer title to a buyer under a Contract for Deed where the contract is paid off, but no deed forthcoming
- To determine or adjust boundaries 508.671
- To determine adverse claims

IV. Items You May Wish to Discuss with the Registrar:

- Foreign notaries
- Blanket or not well-defined easements
- X by his/her mark
- Appointment of corporate agent to sign documents
- 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
- 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
- Registered Land Surveys
- Lot or Parcel Splits
- To drop easements or restrictions which may appear on the Certificate of Title, but do not affect the title shown on the Certificate
- Assignment of Rents and Leases NOT tied to Mortgage that has been satisfied, released or expired
- Expired Conditional Use Permit, Interim Use Permit or Variance (may require local government approval)
- Expired Lease
- To reform the certificate of title or documents (to remove or add anything not specified under directive statutes)
- After a named corporation is dissolved and three years have passed or dissolution of any other entity shown as the registered owner
- After Mechanic's Lien or judgment foreclosures
- Lost deed or other instrument where only a copy is available
- Any other change to the Certificate the Registrar doesn't feel comfortable in directing without Examiner approval or Court Hearing.

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 legal technician, Madison Wegner, at (320) 656-3504 or Mwegner@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 legal technician, Madison Wegner.
- We prefer that you not mail original documents to us. If email or fax is not possible, please call Madison for instructions.
- The cost for a Certification or Directive is usually \$350.00. The cost may be more for complex matters.

David J. Meyers

Examiner of Titles

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