

REFERENCE THE CERTIFICATE OF TITLE NO. ON YOUR DOCUMENTS AND ALL CORRESPONDENCE TO THE EXAMINER OF TITLES.

Directives & Certifications

The following is intended to assist with the administration of the Torrens system in McLeod County. Please contact Racheal Holland if you have any questions.

When is a Directive or Certification Needed?

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

- Trust documents (which must comply with Minn. Stat. Chapter 501C)
- Probate documents (e.g. Personal Representative's Deed, Deeds of Distribution, and accompanying documents)
 - If letters issued to the Personal Representative are required to be recorded at the time of conveyance, the certification by the Court must occur on a date which is on or after the date of conveyance, and must include language that the letters are in full force and effect and have not been revoked
- Guardian or Conservator's Documents
- Religious Corporation Documents
- Powers of Attorney and Affidavits by Attorney-in-Fact (if on behalf of an individual)
- Certificates of Redemption from mortgage foreclosure (if not signed by the holder of the Sheriff's Certificate)
- Where a Divorce Decree or Summary Real Estate Disposition Judgment is being used to transfer title
- After eminent domain proceedings

II. Examiner's Directives

- To alter names, marital status, state of incorporation, legal description, etc. on the face of the Certificate of Title
- To transfer Certificate to purchaser of tax title (if it has been at least 10 years since the filing of an Auditor's Certificate of Forfeiture, Sale or State Assignment

Certification; if less than 10 years since the filing of an Auditor's Certificate of Forfeiture, Sale or State Assignment Certification, a proceedings subsequent is required)

- After vacation of street or alley - to add accruing portion to the Certificate
- Condominium documents - CIC type condos
- To drop or delete old documents which have expired by their terms or are outlawed by Statute
- After a mortgage foreclosure by action
- After cancellation of a Contract for Deed if legally sufficient documents evidencing the cancellation have been memorialized on the Certificate of Title for at least 5 years
- Plat corrections (RLS)
- To drop racial restrictions
- Transfers, Affidavits of Survivorship, and the like related to 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

How to get one?

- Email a copy of the documents to be filed to Racheal Holland at rmholland@mhslaw.com and mail a \$180.00 check for the Examiner's fee made payable to Melchert Hubert Sjodin, PLLP at 121 West Main Street, Suite 200, Waconia, MN 55387. Include a reference to the Certificate of Title No. on all correspondence. Indicate whether the original Directive or Certification should be forwarded directly to the Registrar of Titles Office or returned to you.

or

- Mail the original documents to be recorded together with a \$180.00 check for the Examiner's fee made payable to Melchert Hubert Sjodin, PLLP at the address stated above. Include a reference to the Certificate of Title No. on all correspondence. Indicate whether the original documents and Directive or Certification should be forwarded directly to the Registrar of Titles Office (in which case the checks payable to the County for recording fees, tax payments and the like should be included) or returned to you.

The cost for a Certification or Directive is usually \$180.00. The cost may be higher in complex cases.

McLeod County requires the Directive or Certification be filed on the existing Certificate of Title for a fee of \$46.00. To file a Directive or Certification on multiple Certificates of Title, an additional \$20.00 per Memorial/Certificate is required, after payment of the \$46.00 fee for the first Certificate. If you have any questions as to the amount of filing fees needed, please contact the McLeod County Registrar of Titles Office.