

The following is intended to assist with the administration of the Torrens system.
Please let us know if you have any questions.

For more information and relating fees, please contact:
Koochiching County Examiner of Titles, Ronald Bowman at 218-285-7695.

Examiner's approval and certification is needed prior to recording for all title transfers, including some liens (generally not mortgages), easements, platting, etc., which involve any of the following.

- Trust documents (MS 508.62)
- Probate documents (PR's Deed or Decree) (MS 508.69)
- Guardian or Conservator's Documents (MS 508.69)
- Religious Corporation Documents (excluding non-profit corporation)
- POA's and Affidavit by Attorney-in-Fact

Examiner's Directives

- To alter names, marital status, state of incorporation, etc. (MS 508.71, Subd. 3)
- To transfer certificate to purchaser of tax title (if 10 years since filing of Auditor's Certificate of Forfeiture, sale or State Assignment Certification) (MS 508.67, Subd. 2)
- After vacation of street or alley - to add accruing portion to the certificate (MS 508.73, Subd. 2)
- Condo documents – CIC's type condos (MS 508.351)
- To drop old documents which have expired by their terms or are outlawed by statute (MS 508.71, Subd 3)
- After mortgage foreclosure by action (MS 508.58, Subd. 2)
- Plat corrections (Registered Land Surveys)
- Where the Divorce Decree or Summary Real Estate Disposition Judgment is being used to transfer title (MS 508.59)
- After eminent domain proceedings (MS 508.73)
- To drop racial restrictions (MS 508.71, Subd. 3)
- Transfers, Affidavits of Survivorship, etc., related to Minn. Stat. 514.991, 514.995 (Medical Assistance Liens) (MS 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
- Cancellation of Contract for Deed (Effective August 1, 2015)
(Sec. 2. Minnesota Statutes 2014, section 508.58, is amended by adding a subdivision to read: Subd. 5. Examiner of titles directive; cancellation of contract for deed)

Proceedings Subsequent (District Court Action)

- After mortgage foreclosure by advertisement (MS 508.58, Subd. 1)
- Tax title less than 10 years old (MS 508.67, Subd. 1)
- 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 (MS 508.671)
- 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.

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
- 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