This is a sample Preliminary Report of Examiner. It will be completed by the Examiner, not by the Applicant. This sample is provided for informational purposes only.

STATE OF MINNESOTA DISTRICT COURT

COUNTY OF RAMSEY SECOND JUDICIAL DISTRICT

Case type: Torrens

In the Matter of the Application of

Court File: 62-CV-

**PRELIMINARY**

**REPORT OF EXAMINER**

To Register Title to Certain Lands

*[optional - and Determine the Boundaries thereof]*

*TO THE HONORABLE JUDGES OF THE DISTRICT COURT OF RAMSEY COUNTY:*

Pursuant to Minn. Stat. 508.13, your Examiner issues this Preliminary Report to inform the Court and the parties that the procedures for Initial Registration are found in Minn. Stat. Chapter 508 and in Rules 200-222, Gen. R. Prac.

1.

Pursuant to Ramsey County Board Resolution, Applicants in Torrens proceedings shall pay a fee of $300.00 to Ramsey County to defray the cost of the Examiner of Titles service. This requirement  been met.

2.

The contents of the Application required by statute include the legal description of the property to be registered (“the Subject Property”) and other information. The Application  comply with the statute and  need to be Amended. This requirement  been met.

3.

A certified copy of the Application must be purchased from the Court Administrator and recorded in the office of the County Recorder. This requirement  been met.

4.

Applicant shall file in the court file evidence of title to the land described in the Application, satisfactory to the Examiner of Titles, and also shall provide a copy to the Examiner of Titles.

Applicant has provided the Examiner of Titles with satisfactory evidence of title. This requirement has been met.

Applicant has not provided the Examiner of Titles with a satisfactory abstract of title. An updated abstract of title is required. As soon as practicable, Applicant must provide the Examiner of Titles with the name and contact information of the abstracting company updating the abstract of title and an estimated completion date and must also arrange for pick-up of the current abstract of title.

5.

This case **does not** involve determination of boundaries.

This case involves determination of boundaries:

1. The Application must contain the owners’ names, addresses and legal descriptions for all lands affected by the boundary determination so that the Application can be indexed against those owners and tracts in the abstract records. The comply with the statute and need to be Amended. This requirement been met.
2. A Certificate of Survey showing the boundaries to be determined must be filed in the court file and a copy provided to the Examiner. This requirement  been met.
3. Owners and Encumbrances Reports for each of the abstract lands adjoining the Subject Property which are affected by the determination of boundaries must be e-filed in the court file and a copy provided to the Examiner.
4. If any of the lands affected by the determination of boundaries are Torrens, the Application must be recorded in the office of the Registrar of Titles on all affected certificates of title. Your Examiner has determined:

There are no Torrens lands affected by the determination of boundaries. The Application need not be recorded in Torrens. This requirement is waived.

The determination of boundaries affects Torrens lands and must be recorded on the following certificates of title:

6.

Should Applicant fail to timely complete the requirements set forth in this Report of Examiner, I recommend the matter be dismissed.

WAYNE D. ANDERSON, EXAMINER OF TITLES

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