This is a sample 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             JUDICIAL DISTRICT

 Civil Other: Torrens

Court File:

In the Matter of the Application of

REPORT OF EXAMINER

To Register Title to Certain Land.

TO THE HONORABLE JUDGES OF THE DISTRICT COURT:

An Application for Registration and evidence of title/abstracts of title having been filed in the above matter, and the case referred to me pursuant to Minn. Stat. 508.13:

I have examined into the title of the Applicant in and to the land described in the application, and into the truth of all matters set forth therein.

I have ascertained whether the land is occupied, and, if occupied, the nature thereof, and by what right the occupation is held.

I have ascertained whether any judgments exist which may be a lien upon the land.

I have searched all public records and fully investigated all facts pertaining to the title which have been brought to my notice.

Therefore, I make this Report of the results of my inquiry and my opinion on title.

1.

At the time of the filing of the application herein, the Applicant,

was the owner in fee simple, except as hereinafter set forth, of certain lands in the County of       and State of Minnesota described as follows (the “Subject Property”):

Applicant is represented by      .

2.

Applicant alleges that the Subject Property is occupied by      . ***Applicant must produce evidence of occupancy at the hearing, as well as evidence as to whether there are any visible encroachments upon the Subject Property.***

3.

The mortgages, liens and other interests in the Subject Property which Applicant concedes are encumbrances on the Subject Property, and ***which should be shown in the “subject to” clause on the Order and Decree of Registration and as recitals on the First Certificate of Title***, are as follows:

4.

The interests, recorded or unrecorded, for which Applicant seeks a determination terminating or modifying the interest, and the reason for the request, are as follows:

5.

Other interests that require adjudication of their validity and priority, or affect this action (*example: changed legal description, riparian rights, boundary, survey, combine certificates*)

6.

Pursuant to Minn. Stat. 508.15, the persons to be served as Defendant should be:

"and all other persons or parties unknown claiming any right, title, estate, lien or interest in the real estate described in the application or amendments herein".

7.

It is my opinion that Applicant has a title to the land which is proper for registration. Applicant should now file a Petition for Order for Summons in the Court File.

Respectfully submitted.

 WAYNE D. ANDERSON, EXAMINER OF TITLES

 By