Application for Certificate of Possessory Title

Instructions for Completing the Form

Schedule a preliminary telephone conference with the Examiner of Titles before drafting documents or ordering abstracting so that the Examiner can determine whether your lands qualify for a CPT and what evidence of title will be needed. Asking in advance will save time and expense.

This form is a sample. It is intended as a guideline to ensure the statutory requirements for a proper Application are met. The form is not intended as a fill-in-the-blanks document. Substantial revisions will be necessary. If you are not comfortable drafting this form by yourself, you should seek the services of a competent real estate attorney.

After the Application is signed and notarized, scan it as a PDF image and email the PDF image to examineroftitles@ramseycounty.us.

STATE OF MINNESOTA

COUNTY OF RAMSEY

**APPLICATION FOR**

**CERTIFICATE OF**

**POSSESSORY TITLE (CPT)**

Applicant hereby applies to register title to the land described in this Application. The person signing this Application is

 [ ]  the Applicant, a natural person.

 [ ]  a natural person authorized to sign for the Applicant, a business entity or trust.

 [ ]  a Minnesota attorney representing the Applicant.

I swear or affirm that I know the contents of this Application. I know of my own personal knowledge that the statements made in this Application are true, except the statements made on information and belief, and as to those statements, I have made inquiry into the facts and believe the statements to be true.

The full name and address of Applicant is:

Natural Persons

Applicant [ ]  is not married [ ]  is married to      .

Applicant is [ ]  18 years of age or older and is under no legal incapacity.

 [ ]  a minor or person under guardianship/conservatorship in

 Court File No.       and Letters of Guardianship recorded

 as Doc. No.      .

Applicant [ ]  was not divorced during the time Applicant had an ownership interest in this land except       *[if divorced, list state, county, court file number, date of divorce and former spouse’s name; if none, state “none”]*.

Business Entities

Applicant is a       *[type of business entity, e.g. corporation]* formed under the laws of the state of       *[state of organization].* Applicant is active and in good standing with its principal place of business at:

Legal Description of Land to be Registered (the “Subject Property”):

The estate or interest in the Subject Property claimed by Applicant is [ ]  fee simple [ ]  easement.

The Subject Property is [ ]  homestead [ ]  not homestead.

The names of all persons or parties other than Applicant who claim any lien or interest in the Subject Property and the nature of the claim *[e.g. mortgage, easement, mechanic’s lien]:*

The Subject Property is

[ ]  vacant.

[ ]  occupied by Applicant.

[ ]  occupied by someone other than Applicant       *[full name and address of Occupant and what right they have to occupy, e.g. tenant renting from Applicant].*

The liens or interests in the Subject Property, recorded or unrecorded, which Applicant recognizes, admits and concedes as encumbering the land:

Applicant is not aware of any defects in Applicant’s title, nor of encroachments or disputes over the boundaries. Applicant is in actual or constructive possession of the Subject Property.

Therefore, Applicant requests that the Examiner of Titles direct the Registrar of Titles to issue a Certificate of Possessory Title for the Subject Property in the name of Applicant.

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Signature of Applicant

State of Minnesota )

 ) ss

County of       )

This Application was signed and sworn to, or affirmed under penalty of perjury, before me on       by      .

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Signature of Notarial Officer

(Stamp)

**APPROVED FOR RECORDING**

Pursuant to Minn. Stat. 508A.10, the attached Application for Certificate of Possessory Title is approved for recording in the Abstract land records.

Wayne D. Anderson, Examiner of Titles

By \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_