

# Removal of Documents from Ramsey County Torrens Certificates of Title

If the document cannot be dropped by the Registrar or removed by Examiner’s Directive, you may need to get a release or deed from the holder of the interest, or a court order in a proceeding subsequent.

[Click here to request a “Delete” Directive.](#)

Document Type	Registrar Will Drop When Issuing a New COT <sup>1</sup> IF:	Request Examiner’s Directive IF:	Applicable Statutes and Caselaw
“Additional Amount After Foreclosure Affidavit” or “Affidavit of Costs”	New COT is issued free of foreclosure documents		Minn. Stat. §580.17
Adverse Claim or Claim of Unregistered Interest recorded by Governmental Agency recorded before 8/1/1997	More than 90 days after recording a Demand for Discharge (with Affidavit of Mailing attached to it) unless Petition to Adjudicate was recorded		Minn. Stat. §508.70, Subds. 3, 4
Adverse Claim or Claim of Unregistered Interest recorded by Non-governmental Agency at any time or by Governmental Agency on or after 8/1/1997	More than 10 years after recording unless Petition, a new statement realleging the facts, or Notice of Lis Pendens was recorded within the 10 years; more than 90 days after recording a Demand for Discharge (with Affidavit of Mailing attached to it) unless Petition to Adjudicate was recorded		Minn. Stat. §508.70, Subds. 2, 4
Agreement, with a specified termination date or termination of events		Document has expired by its terms or by written instrument satisfactory to the EOT.	Minn. Stat. §508.71, Subd. 3 (3)
Agricultural Preserve	Notice of Expiration was recorded, and the expiration date has passed		Minn. Stat. §§40A.11, Subd. 4, and 473H.08
Assignment of Leases and Rents (“ALR”)	ALR is tied to a mortgage that was satisfied or released or has expired	ALR is not readily tied to a satisfied, released or expired mortgage	Minn. Stat. §559.17, Subd. 3.
Association Lien	Satisfaction or Release of the property was recorded	More than 3 years after Notice of Lien was recorded	Minn. Stat. §§515A.3-115(d), 515B.3-116(d)
Attorney’s Lien	More than 1 year after recording unless Notice of Lis Pendens was recorded or the lien was extended by agreement		Minn. Stat. §481.13, Subd. 3
Bankruptcy Documents	Court Order directs Registrar to drop; or bankruptcy debtor is conveying interest, and bankruptcy document shows the property was properly scheduled and is abandoned or exempt. (It’s complex, so contact EOT for guidance.)		
Certificate of Completion for Condo Unit	New COT is issued to someone who is not the transferee of special declarant rights		Minn. Stat. §515A.2-101(c)

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<b>Document Type</b>	<b>Registrar Will Drop When Issuing a New COT<sup>1</sup> IF:</b>	<b>Request Examiner's Directive IF:</b>	<b>Applicable Statutes and Caselaw</b>
Certificate and Request for Notice of Mortgage Foreclosure	Requesting party no longer has record interest in the COT ( <i>Exception: A Request for Notice made by a CIC association will be carried forward if it refers to a lien created by the CIC Declaration solely or in addition to a specific lien of record.</i> )		Minn. Stat. §§508.421 Subd. 1a, 580.032 Subd. 4, 582.032, Subd. 3
Conditional Use Deed reversionary rights; Tax Forfeited Lands conveyed for public purpose		Use restrictions and reverter are nullified the later of January 1, 2015 or 30 years from deed acknowledgment date per §282.01, Subd. 1d(d). (See statute for exceptions.)	Minn. Stat. §282.01
Conditional Use Permit ("CUP")		City releases, and fee owners submit an affidavit requesting deletion and stating that there is no party in possession of the property under an unrecorded deed or contract for deed	Minn. Stat. §§394.301, 462.3595
Conservation Restriction		Upon release by holder of restriction or dominant interest to the holder of the fee title or the servient estate	Minn. Stat. §84.65
Contract for Deed	Deed from vendors to vendees has been recorded; or vendee voluntarily releases its interest by instrument of record	The Notice of Cancellation with proof of service and Seller's Affidavit of Noncompliance have been of record at least 5 years, and a request is received by the owner or another person in interest	Minn. Stat. §508.58, Subd. 5
Correction Document	New COT issued		Minn. Stat. §508.71, Subd. 1a
Covenants, Conditions and Restrictions		More than 30 years after date of instrument creating them (See statute for exceptions.)	Minn. Stat. §500.20, Subd. 2a
CPT Directive		Requires court order to drop	Minn. Stat. §508A.85, Subd. 4
Drainage Lien	Auditor's Certificate of Payment was recorded		Minn. Stat. §103E.621
Easement when both the benefitted and burdened lands are registered lands and are now in common ownership		Request received from owner, joined in by all parties with an interest, plus an affidavit from the owner stating that the easement has terminated by merger and that there are no parties in occupation of the land pursuant to an unrecorded deed or contract for deed from the record owner	
Eminent Domain Notice of Pendency		Upon recording of Notice of Abandonment by petitioner or if Examiner certifies Final Certificate or Quick Take Order to transfer title	Minn. Stat. §§117.065, §508.73

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Federal Tax Lien	Discharge, Release, or Certificate of Non-Attachment was recorded by IRS	More than 10 years and 30 days from date of assessment, and lien has not been rerecorded	26 USC §§6323, 6325
Fixture Financing Statement ("UCC")	More than 5 years after date of recording unless COT evidences bankruptcy of owner; if bankruptcy, then more than 5 years and 60 days. (Continuation Statement extends time to 5 years from termination date of initial financing statement.)		Minn. Stat. §336.9-515
Foreclosure by Action		Foreclosure was legally sufficient	Minn. Stat. §508.58, Subd. 2
Foreclosure by Advertisement		Requires court order from Proceeding Subsequent action to drop	Minn. Stat. §508.58, Subd. 1
Hardship Assistance Tax Deferral		Upon the death of the owner, the sale, transfer, or subdivision of the property or any part thereof; if the property should lose its homestead status for any reason; or if for any reason the taxing authority determines there is no longer a hardship	Minn. Stat. §§435.193-.195
Judgment for Money (If from a divorce, see Marital Lien.) · State court judgments · Federal court judgments <b>not</b> in favor of U.S.	More than 10 years after date of entry of judgment by District Court, unless renewal was recorded on COT, land was released, or a certified copy of a satisfaction from the court file was recorded	The judgment is against either a joint tenant or life tenant who is now deceased, unless the lien attached <i>prior to</i> the recording of the instrument that created the joint tenancy or life estate	Minn. Stat. §§541.04, 508.63; <i>Application of Gau</i> , 230 Minn 235, 41 NW2d 444 (1950).
----- · Federal court judgments in favor of U.S.	----- See above as to release or satisfaction.	----- More than 20 years after the recording of the judgment in abstract, unless renewed	----- 28 USC §3201
Lease	Lease and all options to renew have expired		Minn. Stat. §508.71, Subd. 3(3)
Lis Pendens (Notice of)	More than 10 years after recording unless another NLP was recorded for the same action within those 10 years, (NOTE: The Registrar will not drop NLP on a mechanic's lien upon the recording of a discharge if there are other mechanics' liens on the COT, unless they had expired at the time the NLP was recorded. The Registrar will carry forward the liens and the discharge until <b>all</b> are discharged or satisfied.)	Within 10 years of recording, if court action was dismissed or otherwise finally resolved and the case was closed.	Minn. Stat. §§508.66 and 557.021
Manufactured Home Park - Notice of Sale	An Affidavit of Compliance was recorded		Minn. Stat. §327C.095, Subd. 11
Marital Lien	Satisfaction or Release of the property was recorded	More than 15 years from the maturity of the whole of the debt unless the judgment provides a different means of enforcement	<i>Bakken v. Helgeson</i> , 785 NW2d 791 (Minn. App. 2010)

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Mechanic's Lien	More than 1 year after date of last work unless Notice of Lis Pendens was recorded before the expiration of the year in which the lien could be asserted; or a Release of land or Satisfaction was recorded		Minn. Stat. §514.12, Subd. 3
Medical Assistance Lien or Notice of Claim	Lien or Notice of Claim was recorded more than 1 year after recipient's death, or Release was recorded by Claimant	Affidavit of Survivorship or Affidavit Regarding Homestead was submitted	Minn. Stat. §256B.15
Mortgages	Satisfaction, Release, Certificate of Release, or Certificate of Satisfaction or Release by Assignee was recorded	More than 15 years after maturity date, if ascertainable, and not granted to U.S. or agency of U.S.; if maturity date is not ascertainable, more than 15 years after date of mortgage (If acquired later by U.S. or agency of U.S., see Title Standard No. 25 regarding 6-year period.)	Minn. Stat. §§507.401, Subd. 2, 507.403, 541.03
Non-Consensual Lien <i>(NOTE: Registrar has no duty to accept unless it is accompanied by a court order authorizing the recording, Affidavit of Personal Service or Service by Certified Mail, and the lien statement includes Claimant's address.)</i>		Lien was not accompanied by specific court order authorizing the recording or otherwise authorized by statute	Minn. Stat. §§270C.26, 514.99
Notice of Adverse Claim by Governmental Agency recorded before 8/1/97		Case by case determination	Minn. Stat. §508.70, Subd. 3
Notice of Pendency of Mortgage Foreclosure	Mortgage satisfied or otherwise terminated		Minn. Stat. §§508.57, 580.032, Subd. 3
Old Age Assistance Lien	New COT is issued		Minn. Stat. 256.26 repealed by Session Laws 1973 c. 78 s. 2
Option Agreement	Term of option has expired		Minn. Stat. §508.71, Subd. 3(3)
Order of Commissioner of Natural Resources regarding work in public waters or wetlands		Order was rescinded	Minn. Stat. §§103G.251, 103G.2372
Personal Property Tax Lien		More than 10 years after date of recording unless renewal was recorded	Minn. Stat. §277.20, Subd. 4
Petition in Proceeding Subsequent		Proceeding has terminated	
Private Transfer Fee		Recorded or entered into on or after May 20, 2010 (void); if prior to May 20, 2010, see Minn. Stat. §513.76	Minn. Stat. §§513.74, 513.76
Purchase Agreement	Deed to buyers in Purchase Agreement, or Deed from buyers to fee owner/seller, or Cancellation Agreement signed and acknowledged by all parties to the agreement		

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Racial Restrictions	Void by statute.	If requested by the owner or another person in interest, the Examiner will issue an Examiner's Directive for free and instruct the Registrar to waive the recording fee.	Minn. Stat. §§ 508.71, Subd. 3(3), 507.18
Recital of Tax Sale for Unpaid Real Estate Taxes	New COT is issued		Minn. Stat. §508.25
Request for Notice of Mortgage Foreclosure (See "Certificate and Request for Notice of Mortgage Foreclosure")	Requesting party no longer has record interest in COT <i>Exception: A Request for Notice made by a CIC association will be carried forward if it refers to a lien created by the CIC Declaration solely or in addition to a specific lien of record.</i>		Minn. Stat. §§580.032 Subd. 4, 582.032 Subd. 3, 508.421 Subd. 1a
Religious Restrictions	Void by statute.	If requested by the owner or another person in interest, the Examiner will issue an Examiner's Directive.	Minn. Stat. §§ 508.71, Subd. 3(3), 507.18
Restrictive Covenants		More than 30 years and no renewal, some exceptions	Minn. Stat. 500.20
Special Assessment Agreement	Acknowledged Release was recorded by city	Mutual Consent to Terminate, approved by governing body of the municipality, was recorded	Minn. Stat. §429
Special Assessment Tax Deferral for Seniors, Disabled People or Military Personnel		Sale or transfer of the property or any part thereof	Minn. Stat. §§435.193-.195
State Tax Lien	Release or Satisfaction was recorded	More than 10 years after date of recording unless a renewal was recorded	Minn. Stat. §270C.63, Subd. 9
Tax Assessment Agreement / Minimum Assessment Agreement	Acknowledged Release was recorded by city	Mutual Consent to Terminate, approved by governing body of the municipality, was recorded	Minn. Stat. §469, particularly §469.177, Subd. 8
Time Share Interest / Cancellation of Contract for Conveyance		Contract was terminated	Minn. Stat. §§508.58, Subd. 3, 559
Transfer on Death Deed ("TODD" or "TOD")	Grantor/Owner conveyed property and retained no fee interest; Grantor/Owner records a revocation; Death Certificate of Grantor/Owner recorded with Affidavit of Identity and Survivorship plus Medical Assistance Clearance Certificate		Minn. Stat. §§508.52, 507.071, Subd. 10
UCC Fixture Financing Statement	More than 5 years after date of recording unless COT shows bankruptcy of owner; if bankruptcy, then it must be more than 5 years and 60 days; continuation statement extends time to 5 years from termination date of initial financing statement.		Minn. Stat. §336.9-515

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Underground Storage Tank Affidavit		Removal Affidavit was recorded	Minn. Stat. §§116.48, Subds.6 and 7
Well Sealing Lien	Satisfaction was recorded by Commissioner or Board of Water and Soil Resources		Minn. Stat. §103I.341
Wetland Preservation Area	Notice of expiration was recorded, and expiration date passed		Minn. Stat. §103F.613

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