Application for Registration

Instructions for Completing the Form

This form is a sample. It is intended as a guideline to ensure the statutory requirements of a proper Application are met. The form is not intended as a fill-in-the-blanks document. Substantial revisions will be necessary.

This form is written as if the Applicant is a never-married individual owner. Where that is not the situation, make the appropriate changes by adding spaces, changing verbs, and so on.

Pursuant to Rule 202 Minn. Gen. R. Prac., the Application must be submitted to the Examiner of Titles for approval *before* it is filed with the court. A sample Indorsement page is provided for the Examiner of Titles to use.

After the Application has been approved by the Examiner of Titles, the Applicant must file the Application with the District Court to open a Torrens court file. Then, the Applicant must purchase a certified copy of the Application from the Court Administrator and record that certified copy in the Abstract land records in the county where the land is located. When revising the Application, maintain the space at the top of the form for the County Recorder to use.

Registration of land is complex real estate litigation. Seeking the advice of an attorney experienced in Torrens law is not required, but it is wise. Applicants who choose not to consult an attorney can find the statutes, rules, and instruction guides on-line, free of charge, at the Reviser of Statutes and Examiner of Titles websites.

STATE OF MINNESOTA DISTRICT COURT

COUNTY OF             JUDICIAL DISTRICT

Case type: Torrens

In the Matter of the Application of Court File:

      **APPLICATION**

To Register Title to Certain Land.

***TO THE JUDGES OF THE ABOVE NAMED COURT***:

I hereby make Application to register title to the land described in this Application. 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:

Applicant is       .

Applicant  divorced during the time Applicant had an ownership interest in this land.

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

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

The estate or interest in the Subject Property claimed by Applicant is .

The Subject Property  Applicant’s homestead.

The Subject Property is       .

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

The liens or interests in the Subject Property, recorded or unrecorded, for which Applicant seeks an adjudication to terminate or modify, and the reason to do so:

Any other defects in Applicant’s title and a reason for curing the defect:

Applicant  desire to fix and establish the boundary lines of the Subject Property.

Wherefore Applicant prays the court to find that Applicant has a title in the Subject Property proper for registration, to make and file a decree confirming the same, and to order the Registrar of Titles to register the same, and to grant such other and further relief as shall be according to equity.

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

Signature of Applicant

STATE OF MINNESOTA

COUNTY OF

This Application was signed and sworn to or affirmed before me on       by      .

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

Signature of Notarial Officer

(Seal)

Attorney for Applicant

(name, address, telephone):

**Indorsement by Examiner of Titles**

**Rule 202 Minn. Gen. R. Prac.**

**APPROVED AS TO FORM**

**, EXAMINER OF TITLES**

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