

Ramsey County Torrens Deletions from Certificates of Title

To remove these from Certificates (“CT”):	Registrar will drop if:	Directive required if:	Request a Directive
Additional amount affidavit after foreclosure, §580.17	New CT is issued free of foreclosure documents		
Adverse claim or claim of unregistered interest by non-governmental agency (or by governmental agency and filed on or after 8/1/97)	More than 10 years after filing unless petition or Notice of Lis Pendens has been filed. §508.70, Subd. 2; —or— More than 90 days after filing of a Demand for Discharge unless petition to adjudicate has been filed, §508.70, Subd. 4		
Agricultural preserve	Notice of expiration has been filed and expiration date has passed, §§40A.11 and 473H.08		
Assignment of leases and rents (“ALR”)	Mortgage to which ALR is tied is satisfied, released or has expired, §559.17, Subd. 3	ALR not readily tied to mortgage	Link
Association lien	Satisfaction or release of property filed	More than 3 years after filing of notice of lien, §§515A.3-115(d) and 515B.3-116(d).	Link
Attorney’s lien	More than 1 year after filing unless Notice of Lis Pendens filed or lien extended by agreement, §481.13, Subd. 3		
Certificate of completion for condo unit, §515A.2-101(c)	New CT issued, other than to transferee of special declarant rights		

Certificate and Request for Notice of Mortgage Foreclosure under §580.032, §582.032 or both	<p>Requesting party no longer has record interest in certificate, §§580.032 Subd. 4, 582.032 Subd. 3, 508.421 Subd. 1a</p> <p><i>Exception: request for notice made by a CIC association will be carried if it refers to lien created by CIC Declaration solely or in addition to a specific lien of record</i></p>		
Conditional use permit, §§394.301 and 462.3595		City releases and fee owners submit affidavit requesting deletion stating that there is no party in possession of the property under an unrecorded deed or contract for deed	Link
Conservation restriction		Upon release by holder of restriction or dominant interest to the holder of the fee title or the servient estate, §84.65	Link
Contract for deed	Deed from vendors to vendees filed	<i>(Legislation was introduced in 2015 allowing examiners to delete cancelled CDs when 5 years have elapsed from the date the cancellation was filed. - add hyperlink to Senate File No. 72)</i>	Link
Correction document	New CT issued, §508.71, Subd. 1a		
Covenants, conditions and restrictions		More than 30 years after date of instrument creating them, §500.20 Subd. 2a, (but see exceptions in statute).	Link
CPT directive		Requires court order to drop, §508A.85, Subd. 4	Link
Drainage lien	Auditor's certificate of payment filed, §103E.621		

Easement when benefitted and burdened land are both registered land and are now in common ownership		Request received from owner, joined in by all parties with an interest and affidavit from 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.	Link
Eminent domain notice of pendency		Upon filing of notice of abandonment by petitioner, §117.065, or examiner certifies Final Certificate or Quick Take Order to transfer title, §508.73.	Link
Federal tax lien, 26 USC §6323	Discharge, release of property or certificate of non-attachment filed by IRS, 26 USC §6325	More than 10 years and 30 days from date of assessment and lien has not been refiled	Link
Fixture financing statement	More than 5 years after date of filing unless CT evidences bankruptcy of owner; if bankruptcy, 5 years and 60 days, §336.9-515; continuation statement extends time 5 years from termination date of initial financing statement.		
Hardship assistance tax deferral, §§435.193-.195		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 that there is no longer a hardship	Link

<p>Judgment for money</p> <ul style="list-style-type: none"> State court judgments Federal court judgments not in favor of U.S. <p>-----</p> <ul style="list-style-type: none"> Federal court judgments in favor of the U.S. <p>-----</p> <p><i>(If judgment arose from a marital lien, see marital lien, below.)</i></p>	<p>More than 10 years after date of entry unless renewal filed on CT, §§541.04 and 508.63, land is released, or certified copy of satisfaction from court file is filed.</p> <p>-----</p> <p>See above as to release or satisfaction.</p>	<p>-----</p> <ul style="list-style-type: none"> More than 20 years after filing of abstract of judgment, unless renewed, 28 USC §3201. 	<p>Link</p>
<p>Lease</p>	<p>Lease and all options to renew have expired, §508.421, Subd. 1a.</p>		
<p>Lis Pendens, notice of</p> <p><i>(Do not drop a NLP for a mechanic's lien upon the filing of a discharge if there are other mechanic's liens on the CT unless they had expired at the time the NLP was filed. Carry the liens and the discharge until all are discharged or satisfied.)</i></p>	<p>More than 10 years after filing unless another NLP has been filed in same action within the 10 years, §§557.021 and 508.66</p>	<p>Within 10 years of filing, if court action has been dismissed or otherwise finally resolved and case closed.</p>	<p>Link</p>
<p>Manufactured home park notice of sale</p>	<p>Upon filing of affidavit of compliance, §327C.095, Subd. 11</p>		
<p>Marital lien</p>	<p>Satisfaction or release of property filed</p>	<p>More than 15 years from the maturity of the whole of the debt unless judgment provides a different means of enforcement, <i>Bakken v. Helgeson</i>, 785 NW2d 791 (Minn. App. 2010).</p>	<p>Link</p>
<p>Mechanic's lien</p>	<p>More than 1 year after date of last work unless Notice of Lis Pendens filed before the expiration of the year in which the</p>		

	lien could be asserted, §514.12, Subd. 3, or release of land or satisfaction is filed.		
Medical assistance lien or notice of claim	Lien or notice of claim filed more than 1 year after recipient's death or release filed by claimant, §256B.15	An Affidavit of Survivorship or affidavit regarding homestead is submitted.	Link
Mortgages	Upon the filing of a release or satisfaction, a certificate of satisfaction under §507.401, or a certificate of satisfaction by assignee, §507.403	More than 15 years after maturity date if ascertainable and not granted to U.S. or agency of U.S.; if maturity date not ascertainable, more than 15 years after date of mortgage, §541.03; (if acquired later by U.S. or agency of U.S., see Title Standard No. 25 re: 6-year period).	Link
----- After foreclosure by action		Foreclosure was legally sufficient, §508.58, Subd. 2	
Non-consensual lien <i>(Note that under §514.99 registrar has no duty to accept unless accompanied by court order allowing filing, affidavit of mailing and claimant's address.)</i>		Lien was not accompanied by specific court order authorizing the filing or authorized by specific statute, §§70C.26, 514.99	Link
Notice of adverse claim by governmental agency filed before 8/1/97		Case by case determination, §508.70, Subd. 3	Link
Notice of pendency of mortgage foreclosure, §§508.57 and 580.032, Subd. 3	Mortgage satisfied or otherwise terminated.		
Old age assistance lien	New CT is issued; 1973 Minn. Laws Ch. 78, §1		
Option agreement	Term of option has expired, §508.421, Subd. 1a.		
Order of Commissioner of Natural Resources regarding work in public		Order is rescinded, §§103G.251 and 103G.2372	Link

waters or wetlands			
Personal property tax lien		More than 10 years after date of filing unless renewal has been filed, §277.20, Subd. 4	Link
Petition in Proceeding Subsequent		Proceeding has terminated. (Examiner will review file and make determination.)	Link
Private transfer fee		Filed or entered into on or after May 20, 2010 (void per §513.74) or if prior to that date, see §513.76	Link
Recital of tax sale for unpaid real estate taxes	New CT issued; §508.25		
Request for Notice of Mortgage Foreclosure, §580.032 <i>See Certificate and Request for Notice of Mortgage Foreclosure, above</i>	Requesting party no longer has record interest in certificate, §§580.032 Subd. 4, 582.032 Subd. 3, 508.421 Subd. 1a <i>Exception: request for notice made by a CIC association will be carried if it refers to lien created by CIC Declaration solely or in addition to a specific lien of record</i>		
Special assessment tax deferral for seniors, disabled or military personnel, §§435.193-.195		Sale or transfer of the property or any part thereof	Link
State tax lien	Release of land or satisfaction is filed.	More than 10 years after date of filing unless renewal has been filed, §270C.63, Subd. 9	Link

<p>Tax assessment agreement Minimum assessment agreement under Ch. 469</p> <p>Special assessment agreement under Ch. 429</p>	<p>Acknowledged release is filed by city</p>	<p>Upon filing of mutual consent to terminate approved by governing body of the municipality, §469.177, Subd. 8</p>	<p>Link</p>
<p>Time share interest, cancellation of contract for conveyance</p>		<p>Contract has been terminated under Minn. Stat. Ch. 559, §508.58</p>	<p>Link</p>
<p>Transfer on death deed</p>	<p>Grantor conveys property and retains no fee interest, §508.52</p>		<p>Link</p>
<p>Underground storage tank affidavit; §116.48, Subd. 6</p>		<p>Removal affidavit filed; §116.48, Subd. 7</p>	<p>Link</p>
<p>Well sealing lien</p>	<p>Satisfaction is filed by Commissioner or Board of Water and Soil Resources, §103I.341</p>		
<p>Wetland preservation area</p>	<p>Notice of expiration has been filed and expiration date has passed, §103F.613</p>		