STATE OF MINNESOTA DISTRICT COURT

COUNTY OF \_\_\_\_\_ \_\_\_\_\_ JUDICIAL DISTRICT

 Case Type: Torrens

In the Matter of the Application of Court File:

     , **ORDER AND DECREE**

 **OF REGISTRATION**

to Register Title to Certain Land

 The above-entitled matter came on for hearing in the      County Courthouse in the City of      . The Court, having duly considered the Application, the Report of Examiner and the evidence adduced by the Applicant, makes the following:

**FINDINGS OF FACT**

The lands being registered in this action (the “Subject Property”) are legally described as:

The facts stated in the Report of Examiner are true and correct.

All of the defendants recommended in the Report of Examiner have been served with the Summons or have consented to the registration.

No Answer has been filed nor appearance made by any defendant, except      .

The statements in the Application, Certificate of Default and Non-Military Status, and Certificate of Evidentiary Facts Required by the Report of Examiner are true and correct.

Applicant is 18 years of age or older, under no legal incapacity, and not married. The Subject Property is occupied by Applicant as homestead. There are no visible encroachments upon the Subject Property.

*[adverse possession cases, include this paragraph]* To the extent Applicant does not have good record title to the Subject Property, Applicant has actually occupied the Subject Property in a manner that was open, notorious, exclusive, continuous and hostile for at least 15 years and has paid the taxes thereon for at least five consecutive years.

*[reformation cases, include this paragraph*] The instrument recorded as Doc. No.       does not reflect the parties’ true intent. The parties true intent was      .

According to the last official assessment thereof, the market value of the Subject Property, exclusive of improvements, was:

 PID:      Value: $

From the foregoing Findings of Fact, the Court makes the following:

**CONCLUSIONS OF LAW**

The Court has *in rem* jurisdiction over the land, personal jurisdiction over all the Defendants, and subject matter jurisdiction to determine the location of the boundaries of the Subject Property.

All necessary parties have been properly served. All defendants are in default except those whose appearances are noted above; and as to those, their appearance does not prevent entry of this Order.

The opinion on title expressed in the Report of Examiner is correct.

None of the defendants have any interest in the Subject Property, except as provided in the Report of Examiner.

*[adverse possession cases]* Applicant has established title to the Subject Property by adverse possession.

*[reformation cases]* The instrument recorded as Doc. No.       should be reformed to reflect the parties’ true intent.

From the foregoing Findings of Fact and Conclusions of Law, the Court makes the following:

**ORDER AND DECREE OF REGISTRATION**

NOW THEREFORE, it is ordered, adjudged and decreed as follows:

The Subject Property is brought under the provisions of Minnesota Statutes Chapter 508, and title thereto is confirmed and registered as provided in said Act.

      whose address is      the owner in fee simple of the Subject Property.

The Registrar of Titles shall issue a First Certificate of Title in the name of      , whose marital status is      , for lands legally described as:

The Registrar of Titles shall show the following recitals on the First Certificate of Title:

Subject to any rights or encumbrances which may be subsisting as specified in Minnesota Statutes, Section 508.25.

Subject to (*insert estates, mortgages, easements, lines, attachments and other encumbrances including spousal rights that were recorded in abstract using abstract numbers, listed in order of their respective priority)*

The Registrar of Titles shall show the following memorials on the First Certificate of Title:

*(insert estates, mortgages, easements, lines, attachments and other encumbrances including spousal rights that were recorded in both Abstract and Torrens that will appear as memorials using the Torrens document number, listed to show their respective priority)*

*[in reformation cases]*  The Registrar of Titles shall show in the comment to the memorial that Doc. No.       has been reformed to     .

*[for combined parcel cases]* The Registrar of Titles shall cancel the newly created First Certificate of Title and also cancel Certificate of Title No.      and enter one new Certificate of Title in the name of      , whose marital status is      , for all the lands shown on both Certificates of Title, carrying forward all outstanding recitals and memorials now appearing on either Certificate of Title but omitting the memorial of this Order and Decree of Registration.

The mailing address for property tax statements is:

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

Judge of District Court

The foregoing facts were found by me after hearing

and entry of the ORDER AND DECREE

OF REGISTRATION is recommended.

**EXAMINER OF TITLES**

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