IN PROCEEDINGS SUBSEQUENT TO INITIAL REGISTRATION OF LAND

STATE OF MINNESOTA DISTRICT COURT

COUNTY OF RAMSEY SECOND JUDICIAL DISTRICT

Case Type: Other Civil - Torrens

In the Matter of the Petition of

Court File No. 62-CV-

     ,

**PETITION**

for a new certificate of title following

cancellation of contract for deed

*TO THE HONORABLE JUDGES OF THE DISTRICT COURT OF RAMSEY COUNTY:*

Comes now the Petitioner and shows the Court as follows:

1.

There is outstanding in the office of the Registrar of Titles of Ramsey County Certificate of Title No.      , entered on       in the name(s) of      , for land legally described as follows:

(hereinafter “the Subject Property”), which is subject to recitals and memorials as shown thereon.

2.

The Subject Property was sold on a Contract for Deed recorded as Doc. No.       to Buyers named       *[insert buyers’ names]* (hereinafter “Buyers”). The Contract for Deed was cancelled as shown by the Notice of Cancellation and affidavits recorded as Doc. No.       and the time to cure the default has expired. Buyers did not cure.

3.

The Subject Property is not “agricultural property” as defined in Minn. Stat. § 583.22, Subd. 2, which would be subject to the provisions of the farmer-lender mediation act. No bankruptcy proceedings have been instituted by or against Buyers through the end of the reinstatement period. *[Note to drafter: If Buyers have filed for bankruptcy, call the Examiner of Titles before proceeding further].*

4.

Buyers were not in the military service of the United States at the time of the service of the Notice of Cancellation upon them nor for 12 months prior to the date of service nor for 60 days thereafter*.*

5.

The Subject Property is occupied by       *[insert names of occupants].* Additional information Petitioner wishes to state (if any):      .

***WHEREFORE*** Petitioner prays for an Order of this Court as follows:

Upon the recording of a certified copy of this Order issued in Court File No.       on Certificate of Title No.      , the Registrar of Titles shall cancel Certificate of Title No.       and issue a new certificate of title in the same name, in the same tenancy and marital status, for the same lands, carrying forward all recitals and active memorials now appearing thereon but omitting the memorials of Doc. Nos.       and       and the memorial of this Order.

Respectfully submitted this       day of

      *[Law firm name]*

By

Petitioner or Attorney for Petitioner

(*Insert verification block for notarized client signature – same as civil complaint.)*