IN PROCEEDINGS SUBSEQUENT TO INITIAL REGISTRATION OF LAND

STATE OF MINNESOTA DISTRICT COURT

COUNTY OF RAMSEY SECOND JUDICIAL DISTRICT

Case Type: Torrens

In the Matter of the Petition of Court File No.

 **PETITION**

for a new certificate of title

following fulfillment 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       *[insert buyers’ names]* (hereinafter “Buyers”) as .

3.

The Contract for Deed has been paid in full, but the Seller has failed to deliver a recordable deed conveying to Buyers the title to the Subject Property.

4.

There are no delinquent taxes on the Subject Property. The Subject Property is occupied by       *[insert name(s) of occupant(s)].*  Buyers marital status is: .

5.

The mailing address for future property tax statements should be:

6.

Additional information Petitioner wishes to state (assignment, death, etc.) 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 for the same lands in the name(s) of

*[insert name(s, marital status and tenancy of Buyer(s)],* carrying forward all recitals and active memorials now appearing thereon.

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.)