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 may be necessary to fit the specific facts of your case.

 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 of the County Recorder.

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 website for Ramsey County.

STATE OF MINNESOTA DISTRICT COURT

COUNTY OF RAMSEY SECOND JUDICIAL DISTRICT

Case type: Torrens

Court File:

In the Matter of the Application of

**APPLICATION FOR INITIAL REGISTRATION**

To Register Title to Certain Land.

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

Applicant hereby applies to register title to the land described in this Application. The person signing this Application is

 [ ]  the Applicant, a natural person

 [ ]  a natural person authorized to sign for the Applicant, a business entity or trust

 [ ]  a Minnesota attorney representing the Applicant

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:

Natural Persons

Applicant [ ]  is not married [ ]  is married to      .

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

 [ ]  a minor or person under guardianship/conservatorship in

 in court file

 and Letters of Guardianship recorded as Doc. No.

Applicant [ ]  was not divorced during the time Applicant had an ownership interest in this land except       *[if divorced, list state, county, court file number, date of divorce and former spouse’s name; if none, state “none”]*.

Business Entities

Applicant is a       *[type of business entity, e.g. corporation]* formed under the laws of the state of       *[state of organization].* Applicant is active and in good standing with its principal place of business at:

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

The estate or interest in the Subject Property claimed by Applicant is [ ]  fee simple [ ]  easement.

The Subject Property [ ]  is [ ]  is not Applicant’s homestead.

The Subject Property is [ ]  vacant [ ]  occupied by      .

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 [ ]  does [ ]  does not 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 )

 ) ss

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

WAYNE D. ANDERSON, EXAMINER OF TITLES

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