

CHAPTER 508

CONVEYANCING, REGISTRATION

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508.08 APPLICATION, CONTENTS.

Subdivision 1. **Adjacent land; common owner.** Any number of adjoining tracts of land in the same county and owned by the same person and in the same right, or any number of tracts of land in the same county having the same chain of title, and belonging to the same person, may be included in one application. When approved by the examiner of titles, nonadjoining tracts of land owned by the same person or persons in the same right having different chains of title may be included in one application.

Subd. 2. **Adjacent land; common title defect.** When approved by the examiner of titles, owners of adjacent tracts of land which have a common title defect may join in one application to register the title to their individual tracts. The application must list separately all of the information required by section 508.06 for the owner or owners of each of the tracts included in the application.

History: 1987 c 4 s 1

508.25 RIGHTS OF PERSON HOLDING CERTIFICATE OF TITLE.

Every person receiving a certificate of title pursuant to a decree of registration and every subsequent purchaser of registered land who receives a certificate of title in good faith and for a valuable consideration shall hold it free from all encumbrances and adverse claims, excepting only the estates, mortgages, liens, charges, and interests as may be noted in the last certificate of title in the office of the registrar, and also excepting any of the following rights or encumbrances subsisting against it, if any:

(1) Liens, claims, or rights arising or existing under the laws or the constitution of the United States, which this state cannot require to appear of record;

(2) The lien of any real property tax or special assessment for which the land has not been sold at the date of the certificate of title;

(3) Any lease for a period not exceeding three years when there is actual occupation of the premises thereunder;

(4) All rights in public highways upon the land;

(5) The right of appeal, or right to appear and contest the application, as is allowed by this chapter;

(6) The rights of any person in possession under deed or contract for deed from the owner of the certificate of title;

(7) Any outstanding mechanics lien rights which may exist under sections 514.01 to 514.17.

(8) Liens or judgments, notwithstanding section 508.63, arising under the laws of this state for the nonpayment of any amounts due under chapter 268 or any tax administered by the commissioner of revenue.

History: 1987 c 385 s 49

508.405 TRANSFER OF OWNER'S DUPLICATE.

Subdivision 1. **Transfer.** Any lender, title company, or person other than the fee simple owner or county registrar holding an owner's duplicate certificate of title to Minnesota real estate shall transfer the owner's duplicate certificate of title to the fee simple owner of the real estate to which the duplicate certificate pertains before August 1, 1987. After August 1, 1987, no person other than the fee simple owner or county

registrar may hold an owner's duplicate certificate of title except for settlement processing.

Subd. 2. Penalties. If any holder fails to comply with the requirements of subdivision 1, the registered owner may apply to the district court for an order directing the holder withholding the duplicate certificate of title to surrender it at the expense of the holder.

History: 1987 c 336 s 44