

MSBA Real Property Title Standards

Table of Contents	New one sent in 2009	11/14/2009
	Third Page Only	11/13/2010
	New one in 2012 updates, sent April 2013	11/14/2012
STANDARD	TITLE/SUBJECT	Revised Date
No. 1	Names Sounding the Same - Idem Sonans	6/22/2001
No. 2	Omission of Middle Name or Initial	
No. 3	Use of Initial or Full Name for First or Middle Name	6/28/1946
No. 4	Variance of First Name or Middle Name...	7/26/1963
No. 5	Abbreviations and Nicknames	
No. 6	Variations in Corporate Names	6/29/1984
No. 7	Non-Joiner of Spouse	6/26/1992
No. 8	Marital Status of Grantor-Deed of "Widow" or "Widower"	
No. 9	Marital Status of Grantor-No Prior Marriage Shown	
No. 10	Marital Status of Grantor-Prior Marriage of "Widow"...	
No. 11	Marital Status of Grantor-Prior Marriage of Person...	11/15/2013
No. 12	Marital Status of Grantor-Deed by "Divorced" Grantor	6/26/1992
No. 13	Federal Patents - Necessity For	11/15/2008
No. 13A	Indian Titles (sent a new one 06/27/09)	6/21/1996
No. 14	Conveyance of a Stranger Into the Chain of Title	6/28/2002
No. 15	Stray Conveyances-Stranger Joining w/ Record Owner	6/28/2002
No. 16	Stray Conveyances-Stranger to Stranger	6/28/2002
No. 17	Deeds Recorded after Grantor's Death	
No. 18	Re-Entry and Reverter-Who May Release	6/12/1987
No. 19	Expired Forfeiture Provisions-Discharge by Time Limit	
No. 20	Creation of a Joint Tenancy	6/22/1979
No. 21	Severance of a Joint Tenancy	6/14/1991
No. 22	Affidavits as to Evidentiary Facts	6/15/1973
No. 23	Will Admitted but no Decree or Conveyance-Passage...	6/29/1984
No. 24	Finality of a Decree of Distribution-Decree Contrary...	6/29/1984
No. 25	Unsatisfied Mortgages-Old Mortgages	11/13/2010
(2 pages)		
No. 26	Unfulfilled Contract for Deed Old Contracts for Deed	6/14/1991
No. 27	Cancellation of a Contract - Marketability of Title	6/12/1987
No. 28	Leases - Notice - Old Leases	
No. 29	<i>Bankruptcy Searches-Unused</i>	6/26/1992
No. 30	<i>Claims Under Federal Laws-Federal Liens-Unused</i>	6/20/1952
No. 31	Identity of Taxpayer-Tax Paid by Stranger	6/29/1990
No. 32	<i>Unused</i>	7/26/1963
No. 33	Filing Evidence of Legal Existence & Continuance of Entities	11/15/2008
No. 33A	Conveyances from Religious Corp. under MN.Stat.CH. 315	6/26/1998
No. 34	Deed by Person who Owns both the Fee and Mortgage	6/28/1946
No. 35	Effect of Bankruptcy on Judgments to Nonexempt Prop.	6/16/1989
(2 pages)		

MSBA Real Property Title Standards

No. 35A	Effect of Bankruptcy Petitions Filed On or After 10/01/79..	6/29/1990
STANDARD	TITLE/SUBJECT	Revised Date
No. 36	Deeds by Mortgagor to Mortgagee in Lieu of Foreclosure	7/26/1963
No. 37	Instruments Recorded Outside the Line of Search	11/15/2008
No. 38	Irregularities in Foreclosure by Advertisement	11/14/2009
No. 38a	Irregularities in Foreclosure By Action	11/14/2009
No. 39	Recording Probate Sale Papers-Sales Over 5 Years Old	11/15/2008
No. 40	<i>Fifty Year Statue of Limitation-Stale Claims</i>	<i>Repealed</i>
No. 41	Satisfaction by One of Several Mortgagees or Assignees	6/25/1993
No. 42	Discharge of Lis Pendens-Effect	11/14/2012
No. 43	Variances between Dates in the Body of the Instrument...	11/14/2012
No. 44	Acknowledgments-Omission of Recital of Marital Status	11/14/2012
No. 45	Tax Titles	11/14/2012
No. 46	Tax Sales-When to Disregard	6/12/1987
No. 47	Attachments	6/17/1988
No. 48	Property Distributed to a Trustee-Testamentary Trusts	6/14/1991
No. 49	Omission of Expiration of a Notarial Commission	
No. 50	Judgments in Mechanics Lien and Mortgage Foreclosures..	7/26/1963
No. 51	Marriage of a Minor-Effect on Incapacity	6/23/1967
No. 52	Part A & B	6/29/1984
No. 53	Conduit Deeds	
No. 54	Changes of Name by Marriage	6/21/1996
No. 55	Abstract-Reports of Powers of Sale	6/24/1994
No. 56	Judgment Quieting Title-Disregarding Defects Not Jurisdic..	
No. 57	Vacated Streets and Alleys	6/12/1987
No. 58	Assignment, Release or Satisfaction of Rerecorded...	6/21/1996
No. 59	Corporate Deeds Lacking Corporate Signature	6/17/1988
No. 60	Amended 50 Years Standard	7/26/1963
No. 61	40 Year Standard	11/15/2008
No. 62	Joint-Tenancy Deed Naming Only One Grantee	6/24/1949
No. 63	Corporate Seal-Effect of Absence or Improper Form	6/24/1949
No. 64	Plats-Discrepancy in Name	11/15/2008
No. 65	Marital Relationship-Once Shown, Continuance Presumed	6/24/1949
No. 66	Joint Tenancy-When Severed by Bankruptcy	6/20/1980
No. 67	Acknowledgements-When Counties of Venue.....Differ	6/24/1949
No. 68	Racial Restrictions-Forfeiture for Violations	6/14/1991
No. 69	Gift and Death Tax Liens	6/24/1983
No. 70	Public Assistance Liens	6/23/2006
(2 pages)		
No. 71	Publication in Title Action	6/15/1973
No. 72	Effect of Contract for Deed on joint Tenancy	6/23/2000
No. 73	<i>Abstracts-Unused</i>	
No. 74	Application of Soldiers and Sailors Civil Relief Act...	6/22/1956

MSBA Real Property Title Standards

No. 75	<i>Federal Tax Lien Searches in Connection... - Unused</i>	
No. 76	Contract for Deed, Transfer of Seller's or Purchaser's	6/28/2002
No. 77	Stranger Appearing in Notice of Mechanic's Lien Claim...	
STANDARD	TITLE/SUBJECT	Revised Date
No. 78	Conveyance to an Estate or Representative....	6/23/2000
No. 79	Limited Partnerships-Acquiring and Conveying RP	6/17/2005
No. 80 (2 pages)	Identity of General Partnerships	6/23/2006
No. 81	Effect of Certain Joinders in Plats and Declarations	6/24/1966
No. 82	Required Searches (5 pages) Page 4 only	11/14/2009 11/13/2011
No. 83	Effect of Proceedings Under Chapters XI and XII....	6/20/1980
No. 84 (2 pages)	Disposition of Real Property Interests in MN Divorce...	11/14/2012
No. 84A	Decrees of Divorce or Dissolution of Marriage	11/14/2012
No. 85	Non-Identity of Tax Lien	6/23/1967
No. 86	Certain Recitals Not To Constitute Constructive Notice	6/23/1967
No. 87	Conveyances-Dissolution of Business or Prof. Corp.	7/2/1999
No. 88	Minimum Requirements for Planned Communities	7/2/1999
No. 89	Conveyance From Surviving Joint Tenancy	6/22/2001
No. 90	Liens Against Contract for Deed Sellers	11/14/2009
No. 91	Recital of Restrictions by Reference to Prior Instrument	6/16/1989
No. 91A	Validity of Covenants, Conditions or Restrictions...	11/15/2013
No. 92	Effect of Judgment and Decree Entered in a Divorce...	6/23/1995
No. 93	<i>Real Estate Transactions w/Persons Committed...-Unused</i>	6/18/1971
No. 94 (2 pages)	Required Evidence of Title Under the MN Common...	6/28/2002
No. 95	Foreclosure of Mortgage of Individual Condominium Unit	7/2/1999
No. 96	Access to Condominium Apartments	6/28/1974
No. 97	Dimension of Auditor's Subdivision Lot	6/28/1974
No. 98	Stray Instruments Involving Prior Owners	6/28/1974
No. 99	Conditions Precedent to Foreclosure of a Mortgage...	6/24/1983
No. 100	Aliens, Interest in Land	6/20/1980
No. 101	Federal Estate Tax Liens	6/23/1995
No. 102	<i>Condominium Instruments-Unused</i>	
No. 103	Service of Notice of Mortgage Foreclosure Sale by Advert.	6/29/1984
No. 104	Required Service of Notice in Foreclosure by Advertisement	6/16/1989
No. 105	Conditions Precedent to Cancellation of a Contract for ...	6/27/1986
No. 106	Conveyance by Grantee Named as 'Trustee'	6/12/1987
No. 107	Attorney's Liens	6/20/2003
No. 108	Payment of Mortgage Registration Tax as a Condition...	6/16/1989
No. 109	Lack of Supporting Affidavit by Attorney-In-Fact...	11/13/2010
No. 110	Patents-Exclusion of Mineral Lands (no date change, 11/13/10)	6/23/1995
No. 111	Conveyances by Attorneys-In-Fact-Gift Limitations	6/26/1998

MSBA Real Property Title Standards

No. 112	Conveyances by a Guardian of a Minor	6/22/2001
No. 113	Mortgage Satisfaction By Assignee	6/11/2004
No. 114	Liens Contained in Probate Court or Dissolution Judgements	11/5/2011
No. 115	Private Transfer Fee Obligations	11/14/2012
No. 116	Liens Against Deceased Joint Tenant or Life Tenant	11/14/2012
Supplemental Authority (16 pages)		11/8/1995
STANDARD	TITLE/SUBJECT	Revised Date
Curative Acts	(9 pages)	
The White Pages	Cover	11/13/2010
Table of Contents	I	11/14/2009
	II	11/13/2010
	III & IV	11/15/2013
	V	11/14/2012
CHAPTER I	Instruments Required to Transfer Title to Real Property	Revised Date
I-A-1 through I-A-2	Statutory Requirements Applicable to all Deeds...	6/14/2008
I-A-3 through I-A-5	13. Agricultural Real Property	11/1/2007
I-B-1 through I-B-5	Conveyances by Individuals	6/28/2007
I-C-1	Deeds Pursuant to Powers of Attorney	9/16/2000
I-C-2		11/5/2011
I-D-1 through I-D-9	Deeds from Corporations	6/19/2003
I-D-10 through I-D-15		6/28/2002
I-E-1 through I-E-3	Deeds from Partnerships	2/21/2003
I-E-4		5/1/2005
I-F-1 through I-F-10	Probate Deeds	2/21/2003
I-F-11 through I-F-11		6/1/2006
I-F-12 through I-F-14		6/23/2006
I-G-1	Guardian's or Conservator's Deeds	6/11/2004
I-G-2 through I-G-3		6/23/2006
I-G-4 through I-G-5		6/28/2007
I-H-1 through I-H-3	Trustee's Deeds	6/11/2004
I-I-1	Receiver's Deeds	11/15/2013
I-J-1	Bankruptcy Transfers	11/14/2012
I-J-2		11/14/2012
I-J-3 through I-J-4		11/14/2012
I-J-5 through I-J-8		11/14/2012
I-K-1	Deeds through Foreclosure of Mechanic's Lien	6/11/2004
I-L-1	Deed After Sale on Execution of Judgment	6/27/2009
I-M-1	Deed through Partition Proceedings	6/11/2004
I-N-1 through I-N-3	Deed through Foreclosure of Mortgage by Advertisement	11/14/2009
I-O-1	Deed through Foreclosure of Mortgage by Action	6/11/2004
I-P-1	Deed from Party Redeeming After Foreclosure Sale	6/27/2009
I-Q-1	Deed After Voluntary Foreclosure	6/27/2009
I-R-1 through I-R-4	Transfers of Registered Property...	6/11/2004
I-S-1 through I-S-2	Conveyances of Seller's Interest under a Contract for Deed	11/14/2012

MSBA Real Property Title Standards

I-T-1	Conveyance of Disclaimed Property	11/14/2012
I-T-2	(Removed 2012)	11/14/2012
I-U-1	Deed From Condemning Authority	6/27/2009
I-V-1 through I-V-2	Deed from Beneficiary of Transfer on Death Deed	11/13/2010
II-A-1	Mortgage When There has been No Foreclosure Sale	11/14/2012
II-B-1 through II-B-2	Mechanic's Lien	5/1/2005
II-C-1	Lien created by Judgement for Money	11/15/2013
II-D-1	Execution Sale	5/1/2005
II-E-1	real Estate Taxes	5/1/2005
II-F-1	Ditch Lien	5/1/2005
CHAPTER II	Instruments Required to Remove Encumbrances	Revised Date
II-G-1	Attachment Under Writ of Attachment	5/1/2005
II-H-1	Notice of Lis Pendens	5/1/2005
II-I-1	Notice of Federal Tax Lien	5/1/2005
II-J-1	Notice of State Tax Lien Pursuant to MN Stat.270.69	11/14/2009
II-K-1	Medical Assistance Claims	6/23/2006
II-L-1	Assignment of Rents and Profits When There Has Been No Fore	11/14/2012
CHAPTER III	Methods Suggested for Clearing Objections to Title	Revised Date
III-A-1 through III-A-4	Abstract Property	6/23/2006
III-B-1	Registered Property	1/1/1991