

NOVAK LAW, PLLC

1224 Oak St., P.O. Box 39
Wabasso, MN 56293
507-342-5181

January 08, 2026

TO ALL INTERESTED PARTIES:

Enclosed are a Redwood County Examiner of Titles fee schedule and a memo regarding which issues need to be addressed by the Examiner of Titles. This fee schedule will go into effect January 1, 2026. In order to record any of the documents shown on the attached title or deal with the other issues, it will be necessary to pay the appropriate fee to Novak Law, PLLC, as the Redwood County Examiner of Titles.

Please feel free to contact me if you have any questions.

Sincerely,

Matt Novak, Redwood County
Examiner of Titles

MBN:sjf
Enc.

REDWOOD COUNTY EXAMINER OF TITLES FEES:

Prepare and issue Examiner's Certificate or approve Transfer (includes trust, probate, dissolution, bankruptcy And power of attorney	\$125.00
Research, prepare, and issue Examiner's Directive	\$200.00/hour
Prepare Formal Examiner's Report to the Court	\$500.00 minimum, \$200/hour for preparation
Consultation with Registrar of Titles and Staff	\$100.00/hour

REDWOOD COUNTY EXAMINER OF TITLES

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From: Matt Novak, Examiner of Titles

Date: January 02, 2026

The following is intended to assist with the administration of the Torrens system. Please contact me if you have any questions.

I. Examiner's approval and Certification Prior to Recording is Needed for all Title Transfers, Including Some Liens (generally not mortgages), Easements, Platting, etc., Which Involve any of the Following:

- ! Trust documents **508.62** (Only for Title Transfer; Not for Mortgages or Other Liens)
- ! Probate documents (PR's Deed or Decree) **508.69**
- ! Guardian or Conservator's Documents **508.69**
- ! Religious Corporation Documents (excluding non-profit corporation)
- ! POA's and Affidavit by Attorney-in-Fact

II. Examiner's Directives

- ! To alter names, marital status, state of incorporation, etc. **508.71, Subd.3**
- ! To transfer the certificate to the purchaser of tax title (if 10 years since filling of Auditor's Certificate of Forfeiture, sale or State Assignment Certification) **508.67, Subd. 2**
- ! After the vacation of a street or alley - to add the accruing portion to the certificate **508.73, Subd. 2**
- ! Condo documents - CIC's type condos **508.351**
- ! TO drop old documents which have expired by their terms or are prohibited by **508.71, Subd 3**
- ! After mortgage foreclosure by action **508.58, Subd.2**
- ! Plat or RLS corrections - May require a Proceedings Subsequent
- ! Where the Divorce Decree or Summary Real Estate Disposition Judgement is being used to transfer title **508.59**
- ! After eminent domain proceedings **508.73**
- ! To drop radical restrictions **508.71, Subd. 3**
- ! To drop easements or restrictions which may appear on the Certificate of Title, but do not affect the title shown on the Certificate
- ! To drop documents related to the Cancellation of a Contract for Deed where the Notice of Cancellation has been of record for five (5) years, **508.58, Subd. 5**

III. Proceedings Subsequent (District Court Action)

- ! After cancellations of Contract for Deed, if the Notice of Cancellation has been of record less than five (5) years
- ! After mortgage foreclosure by advertisement **508.58, Subd. 1**
- ! Tax title less than 10 years old **508.67, Subd. 2**
- ! To reform the certificate of title or documents (to remove or add anything not specified under directive statutes)
- ! To Transfer title to a buyer under a Contract for Deed where the contract is paid off, but no deed forthcoming

- ! To determine or adjust (only if RLS is not available) boundaries **508.671**
- ! After Mechanic's Lien or judgement foreclosures
- ! After a named corporation is dissolved and three years have passed or dissolution of any other entity shown as the registered owner
- ! Lost deed or other instrument where only a copy is available
- ! To determine adverse claims
- ! Any other change to the Certificate the Examiner doesn't feel comfortable in directing without a Court Hearing.

IV. Items You May Wish to Discuss With the Examiner

- ! Foreign notaries
- ! Blanket or not well-defined easements
- ! X by his/her mark
- ! Appointment of corporate agent to sign documents
- ! Whether to continue Divorce Decree on new Certificate (if lien)
- ! Dropping old judgements, federal tax liens, Mechanic's Liens
- ! Items expiring by their own terms (lease, options to purchase, etc.)
- ! Foreign decrees
- ! Alterations to documents
- ! Date only on acknowledgment
- ! Use of AKA's as grantors or grantees
- ! Affidavit of Merger, Easement and subsequent property acquired by the same owner
- ! Owner redemption from Mortgage or other Lien Foreclosure Sale
- ! Registrar's correction document for clerical errors - only if it may adversely affect the interest of a party (**See: 508.71(1a)**)
- ! Appeal to Examiner from Registrar's rejection (**See: 508.321**)
- ! Notices of Adverse Claim
- ! Registered Land Surveys
- ! Lot of Parcel Splits