

SOUTHEAST MINNESOTA PREP CHAPTER



Meeting Minutes ~ February 12, 2009

**Meeting called to order at 10:10 by Dan Ziebell
Hosted by Pam Hameister ~ Olmsted County**

November Minutes approved

Attendees:

See attached list

E Well Update:

Title companies and attorney offices throughout the state will begin testing the system in February. No information yet as to testing in our area.

Paul Finseth, Attorney ~ Dunlap & Seeger Law Office / Title Services ~ MN State Bar Association Legislative Committee:

Paul updated those in attendance with information on the upcoming bar association legislative agenda. There are a couple bills regarding mortgage foreclosures and one regarding possible recording fee increase to fund a program to assist homeowners facing foreclosure. He did not feel the bill for the increase would have much support.

The Clearance Certificate that would accompany the Affidavit of Survivorship (in regards to the TODD) must be recorded with the Affidavit as one document for \$46.00. The Clearance Certificate must contain the legal description per the statute. The clearance certificate can be presented without the Affidavit of Survivorship and would be subject to the additional \$46.00 recording fee. The legislative committee is looking at uniform documents to be used.

Torrens Boot Camp ~ Pam Hameister / Olmsted County Recordors Office:

The Minnesota Recordors Association has a committee to assist the county recordors with Torrens property. At their recent conference they had a session on Torrens and Pam stated some good basic information was shared that she felt should be passed on to our Prep group. See the attached information to the email with these minutes. And, as always, if you have a question regarding Torrens property, don't hesitate to call the specific county with your question.

Notary Information ~ Joan Boesen / Olmsted County Vital Records:

Joan serves on a special study group with the state regarding notary republics. It is the Notary's obligation to verify that dates match and has viewed photo identification when notarizing a document. The Secretary of State Website has information regarding the duties of a Notary Public. When someone applies to become a notary with the state, a brochure is mailed to them regarding the responsibilities of a notary. Notary verification is also on the Secretary of State website to check the status of a notary. There is legislation to increase the notary fee to \$5.00 if the bill passes. In Olmsted County, the Vital Records office will notarize certain documents for the public. They will not notarize any real estate documents. See attached list to the email with these minutes.

County Recorder Updates:

Winona ~ LandShark is closer to be up and running. Recorder's office has a 24 hour turn around time on tract searches and E&O's. Land sales have been stable. County is looking at legislation for a 4 day work week. Bob noted that "internet" lenders were 45% of their foreclosures.

Freeborn ~ They are having issues with getting LandShark up and running. Hoping to have those resolved by this fall. Kelly updated the group on the reports of footsteps being heard after hours in the courthouse and possible ghost in the clock tower!

Dodge ~ Their large tract index books are imaged and waiting for microfilm to be converted by 2010.

Houston ~ Also issues with LandShark and hope to have up and running this year. Noted that numerous documents being rejected due to errors. (no notary stamp, incorrect county or state where notarized, signatures missing)

Olmsted ~ A credit card system has been made available for those occasional users of LandShark. Contact Wend VonWald for more information. Recently they installed Landlink (a web based system) on staff PC's for testing. Eventually the transition will include the public viewing area PC's. They are working to remove systems off the AS/400.

If you have documents required to be walked, the specific walk through form is no longer needed. Note "walk" on your recording slip. There was discussion on how probate documents were now being tracked to land. See letter attached to the email with these minutes.

Fillmore ~ Waiting for images so they can go online.

Next meeting:

The next SE MN Prep Meeting will be hosted by Ziebell Law Office and Dodge County on May 20th at 10:00 a.m. Meeting location to be determined.

Email topic suggestions to susan.kramer@burnetttitle.com

Meeting adjourned.

Susan Kramer
Secretary / SE MN Prep Chapter

Attendees:

Dan Ziebell – Ziebell Law	Susan Schwebach – Houston County
Susan Phillips – Fillmore County	Kelly Callahan – Freeborn County
Sue Alberts – Dodge County	Sherry Kruckeberg – Steele County
Pam Hameister – Olmsted County	Susan Kramer – Burnet Title
Bob Bambenek – Winona County	Karla Wangen – Fillmore County
Paul Finseth – Dunlap & Seeger Law	Deanne Wagner – Adams Rizzi Sween
Carissa Frericks – Rochester Title	Beth Cage – Title Services
Jackie Beltz – Rochester Title	Joan Boesen – Olmsted County Vital Records
Heidi Heymann – Rochester Title	Kathy Chamberlain – Home Federal
Lori Wilhelmi – Olmsted County Recorder's Office	Kay Evans – Dunlap & Seeger Law
Sara Krage – Tri-County Electric	Nancy Poelvoorde – Dunlap & Seeger Law
Chad Chaffee – Tri-County Electric	Jill VanHooser – Mower Community Bank
Lynn Fisch – Rippe, Hammell & Murphy	Sue Vermilya – Ryan & Grinde Law
Julie Noble – Hoversten Law	Amanda Fjerstad – Partners Title
Veronica Theobald – Ohly Law	Monica Lurken – Wells Fargo
Tim Hansen – Tim Hansen Law	Joan Peterson – Wells Fargo – Owatonna
Georgine Marquardt – Tim Hansen Law	Sandy Solberg – Town & Country Abstract
Melanie Fischer – AgStar	Jennifer Gumbel – Springer & Gumbel
Angie Bredehoft – AgStar	Scott Springer – Springer & Gumbel
Heidi Jones – Fillmore County	Roger Brand – Dodge County Surveyor