

## Cancellation of contract for deed

A registered owner or other person in interest may request an examiner's directive to remove the memorials of a contract for deed that was cancelled and the notice of cancellation of contract for deed from the Certificate of Title; Minn Stat § [508.58](#), Subd 5

### To request a Directive:

- Email a written request for a directive to [Ex.Titles@hennepin.us](mailto:Ex.Titles@hennepin.us). Include the submitter's contact information with the request.
- The Examiner will email instructions for e-recording a Directive Request Form with the Registrar of Titles. When the Directive Request Form is received by the Registrar of Titles it will be directed to the examiner's office. Upon receipt of your request through e-recording, we will issue our directive. The directive will appear on the recording coversheet attached to your e-recorded request.

Documents evidencing a legally sufficient cancellation under Minnesota Statutes § [559.21](#) must have been of record on the Certificate of Title for at least 5 years and must include:

- A copy of the notice of cancellation of contract for deed;
- Proof of service;
- Affidavit of the seller, the seller's agent, or the seller's attorney showing the purchaser has not complied with the terms of the notice.

There is no fee for issuing an examiner's directive, but recording fees may apply.

## Contact

### Examiner of Titles

Office: 612-348-3191

[Ex.Titles@hennepin.us](mailto:Ex.Titles@hennepin.us)

## Website

[hennepin.us](http://hennepin.us)

[Subscribe to newsletters](#)