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DATED MATERIAL – PLEASE EXPEDITE!



The Art of Real Estate Conveyancing

THURSDAY, MAY 20, 2021

Live Online Only – No in-person attendance

Minnesota Continuing Legal Education
Your Success Is Our Goal

The Art of Real Estate Conveyancing



Practical advice and solutions to problems attorneys and clients encounter. From the basics to the complex, our expert faculty will explain:

- Defective deeds and title problems
- Probate and trustee deeds
- Conveyances involving married couples or following a dissolution of marriage
- Special considerations when a conveyance involves a corporation, LLC or other entity
- Remote notarization and e-Recording
- How to prevent mistakes on documents that preclude recording
- And much more!

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In-Person Passholders: You may use your Pass to register for the online programs.

SCHEDULE

8:30 – 9:00 a.m. JOIN ONLINE

9:00 – 9:10 a.m.

Conveyancing Overview

– *Matthew Foli, Course Chair*

9:10 – 9:40 a.m.

Nuts and Bolts of Deed Drafting

Every deed has a dozen or more moving parts. If you miss one, you may have the deed rejected. And sometimes a worse outcome is having the deed recorded with the missing part or parts. This session will review in detail the deed requirements. The presenter will also discuss his different perspectives based on having worked on both sides of the recording counter.

– *Matthew Foli*

9:40 – 9:45 a.m. BREAK

9:45 – 10:25 a.m.

Navigating the Intricacies of Probate and Trustee Conveyances – Practical Tips That Can Make Things Easier

Conveyances made in the context of probate or by a trustee can be complex. For instance, does the transaction involve a sale or distribution? Was the probate proceeding commenced formally or informally? Is the property being conveyed by a trustee of an inter vivos or testamentary trust? Jennifer Gilk will show you how to take the answers to these questions and more to draft the correct deed and to obtain the correct supporting documentation.

– *Jennifer L.J. Gilk*

10:25 – 10:35 a.m. BREAK

10:35 – 11:15 a.m.

Conveyances Relating to Married Couples and Following the Dissolution of Marriage

There are many traps for the unwary when a conveyance involves married couples or when a marriage has been dissolved. In this session you will learn practical tips and best practices for conveying property related to married couples. Also, this session will explore the three ways to transfer title after a marriage dissolution.

– *Stacy K. Lofgren (formerly Morgan)*

11:15 – 11:20 a.m. BREAK

11:20 a.m. – 12:05 p.m.

Special Considerations in Conveyances Involving Corporations, LLCs, Partnerships, and Other Corporate Entities

In conveyances involving a corporate entity, there are special considerations to ensure that the conveyance is valid and does what the parties intended. Despite careful draftsmanship, errors can occur if you are not aware of some basic rules and principles in this area. Come learn how to spot the issues, avoid traps for the unwary, and ensure that your conveyances to or from corporate entities go as planned.

– *Sachin Jay Darji*

12:05 – 12:35 p.m. LUNCH BREAK

12:35 – 1:20 p.m.

Dealing With the “Bad” Metes and Bounds Legal Description – Why It is a Problem and How to Fix It

Explore the elements and types of metes and bounds descriptions and learn to spot problem descriptions. This session will also provide methods and remedies for fixing “bad” legal descriptions to ensure your client has marketable title.

– *David J. Meyers*

1:20 – 1:25 p.m. BREAK

1:25 – 2:25 p.m.

Remote Notarization and e-Recording – The Latest Developments and Practice Tips

To ensure safety during a time when close physical proximity presents risks, there is increased motivation to find ways to conduct business remotely and, consequently, digitally. Remote Online Notarization (RON) enables clients and parties to a real estate transaction to avoid physically appearing before a notary when signing documents. eRecording eliminates the need to visit the County Recorder or Registrar of Titles or physically deliver (by mail or courier) original paper documents for filing. The pandemic has presented an opportunity for attorneys to embrace new tools that will aid you and your clients for years to come. Even if you (the attorney and notary) are not conducting a closing, it is imperative now more than ever that real estate attorneys be aware of how real estate documents can and may be signed and recorded in an upcoming closing.

– *John F. Nielsen*

2:25 – 2:35 p.m. BREAK

2:35 – 3:35 p.m.

Top 10 Mistakes on Documents that Preclude Approval or Recording

Drafting documents for real property conveyances is a combination of art and science. Our presenters have decades of experience drafting documents, having them executed, and reviewing documents submitted for recording. Learn the most common errors preventing documents from being recorded, and how to avoid them. This session will also discuss the best source for Minnesota forms; touch on some less common but recurring sources of trouble; and address issues specific to Torrens property.

– *Michelle Ashe
Dulcie M. Brand*

3:35 – 3:40 p.m. BREAK

3:40 – 4:25 p.m.

10 Conveyancing Tips to Consider and Traps to Avoid

The art of real estate conveyancing is a practice that is honed over years of experience. Each conveyance is unique and presents new challenges and lessons to be learned. Learn from an experienced real estate attorney how to handle unusual circumstances that can occur in a conveyance and how to avoid common errors. This session will provide important tips and best practices that will save you (and your client) time and trouble when handling future conveyances.

– *Katherine (Katie) L. Wahlberg*

COURSE INFORMATION

ONLINE PROGRAM

Thursday, May 20, 2021

View online at www.minncle.org

Registration for live webcast must be made online at www.minncle.org

IN-PERSON PASSHOLDERS

You may use your Pass to register for the online program at no charge.

COURSE MATERIALS

All course materials will be provided electronically.

CREDITS

Minnesota CLE is applying to the State Board of CLE for **6.25 standard CLE credits**. Minnesota CLE also has applied to the Minnesota State Bar Association for **6.25 basic real estate specialist credits**.

SCHOLARSHIPS AVAILABLE

Minnesota CLE maintains a scholarship program for those individuals with a financial need. For more information or to obtain a scholarship application, contact Grant at gdavies@minncle.org.

CANCELLATION POLICY / NO-SHOW POLICY

Paid registrants who cancel before the program will receive a full credit on their account, or refund upon request. Paid registrants who do not cancel and are unable to attend will retain access to the seminar materials through their website account. Passholders may purchase the materials at 50% of the full retail price.

ACCOMMODATION

If you have a disability and need an accommodation in order to attend, please contact us as soon as possible at 2550 University Avenue West, Suite 160-S, Saint Paul, MN 55114 or call us at 651-227-8266 or 800-759-8840.

QUESTIONS?

Please call Minnesota CLE at

651-227-8266 or **800-759-8840**.

Or, visit www.minncle.org.

Register today at www.minncle.org

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TUITION:

\$195 MSBA member

\$195 paralegal

\$245 standard rate

Passholders attend at no charge.

In-Person Passholders –

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NEW LAWYER DISCOUNT!

New lawyers who have been admitted to the bar fewer than 3 years receive a 50% discount.

SCHOLARSHIPS AVAILABLE

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Or for more membership advantages call 1-800-882-6722.

CAN'T ATTEND?

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