

(Top 3 inches reserved for recording data)

**CERTIFICATE OF FULL RELEASE OF MORTGAGE AND  
ASSIGNMENT OF RENTS AND PROFITS  
by Title Insurance Company or Its Agent  
Minn. Stat. 507.401**

**Minnesota Uniform Conveyancing Blanks  
Form 20.7.3 (2011)**

DATE: \_\_\_\_\_  
(month/day/year)

\_\_\_\_\_, a business entity under the  
laws of \_\_\_\_\_, (insert name of title insurance company or its agent)  
hereby certifies the following:

1. The mortgage being released hereby was dated \_\_\_\_\_, recorded on \_\_\_\_\_ as  
(month/day/year) (month/day/year)  
Document Number \_\_\_\_\_ (or in Book \_\_\_\_\_ of \_\_\_\_\_ Page \_\_\_\_\_), in the Office of the  
 County Recorder  Registrar of Titles of \_\_\_\_\_ County, Minnesota (the "Mortgage").  
(check the applicable boxes)

2. With respect to the Mortgage, the name of the  
a. mortgagor is \_\_\_\_\_, ("Mortgagor"),  
b. original mortgagee is \_\_\_\_\_,  
c. current servicer (if applicable) is \_\_\_\_\_.

3. If applicable, the last assignment of the Mortgage is described as follows:  
Name of Assignee: \_\_\_\_\_,  
assignment dated \_\_\_\_\_, recorded on \_\_\_\_\_, as Document Number \_\_\_\_\_  
(month/day/year) (month/day/year)  
(or in Book \_\_\_\_\_ of \_\_\_\_\_ Page \_\_\_\_\_), in the Office of the  County Recorder  Registrar of Titles  
(check the applicable boxes)  
of \_\_\_\_\_ County, Minnesota.

4. The assignment of rents and profits being released hereby was dated \_\_\_\_\_, recorded on \_\_\_\_\_  
(month/day/year) (month/day/year)  
as Document Number \_\_\_\_\_ (or in Book \_\_\_\_\_ of \_\_\_\_\_ Page \_\_\_\_\_), in the Office of the  
 County Recorder  Registrar of Titles of \_\_\_\_\_ County, Minnesota (the "Assignment").  
(check the applicable boxes)

5. With respect to the Assignment, the name of the  
a. assignor is \_\_\_\_\_, ("Assignor"),  
b. original assignee is \_\_\_\_\_.

6. If applicable, the last assignment of the Assignment is described as follows:

Name of Assignee: \_\_\_\_\_,
assignment dated \_\_\_\_\_, recorded on \_\_\_\_\_, as Document Number \_\_\_\_\_
(or in Book \_\_\_\_\_ of \_\_\_\_\_ Page \_\_\_\_\_), in the Office of the [ ] County Recorder [ ] Registrar of Titles of
of \_\_\_\_\_ County, Minnesota.

7. The Mortgage was in the original principal amount of \$1,500,000.00 or less;

8. The person executing the certificate of release is an officer or a duly appointed agent of a title insurance company authorized and licensed to transact the business of insuring titles to interests in real property in this state pursuant to Minn. Stat. Ch. 68A;

9. The certificate of release is made on behalf of the Mortgagor or a person who acquired title from the Mortgagor to all or a part of the property described in the Mortgage;

10. The mortgagee or current servicer provided a payoff statement which was used to make full payment of the unpaid balance of the loan secured by the Mortgage;

11. Full payment of the unpaid balance of the loan secured by the Mortgage was made in accordance with the written or verbal payoff statement, and;

12. (Complete if by agent) Appointment of agent filed recorded as Document Number \_\_\_\_\_ (or in Book \_\_\_\_\_
of \_\_\_\_\_ Page \_\_\_\_\_), in the Office of the [ ] County Recorder [ ] Registrar of Titles of \_\_\_\_\_
County, Minnesota.

Title Insurance Company or its Agent

(name of Title Insurance Company or its Agent)

By: \_\_\_\_\_
(signature)

Its: \_\_\_\_\_
(type of authority)

By: \_\_\_\_\_
(signature)

Its: \_\_\_\_\_
(type of authority)

State of Minnesota, County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_  
*(month/day/year)* *(name of authorized signer)*

\_\_\_\_\_ as \_\_\_\_\_  
*(type of authority)*

and by \_\_\_\_\_  
*(name of authorized signer)*

as \_\_\_\_\_ of \_\_\_\_\_  
*(type of authority)* *(name of Title Insurance Company or its Agent)*

(Stamp)

\_\_\_\_\_  
*(signature of notarial officer)*

Title (and Rank): \_\_\_\_\_

My commission expires: \_\_\_\_\_  
*(month/day/year)*

THIS INSTRUMENT WAS DRAFTED BY:  
*(insert name and address)*