



ATTORNEYS AT LAW

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June 28, 2022

Re: **Fee Ownership and Correction of Title at 1508 Como Avenue, St. Paul, Minnesota**

To whom it may concern:

This firm has been engaged to assist Christopher J. Boylan and Kristin L.M. Boylan (the "Owners") with correcting legal title to 1508 Como Avenue, St. Paul, Minnesota (the "Property") to accurately reflect the Owners as holding fee title to the Property. This statement is being provided as the statement from the Owners' attorney regarding an estimated timeline for clearing title, as requested for and for the sole purpose of the Legislative Hearing on Tuesday, June 28, 2022.

A property report recently prepared by a title company shows the apparent recorder owner as Nadyne A. Glaser since 1983. Ms. Glaser, however, entered into a Contract for Deed (the "Contract") with the Owners in 1983. The Owners satisfied their obligations under the Contract several years ago. It is our understanding that Ms. Glaser died in January 1988.

In order to make title to the Property marketable and allow the Owners to convey title to another party, this firm is taking steps to determine the party or parties to whom Ms. Glaser's interest in the Property transferred upon her death. As Ms. Glaser died more than three years ago, a Petition for Determination of Descent is needed to determine the persons entitled to the Property upon Ms. Glaser's death. At this time, this could take approximately six weeks before the results of this determination are received.

Then, documents from the persons entitled to the Property will be obtained to evidence the transfer from Ms. Glaser. At this time, we will also take steps required by the title company engaged with respect to a sale of the Property so a title company may provide an owner's policy of title insurance to the buyer.

In the meantime, should we identify other possible leads for an attorney or law firm that worked with Ms. Glaser, we intend to reach out to such parties in the event they have information that could expedite clearing title.

The Owners are highly motivated to clear title and should there be information that comes to light that could expedite the matter, we intend discuss it with the Owners.

Regards,

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