



ATTORNEYS AT LAW

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For Hearing October 11, 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. These comments are being provided for the sole purpose of the Legislative Hearing on Tuesday, October 11, 2022.

A property report prepared by a title company shows the apparent recorder owner has been 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. We have obtained a certified copy of Ms. Glaser's death certificate, which states that she died on January 3, 1988.

While this firm discovered no probate had been opened for Ms. Glaser, we located her only child, Helen J. Hudson. We have been working with a representative for Ms. Hudson to obtain documentation from her. Specifically, the representative has indicated a willingness to assist, including to deliver a quit claim deed ("Deed") in favor of our clients in fulfillment of the Contract. At this time, her representative intends to sign the Deed pursuant to a power of attorney for Ms. Hudson. We are in the process of obtaining the Deed, along with a power of attorney in recordable form, from Ms. Hudson's representative.

Once the Deed has been obtained, we will proceed expeditiously with a quiet title action. Thereafter, our clients intend to move forward with selling the Property and the next owner can further renovate the Property as he or she desires.

Regards,

*Molly A. Gherty*

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