



Contact Us:

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Clay County Land Records

Well Disclosure for Deed Pursuant to Contract for Deed

[Sec. 1031.235 MN Statutes](#)

M.S. 1031.235, Subd. D Real Property Sale; Disclosure of Location of Wells:

If a deed is given pursuant to a contract for deed, the well disclosure certificate required by this subdivision shall be signed by the buyer or a person authorized to act on behalf of the buyer. If the buyer knows of no wells on the property, a well disclosure certificate is not required if the following statement appears on the deed followed by the signature of the grantee or, if there is more than one grantee, the signature of at least one of the grantees: "The Grantee certifies that the Grantee does not know of any wells on the described real property." The statement and signature of the grantee may be on the front or back of the deed or on an attached sheet and an acknowledgment of the statement by the grantee is not required for the deed to be recordable.

There is an available MN UCB Form for the grantee disclosure [Form 10.7.1](#) that can be attached to the deed for no additional fee.

Transfer on Death Deeds – Tax Parcel Split

It is best practice to have a complete tax parcel for a legal description on a transfer on death deed. The parcel split may not be approved in the future, which would prevent the affidavit of survivorship from being recorded.

In the past Clay County would not allow the recording of a TODD that created a tax parcel split. Going forward, the county will record the TODD regardless of the legal description presented even if it is only on part of a tax parcel. If the county determines that the TODD is only part of a tax parcel "PT" will be placed by the parcel number when recorded. Review your recorded TODDS when they are returned.

County Plat Books

\$32.00 + Tax

The Recorder's Office has Clay County plat books for sale at the Government Center. Plat Books can also be shipped for an additional fee. The plat books are published by Farm and Home Publishers.