

COUNTY OF GOLDEN VALLEY

Clerk and Recorder/Clerk of Court

Mary Lu Berry

P.O. Box 10

=====RYEGATE, MONTANA 59074=====

Phone: 406-568-2231

email:berryml@midrivers.com

DOCUMENT STANDARDS 7-4-2636 MCA-new law takes effect 10-1-2011

All documents that are acknowledged as having been executed **prior to 4-28-07** are accepted for recording as a standard document. The fee will be \$7.00 per page.

Unless accompanied by the fee required in 7-4-2637(2), all documents submitted for recording that meet the following requirements will be considered standard and the fee will be \$7.00 per page. All non-standard documents will be charged an additional \$10.00.

1. Margin requirements are: 3" at top of 1st page, at least 1" at top of all subsequent pages, 1" at bottom of each page, **at least ½"** on sides of each page. If an insignificant portion of the signature (such as the "tail-end" of the last letter) is in the margin the document will be standard. If a portion of the signature in the margin is a designation such as: Sr., Jr., II, III, POA or Attorney-In-Fact; these designations will be considered significant and cause the document to be non-standard.
2. **Include the name and mailing address of the person to whom the document is to be returned** in the margin in the **upper left-hand corner** of the 1st page of each document which may be legibly printed in ink or typed. The document is non-standard if no return address is included in the upper left-hand corner of the 1st page. Documents will be returned to the address written on the document---**NO EXCEPTIONS! If the submitter would like the document sent to an alternate address, they MUST write it on the document BEFORE recording.**
3. Except for page numbers or other administrative information or designations all **margins must be clear** of all markings. The document standards committee has determined that other designations may be:
 - a. Form numbers
 - b. Form names
 - c. Last date form updated
 - d. Fax transmittal information
 - e. Tribal information
 - f. Initials
 - g. Barcodes
 - h. Order numbers
 - i. Name of lending institution

4. The document must be legibly printed or typed in blue or black ink on white paper that is either 8 ½” x 11” or 8 ½” x 14” in size. Addresses of grantees must be in blue or black ink, meeting all other document standards, this is a standard document. A whole document that is written in cursive is non-standard.
5. If a document conveys an interest in real property a legal description of the property must be provided. Documents that convey an interest in real property may include, but is not limited to, the following:
 - a. Deeds
 - b. Contracts for deed
 - c. Re-conveyances
 - d. Deeds of trust/trust indentures/mortgages
 - e. Easements
 - f. Declarations of homestead
 - g. Any document requiring an RTC

A street address is not a legal description of the property, nor is a deed reference.

The full metes and bounds description; subdivision with lot number or certificate of survey number must be included on the document.

Substitutions of Trustee do not need a legal description, just a reference to a previously recorded document.

6. Provide the names of the parties to the conveyance on the 1st or 2nd page of any document with more than one page.

An acknowledgment by a notary is exempt from the color and margin requirements of this section. **The notary seal must be legible.**

An officially certified court or other government document, whether from an in-state or out-of-state office, is exempt from the provisions of this section. Government documents include Department of Transportation documents and Declaration of Intent to Declare a Mobile Home real property. These documents will always be considered standard.

A document which includes highlighting is a non-standard document. Be sure to put in the note field of your program that the document contained highlights which may not show up on the scanned image and microfilm.