

Multiple property/county Sasine deeds

The Sasine Register records over 50,000 deeds a year. Of this total there are a number of deeds which cover a large number of subjects and/or cover multiple counties. These deeds have an impact on the Register itself as well the efficiency of the service we can provide. Each Sasine application must be processed in chronological order, and a large deed can cause a delay in the recording of all the deeds presented after it.

In Sasines we aim to provide first class customer service and to that end can offer an up-front vetting service for deeds with more than 100 subjects, or a deed which covers property more than one county and contains more than 100 subjects. If you are about to prepare such a deed please contact Stuart Thom (0131 479 3646) or Sheetal Mehra (0131 528 3858) to discuss the best format for presentment.

The aim of this check is to ensure that the deed does not require to be returned for amendment when subsequently presented for recording. This mirrors a similar service provided by the Land Register intake team. There is no additional charge for this service.

Completing the Sasine Application Form

The Sasine Application Form (SAF) Guidance notes have also been updated to provide clear and concise information on how to fill in a Sasine Application Form. These notes can be found under "Forms" at: <http://www.ros.gov.uk/professional/index.html> and provide examples of how certain fields can be completed - such as Applicants and Granters.

We have found that a considerable number of Sasine intake rejections are related to boxes 8, 9 and 10 on the SAF. Those boxes deal with Preservation and Execution requests. For standard Sasine recordings the answer to these questions should be "No," "No" and "0." If the deed is to be preserved at the National Archives then either box 8 or 9 should be marked "Yes," the number of extracts noted in box 10, and additional fees submitted.

In addition to this, we have carried out some analysis of withdrawals from the Sasine Register. The SAF is the solicitor's instruction to the Keeper and must be completed as fully and as accurately as possible. The instruction given on the SAF to record in a particular county will be followed to the letter and a deed will be presented in the county marked on the SAF, however if the county *in gremio* is different, then the deed will have to be withdrawn from the Register.

Care should also be exercised in determining whether recording in the Sasine Register or registration in the Land Register is the correct course of action as presentment to the wrong register will result in rejection.

If you require any further information on the Sasine Register and the process of recording please contact either Stuart Thom (0131 479 3646

stuart.thom@ros.gov.uk) or Sheetal Mehra (0131 528 3858
sheetal.mehra@ros.gov.uk)