

SECTION 1. That chapter nine of the general laws of the year A. D. eighteen hundred and seventy-three be amended by adding to the end of section two thereof, the following words, to-wit: But no conviction shall be had under the provisions of sections one or two of this act, upon the uncorroborated evidence of such woman.

How conviction
to be procured.

SEC. 2. This act shall take effect and be in force from and after its passage.

When act to
take effect.

Approved March 8, 1875.

CHAPTER L.

AN ACT TO AMEND SECTION THREE OF CHAPTER THIRTY-NINE OF THE GENERAL STATUTES, (THE SAME BEING SECTION FOURTEEN OF TITLE TWO OF CHAPTER THIRTY-EIGHT OF THE STATUTES AT LARGE,) RELATING TO CHATTEL MORTGAGES.

Be it enacted by the Legislature of the State of Minnesota:

SECTION 1. That section three of chapter thirty-nine of the general statutes, as amended by chapter fifty-nine of the general laws of eighteen hundred and seventy, be amended by adding thereto the following, viz.: *And provided further,* That whenever any mortgage of personal property in the state is given for the security of a debt or obligation which does not become due and payable within two years after the date of said mortgage, the holder of any such mortgage, his agent or attorney, may within thirty days next preceding the expiration of the said term of two years, file a copy of such mortgage, together with an affidavit of such holder thereof, his agent or attorney, stating the amount then claimed to be remaining unpaid upon and secured by such mortgage, and the extent of the interest in or lien upon the mortgaged property claimed by virtue thereof, in the office of the clerk or other proper officer of the town or city where the mortgaged property then is, and the mortgagor, if a resident of this state, then resides. The filing of such copy and affidavit shall extend the effect of the original filing of said mortgage for the further term of one year, when, and at the expiration of each succeeding year, the same may be again renewed in like manner with like effect, and for the like term of one year, not exceeding one year after the debt or obligation secured by said mortgage becomes due and payable by the original terms thereof.

Manner of ex-
tending time
after debt secu-
red by mort-
gage becomes
due and pay-
able.

When act to
take effect.

SEC. 2. This act shall take effect and be in force from and after its passage.

Approved March 3, 1875.

CHAPTER LI.

AN ACT TO AMEND SECTIONS FOUR AND TWENTY-ONE OF CHAPTER FORTY OF THE GENERAL STATUTES, BEING CHAPTER THIRTY-FOUR OF BISSELL'S STATUTES AT LARGE, RELATING TO CONVEYANCES AND THE RECORDING THEREOF.

Be it enacted by the Legislature of the State of Minnesota :

SECTION 1. That section four of chapter forty of the general statutes of the state of Minnesota, being section four, chapter thirty-four, of Bissell's statutes at large, be amended so as to read as follows, viz. :

Deed of quit-
claim shall pass
whole estate.

Sec. 4. A deed of quit-claim and release of the form in common use is sufficient to pass all the estate which the grantor could convey by deed of bargain and sale. The word "heir" or "heirs," or other words of inheritance, shall not be necessary to create or convey an estate in fee simple. Any conveyance by deed of land in this state heretofore executed without the word "heir" or "heirs," or other words of inheritance therein, shall be deemed and received as *prima facie* proof of an intention on the part of the parties to such conveyance to convey an estate in fee simple.

SEC. 2. That section twenty-one of chapter forty of the general statutes of the state of Minnesota, being section twenty-one of chapter thirty-four of statutes at large, be amended so as to read as follows, viz. :

Conveyances to
be recorded—
effect of record.

Sec. 21. Every conveyance by deed, mortgage, or otherwise, of real estate within this state, shall be recorded in the office of the register of deeds of the county where such real estate is situated, and every such conveyance not so recorded shall be void, as against any subsequent purchaser in good faith and for a valuable consideration of the same real estate, or any part [portion] thereof, whose conveyance, whether in the form of a warranty deed or deed of bargain and sale, deed of quit-claim and release, of the form in common use, or otherwise, is first duly recorded, or as against any attachment levied thereon, or any judgment lawfully obtained at the suit of any party against the person in whose name the title to such land appears of record, prior to the recording of such conveyance.