

were in other respects according to the statute then in force. *Provided, further,* that this act shall not affect or prejudice the rights of any bona fide purchaser nor apply to any action now pending.

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

When act to
take effect.

Approved March 8, 1889.

CHAPTER 37.

[H. F. No. 288.]

AN ACT LEGALIZING PAST FORECLOSURES OF MORTGAGES HERETOFORE MADE AS AGAINST SPECIFIED OBJECTIONS THERETO.

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

SECTION 1. Every foreclosure sale heretofore made under a power of sale in the usual form, contained in a mortgage, heretofore made in good faith, of real property within the limits of this state, and previously actually recorded in the office of the proper register of deeds, is, together with such record thereof, hereby legalized and made valid and effectual to all intents and purposes, as against the following objections, namely: First—That the mortgage or any assignment thereof had but one witness. Second—That the mortgage, or any assignment thereof, was duly witnessed, but was recorded as if it had but one witness. Third—That the mortgage, or any assignment thereof, was not duly sealed. Fourth—That the mortgage, or any assignment thereof, was duly sealed, but was recorded as if not duly sealed. Fifth—That the original certificate of the acknowledgment of the mortgage was not sealed with the official seal of the officer taking such acknowledgment. Sixth—That the original certificate of the acknowledgment of the mortgage was duly sealed, but it was recorded as if not duly sealed;

Legalizing past
foreclosures,
on account of
defects.

Provided, however, that such mortgage was in other respects properly executed, witnessed, acknowledged, delivered and recorded, and such foreclosure was in other respects regular and according to the statute then in force;

Proviso.

Provided, further, that this act shall not affect or prejudice the rights of any bona fide purchaser, and shall not apply to any action now pending.

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

When act to
take effect.

Approved March 7, 1889.