

certificate was so filed for record, except as against any person who has purchased said real property or some part thereof from the former owner thereof, in good faith and for a valuable consideration, more than twenty days after such official sale, and without notice thereof, and before such certificate was so filed for record; and every such certificate and such record thereof shall be prima facie evidence that all requirements of law in that behalf were duly complied with and of the validity of such sale; *provided* that nothing in this act shall be held to apply to any action commenced or now pending in any of the courts of this state.

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

Approved April 13th, 1895.

CHAPTER 211.

S. F. No. 276.

An act to legalize and validate the defective execution of deeds, mortgages and other instruments, and the record thereof. Defective instruments.

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

SECTION 1. That in all cases where deeds, mortgages, or other instruments affecting real estate within this state, or letters of attorney authorizing the same, have heretofore been actually recorded in the office of the register of deeds of the county where the real estate thereby affected was, at the time of the making of such records, or is, situate, whether such deeds were duly or properly admitted to record or otherwise, all such instruments and the record thereof are hereby legalized and confirmed; and all such records may nevertheless be read in evidence in any court within this state, and shall be received as prima facie evidence of the contents of the original instruments of which they purport to be records; Healing act.

And all such records shall in all respects have the same force and effect as they would have if such original instruments at the time they were so recorded, had been legally entitled to record and were legally recorded.

That duly authenticated copies of such record may be read in evidence in any court within this state, with the same effect as the records themselves aforesaid.

Provided, that nothing in this act shall be held to

apply to any action heretofore commenced or now pending in any of the courts of this state.

SEC. 3. This act shall take effect and be in force from and after its passage.

Approved March 27th 1895.

H. F. No. 193.

CHAPTER 212.

Deferred executor's deeds.

An act to legalize and make valid sales of real estate made by executors, administrators or guardians under license of the probate court after the time limited in the order of license.

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

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SECTION 1. All sales of real property in this state belonging to the estates of decedents made by executors or administrators of such estates, and all sales of real property belonging to any ward made by the guardian of such ward, under an order of license of a probate court of this state, where such sales have been made after the time limited therefor in such order of license, but which have been reported to and confirmed by the probate court issuing such license, if the law in respect of such sale has in all other respects save that as to the time of sale as fixed by the order of license been fully complied with then such sale shall be and they are hereby made as legal and valid in all respects as if said sales had been made within the time limited in order of license:

Provided, that the provisions of this act shall not apply to, or in any way affect, any actions now pending affecting the title to any such real estate.

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

Approved April 5th, 1895.

H. F. No. 128.

CHAPTER 213.

Deeds by married women by attorney.

An act to legalize certain conveyances heretofore executed by married women by their attorneys in fact.

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

SECTION 1. That where any married woman has heretofore by written instrument, to the execution of