

which her husband shall have assented by signing and acknowledging the same, appointed an attorney in fact and thereby authorized said attorney to sell and convey her real estate in this state, and such attorney has, for a valuable consideration paid by the grantee, executed and delivered deeds of the wife's separate real estate in the name of both the husband and wife such deeds shall be as valid and effectual to convey the real estate therein described, as if the woman executing such power had been at the time of the execution thereof, and the execution of such deeds, unmarried.

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Provided, such deeds were recorded in the office of the register of deeds where the land conveyed lies, prior to eighteen hundred and ninety-three (1893).

And *provided further* that this act shall not apply to powers in which it is expressly provided that the husband shall join in the execution of deeds with the attorney in fact.

SEC. 2. Nothing herein contained shall affect the rights of parties in any action now pending.

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

Approved March 30th, 1895.

CHAPTER 214.

S F. No. 162.

An act to legalize the records of certain certificates executed under and by virtue of section eleven (11), chapter eighty-one (81), title one (1), general statutes 1878, relating to foreclosure of mortgages.

Foreclosures.

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

SECTION 1. That no certificate executed under and by virtue of section eleven (11), chapter eighty-one (81), title one (1), general statutes, one thousand, eight hundred and seventy-eight, shall be deemed invalid by reason of the same not having been made, executed, proved, acknowledged, or recorded within the twenty (20) days mentioned in said section, and the record of any such certificate heretofore executed, proved, or acknowledged and recorded after the expiration of said twenty (20) days, is hereby legalized and made valid; and the said record shall have the same force and effect as if said certificate had been executed, proved, or acknowledged and recorded within the said twenty (20) days; *provided* that nothing herein contained shall be construed to apply to any case now pending

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which involves the legality or validity of any such certificate of sale.

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

Approved March 5th, 1895.

H. F. No. 540.

CHAPTER 215.

Chattel redemption.

An act providing for the right of redemption from a sale made by virtue of any chattel mortgage or foreclosure thereof.

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

Foreclosure and redemption.

SECTION 1. No sale shall be made under a power of sale contained in any chattel mortgage, nor any foreclosure had of such mortgage, except after a condition is broken, and the mortgagor of such property or his assigns, shall have the absolute right to redeem said mortgaged property or any portion thereof which may have been sold separately and for a separate or independent price at any time within two (2) days after the making of such sale, upon paying to the purchaser thereof or his assigns, the amount for which the same was sold, with costs and expenses of keeping such property during the time allowed for redemption, and such purchaser at such sale shall thereupon deliver up the custody of such property to such person entitled to redeem the same, executing to him the proper release from such sale, and if notice of intention to redeem be given the person conducting the same at or before the time such sale is made, he shall retain possession of such property for such period, unless sooner redeemed.

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

Approved April 25th 1895.