

CHAPTER 76.

S. F. No. 109.

*An act to legalize certain deeds, mortgages, satisfactions and releases of mortgages or other liens upon land, powers of attorney and the records thereof, heretofore defectively executed, acknowledged or made.*

Deeds, mortgages and other instruments legalized.

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

SECTION 1. That all deeds, mortgages, or other instruments conveying lands or creating liens thereon, and all satisfactions and releases of any mortgages or other liens upon any lands, and all powers of attorney, and all other instruments, affecting the title to, interest in, or lien upon any lands in this state, heretofore executed in this state or in any other state or territory of the United States and recorded in the office of the register of deeds of the proper county in this state, whether duly or properly admitted to record or otherwise, in which any of the following defects of execution or acknowledgment exist, either in such instrument or in the records thereof, viz.: Where there is no seal affixed to the signature of any person or persons executing the same; where there is no subscribing witness; where there is but one subscribing witness; where the instrument has been acknowledged before a notary public or other officer required to keep an official seal, to whose signature his official seal has not been affixed; all such instruments and the records thereof are hereby legalized and made as valid and effectual to all intents and purposes, and of the same force and effect in all respects, for the purpose of notice, evidence and otherwise, as if such defects of execution, acknowledgment, or record had not existed; *provided* that nothing herein contained shall in any manner affect the right of or title of any bona fide purchaser without notice of such instrument or record thereof for a valuable consideration, of any such real estate prior to the passage of this act; and a purchaser without notice, at any execution or mortgage foreclosure sale, shall be considered such bona fide purchaser; and *provided further*, that this act shall not extend nor apply to any action or proceeding now pending.

Instruments without seals, only one witness, etc., legalized.

SEC. 2. This act shall take effect and be in force from and after July first (1st), A. D. 1899.

Approved March 20, 1899.