

such deed shall be good and valid, and shall convey all the title that such married woman had in such real estate in the same manner and with the same effect as though such husband had been expressly named as one of the grantors in said deed; provided, however, this act shall not affect any action now pending in any court of this state.

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

Approved March 6, 1902.

S. F. No. 6.

### CHAPTER 17.

Conveyances.

*An act to legalize acknowledgments of conveyances and other instruments, and the record thereof.*

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

Acknowledgments.

SECTION 1. That all acknowledgments to any conveyances or other instruments heretofore taken by any person previously appointed or elected and then acting as a notary public or other officer authorized to take such acknowledgments, be, and the same are hereby, legalized and made "of the same validity as though the term of office of such officer had not expired at the time of taking such acknowledgments," and the record of such conveyances or other instruments is hereby declared to be legal and valid, and effectual for all purposes; provided, that the provisions of this act shall not apply to any action or proceeding now pending in any court of this state.

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

Approved March 10, 1902.

H. F. No. 32.

### CHAPTER 18.

Mortgage foreclosure.

*An act to legalize and make valid mortgage foreclosure sales of real estate by advertisement, made by assignees for the benefit of creditors in certain cases.*

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

Case of assignee as successor of assignee for benefit of creditors.

SECTION 1. In any case where any assignee for the benefit of creditors, appointed by the court as successor to an assignee for the benefit of creditors, has heretofore foreclosed or attempted to foreclose by advertisement any

mortgage on real estate without having first recorded in the office of the register of deeds of the county where the land affected is situated the deed of assignment for the benefit of creditors, or the order appointing such assignee as successor to the original assignee, and a certified copy of the original deed of assignment for the benefit of creditors, certified by the clerk of the district court where same was filed and a certified copy of the order of the court appointing such assignee as successor of the first assignee, certified by the clerk of the district court where such order was filed, have been recorded, prior to said foreclosure proceeding in the office of the register of deeds of the county where the land affected by such sale is situated and the certificate of such foreclosure sale by advertisement has been recorded in the office of the register of deeds of the proper county, such mortgage foreclosure sale by advertisement, together with the certificate and record of such sale, is legalized and made valid and effectual to all intents and purposes, the same and with like effect, as if the mortgagee of said mortgage had specifically assigned such mortgage to the first assignee for the benefit of creditors, and such first assignee for the benefit of creditors had specifically assigned such mortgage to his successor, and both such assignments had been recorded in the office of the register of deeds of the proper county prior to commencing such foreclosure by advertisement. Provided, this act shall not affect or apply to any action now pending.

Sale legalized  
—when.

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

Approved March 6, 1902.

#### CHAPTER 19.

S. F. No. 26.

*An act to legalize the foreclosure of mortgages by advertisement, where the power of attorney to foreclose the same has not been executed, or where the same having been executed, has not been recorded or filed for record until after the mortgage foreclosure sale.*

Mortgage  
foreclosure.

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

SECTION 1. Every foreclosure of mortgage by advertisement heretofore made, where the power of attorney to foreclose the same, provided for by chapter 262 of the

Power of attorney, legalized, when.