

as grantor and as a married person to whom her husband has given power to convey, and said power of attorney and deed have been of record in the office of the register of deeds of the county wherein such land is situated prior to 1916, said power of attorney and deed shall in all respects be deemed valid, and such conveyance shall operate as a conveyance by said wife for herself and as attorney in fact for her husband.

Sec. 2. Not to affect pending actions.—Nothing in this act shall apply to any pending action or to any action commenced within sixty days from the passage of this act.

Approved April 14, 1943.

CHAPTER 444—H. F. No. 1125.

An act to legalize assignments of certain mortgages and certain conveyances of the land described in such mortgages.

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

Section 1. Assignments of mortgages legalized.—Any assignment of a mortgage made to the estate of a deceased person or to such estate and a person or persons when such assignment was recorded in the office of the register of deeds of the county where the land described in the mortgage was located before 1900 is hereby validated and legalized and shall be construed as an assignment to the representative of such deceased person.

Sec. 2. Conveyance of property legalized.—When a mortgage assigned as described in Section 1 hereof was foreclosed by the assignee thereof and such representative was the grantee named in the sheriff's certificate made in such foreclosure, any conveyance of the land described in such mortgage or a part thereof in which the grantor is described as such representative is hereby legalized and validated as a conveyance of the representative notwithstanding that such representative was not licensed to sell such real estate and the sale was not confirmed by a probate court, or notwithstanding that there was no authority of a probate court for such sale.

Sec. 3. Construction.—As used in this act, the singular shall include the plural.

Sec. 4. Not to apply to pending actions.—This act shall not apply to any action pending in any court of this state, or to any action which may be commenced within 90 days after passage of this act.

Approved April 14, 1943.