

property under the supervision of the commissioner of conservation such building.

Approved April 29, 1969.

CHAPTER 228—H. F. No. 1028

An act relating to the filing or recording of affidavits of survivorship as to certain lands in the office of the registrar of titles and the register of deeds; amending Minnesota Statutes 1967, Sections 508.71 and 600.21.

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

Section 1. Minnesota Statutes 1967, Section 508.71, is amended to read:

508.71 Affidavits of survivorship; filing; alterations; order of court; new certificates. Subdivision 1. No erasure, alteration, or amendment shall be made upon the register of titles after the entry of a certificate of title or of any memorial thereon, and the attestation of the same by the registrar, except by order of the court.

Subd. 2. A registered owner or other person in interest may, at any time, apply by petition to the court, upon the ground that registered interests of any description, whether vested, contingent, expectant, or inchoate, have terminated and ceased; or that new interests have arisen or been created which do not appear upon the certificate; or that any error or omission was made in entering a certificate or any memorial thereon, or on any duplicate certificate; or that the name of any person on the certificate has been changed; or that the registered owner has married, or, if registered as married, that the marriage has been terminated; or that a corporation which owned registered land and has been dissolved has not conveyed the same within three years after its dissolution; or upon any other reasonable ground; and the court may hear and determine the petition after notice to all parties in interest, and may order the entry of a new certificate, the entry or cancellation of a memorial upon a certificate, or grant any other relief upon such terms, requiring security if necessary, as it may consider proper; but the provisions of this section shall not give the court authority to open the original decree of registration, and nothing shall be done or ordered by the court which shall impair the title or other interest of a purchaser who holds a

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certificate for value and in good faith, or of his heirs or assigns without his or their written consent.

Subd. 3. Without order of court in counties in which a rule of the district court so provides, the registrar of titles may receive and register as memorials upon any certificate of title to which they pertain, the following instruments; receipt or certificate of county treasurer showing redemption from any tax sale or payment of any tax described in a certificate of title, a marriage certificate showing the subsequent marriage of any owner shown by a certificate of title to be unmarried, a certified copy of the death certificate of party listed in any certificate of title as being the spouse of the registered owner when accompanied by an affidavit satisfactory to the registrar identifying the decedent with said spouse; and in all subsequent dealings with the land covered by such certificates the registrar shall give full faith to these memorials.

Subd. 4. In case of a certificate of title outstanding to two or more owners as joint tenants, upon the filing for registration of such a certificate of death ~~and affidavit of identity, as hereinbefore described,~~ together with an affidavit of survivorship ~~remainderman survivorship~~ duly certified by the commissioner of taxation, ~~or an affidavit of survivorship for exempt homestead property in compliance with the provisions of Minnesota Statutes, Section 291.14, Subdivision 2, Clause (4),~~ and upon the surrender of the owner's duplicate certificate of title, the registrar shall issue a new certificate of title for the premises to the survivor in severalty or to the survivors in joint tenancy as the case may be.

Subd. 5. When instruments affecting registered land have been recorded in the office of any register of deeds in this state, a certified copy thereof may be filed for registration and registered with like effect as the original instrument, if the registrar of titles shall first be satisfied that the signatures to the original are genuine.

Sec. 2. Minnesota Statutes 1967, Section 600.21, is amended to read:

600.21 Copies of record of death; recordation in office of register of deeds. In all cases of joint tenancy in lands, and in all cases where any estate, title interest in, or lien upon, lands, has been or may be created, which estate, title interest, or lien was, or is, to continue only during the life of any person named or described in the instrument by which such estate, title, interest, or lien was created, a copy of the record of the death of any such joint tenant, or of the person upon whose life such estate, title, interest, or lien was, or is, limited, duly certified by any officer who is required by the law of

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the state or country in which such record is made, to keep a record of the death of persons occurring within the jurisdiction of such officer, may be recorded in the office of the register of deeds of the county in which such lands are situated, and such certified copy or such record thereof in such office, or a duly certified copy of such last mentioned record, shall be prima facie evidence of the death of such person and the termination of such joint tenancy and of all such estate, title, interest, and lien as was, or is, limited upon the life of such person. When a certified copy of such death certificate is attached to an affidavit of ~~survivorship remainderman~~ *survivorship* duly certified by the commissioner of taxation, or an affidavit of *survivorship for exempt homestead property in compliance with the provisions of Minnesota Statutes, Section 291.14, Subdivision 2, Clause (4)*, the same shall, prior to recordation in the office of the register of deeds or registrar of titles, be presented to the county auditor of the county wherein such estate, title, interest, or lien is situated and such county auditor shall note the transfer on his books and shall inscribe upon the instrument over his official signature the words "Transfer entered." Until so presented and indication made thereon, said instrument shall not be entitled to record in the office of the register of deeds or registrar of titles of said county.

Approved April 29, 1969.

CHAPTER 229—H. F. No. 1077

An act relating to regulation of insurance trade practices; amending Minnesota Statutes 1967, Section 72A.31.

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

Section 1. Minnesota Statutes 1967, Section 72A.31, is amended to read:

72A.31 Insurance; trade practices; certain acts deemed unfair method of competition. No person, firm or corporation engaged in the business of financing the purchase of real or personal property or of lending money on the security of real or personal property or who acts as agent or broker for one who purchases real property and borrows money on the security thereof, and no trustee, director, officer, agent or other employee of any such person, firm, or corporation shall directly or indirectly require, as a condition precedent to such purchase or financing the purchase of such prop-

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