

Every conveyance aforesaid heretofore executed and not so recorded, and which shall not be so recorded within three months from the passage of this act, shall be void against any subsequent purchaser in good faith and for a valuable consideration of the same real estate, or any portion thereof, claiming under or through a deed of quit-claim and release, of the form in common use, heretofore so recorded, or which may be recorded before such prior conveyance. The fact that such first recorded conveyance of such subsequent purchaser for a valuable consideration, is in the form or contains the terms of a deed of quit-claim and release aforesaid, shall not affect the question of good faith of such subsequent purchaser, or be of itself notice [to him] of any unrecorded conveyance of the same real estate, or any part thereof; *Provided, however,* That all deeds, mortgages, and other instruments affecting real estate situate in any unorganized county, may be recorded in the county to which such unorganized county is attached for judicial purposes, and records of such instruments which have been or shall be so made, shall have the same effect as if recorded in the county where the premises are situate.

Record of deeds and mortgages in unorganized counties, how effected.

SEC. 3. This act shall take effect from and after its passage.
Approved March 2, 1875.

When act to take effect.

CHAPTER LII.

AN ACT TO AMEND SECTION TEN OF CHAPTER FORTY, OF THE GENERAL STATUTES, BEING SECTION TEN OF CHAPTER THIRTY-FOUR OF STATUTES AT LARGE, RELATING TO THE MANNER OF EXECUTING DEEDS IN FOREIGN COUNTRIES.

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

SECTION 1. That section ten of chapter forty, of the general statutes, be amended by adding to said section the following: And, *Provided further,* That any deed of land in this state executed and acknowledged in any foreign country, which shall have endorsed thereon or attached thereto a certificate of any minister resident, charge-de-affairs or consul of the United States appointed to reside therein, that such deed is executed and acknowledged according to the laws of such country, shall be entitled to record in the county in which such land is situated.

Deeds—how executed in foreign country.

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

When act to take effect.

Approved March 8, 1875.