

law. *Provided, however,* that nothing herein contained shall in any manner affect the rights or title of any *bona fide* purchaser without notice, for a valuable consideration, of any such real estate, prior to the passage of this act.

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

Approved February 28, 1877.

CHAPTER 115.

AN ACT TO LEGALIZE DEFECTIVE POWERS OF ATTORNEY,
AND THE CONVEYANCES EXECUTED THEREUNDER, AND
THE RECORD THEREOF.

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

SECTION 1. That all powers of attorney authorizing the conveyance of real estate situate within this State, or any interest therein, which have been heretofore executed with only one witness, are hereby declared as valid and effectual to all intents and for all purposes as if such powers of attorney had been attested by two witnesses, and all conveyances of said real estate situated within this State, or of any interest therein, which have been heretofore executed under such defective powers, and the records of such powers and conveyances are hereby declared to be as valid and effectual to all intents and for all purposes as if such powers of attorney had been attested by two witnesses. Powers of attorney with but one witness legalized.

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

Approved March 5, 1877.