

## CHAPTER 70.

H. F. No. 582.

*An act to legalize conveyances made by husband and wife by separate deeds of the same real estate.* Conveyances.

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

SECTION 1. That in all cases where a married man has heretofore conveyed real estate belonging to him, by deed legally witnessed, sealed and acknowledged, but not signed by his wife, and his wife has afterward conveyed the same real estate by deed legally witnessed, sealed and acknowledged, but not signed by her husband, to the grantee named in the husband's deed or to his grantees, the conveyance shall be as valid and effectual to pass the title to such grantee as if the conveyance had been made by a single instrument executed by husband and wife. Legalizing separate deeds by husband and wife.

SEC. 2. The provisions of this act shall not affect any action now pending in any court in this state.

SEC. 3. This act shall take effect and be in force from and after its passage.

Approved April 8, 1893.

## CHAPTER 71.

H. F. No. 108.

*An act to legalize and validate the defective execution of deeds, mortgages and other instruments, and the record thereof.* Conveyances.

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

SECTION 1. That in all cases where deeds, mortgages, or other instruments affecting real estate within this state, or letters of attorney authorizing the same, have heretofore been actually recorded in the office of the register of deeds of the county where the real estate thereby affected was, at the time of the making of such records, or is, situate, whether such deeds were duly and properly admitted to record or otherwise, all such instruments and the record thereof are hereby legalized and confirmed; and all such records may nevertheless be read in evidence in any court within this state, and shall be received as prima facie evidence of the contents of the original instruments of which they purport to be records; and all such records shall in all respects have the same force and effect as they would have if such original instruments at the time they were so recorded, had been legally entitled to record and were legally recorded. Legalizing defective execution.

That duly authenticated copies of such record may be read in evidence in any court within this state, with the same effect as the records themselves aforesaid; provided

that nothing in this act shall be held to apply to any action heretofore commenced or now pending in any of the courts of this state.

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

Approved March 14, 1893.

H. F. No. 59.

CHAPTER 72.

Conveyances.

*An act legalizing official certificates of sale, and the record thereof, heretofore made under mortgage powers, executions, judgments, orders and decrees, and prescribing the force and effect of such certificates and records.*

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

Sales under mortgage, powers and issue of certificate.

SECTION 1. That in all cases where real property has been duly sold under a power of sale in the usual form contained in a duly executed and recorded mortgage, or under a duly rendered judgment, order or decree of a court of competent jurisdiction, or upon a valid execution, and an official certificate of such sale in due form of law has been duly made, acknowledged and delivered by the proper officer to the purchaser, and such certificate has been duly filed for record and actually recorded, after expiration of twenty days from the date of such sale or certificate in the office of the register of deeds for the county within which said real property was then situated, then, and in every such case, such official certificate, as well as such record thereof, is hereby legalized and made valid, and shall be effectual to all intents and purposes as of and from the date when such certificate was so filed for record, except as against any person who has purchased said real property or some part thereof from the former owner thereof, in good faith and for a valuable consideration, more than twenty days after such official sale, and without notice thereof, and before such certificate was so filed for record; and every such certificate and such record thereof shall be prima facie evidence that all requirements of law in that behalf were duly complied with and of the validity of such sale; provided that nothing in this act shall be held to apply to any action commenced or now pending in any of the courts of this state.

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

Approved March 4, 1893.