

apply to any action heretofore commenced or now pending in any of the courts of this state.

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

Approved March 27th 1895.

H. F. No. 193.

## CHAPTER 212.

Deferred executor's deeds.

*An act to legalize and make valid sales of real estate made by executors, administrators or guardians under license of the probate court after the time limited in the order of license.*

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

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SECTION 1. All sales of real property in this state belonging to the estates of decedents made by executors or administrators of such estates, and all sales of real property belonging to any ward made by the guardian of such ward, under an order of license of a probate court of this state, where such sales have been made after the time limited therefor in such order of license, but which have been reported to and confirmed by the probate court issuing such license, if the law in respect of such sale has in all other respects save that as to the time of sale as fixed by the order of license been fully complied with then such sale shall be and they are hereby made as legal and valid in all respects as if said sales had been made within the time limited in order of license:

*Provided*, that the provisions of this act shall not apply to, or in any way affect, any actions now pending affecting the title to any such real estate.

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

Approved April 5th, 1895.

H. F. No. 128.

## CHAPTER 213.

Deeds by married women by attorney.

*An act to legalize certain conveyances heretofore executed by married women by their attorneys in fact.*

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

SECTION 1. That where any married woman has heretofore by written instrument, to the execution of

which her husband shall have assented by signing and acknowledging the same, appointed an attorney in fact and thereby authorized said attorney to sell and convey her real estate in this state, and such attorney has, for a valuable consideration paid by the grantee, executed and delivered deeds of the wife's separate real estate in the name of both the husband and wife such deeds shall be as valid and effectual to convey the real estate therein described, as if the woman executing such power had been at the time of the execution thereof, and the execution of such deeds, unmarried.

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*Provided*, such deeds were recorded in the office of the register of deeds where the land conveyed lies, prior to eighteen hundred and ninety-three (1893).

And *provided further* that this act shall not apply to powers in which it is expressly provided that the husband shall join in the execution of deeds with the attorney in fact.

SEC. 2. Nothing herein contained shall affect the rights of parties in any action now pending.

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

Approved March 30th, 1895.

## CHAPTER 214.

S. F. No. 162.

*An act to legalize the records of certain certificates executed under and by virtue of section eleven (11), chapter eighty-one (81), title one (1), general statutes 1878, relating to foreclosure of mortgages.*

Foreclosures.

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

SECTION 1. That no certificate executed under and by virtue of section eleven (11), chapter eighty-one (81), title one (1), general statutes, one thousand, eight hundred and seventy-eight, shall be deemed invalid by reason of the same not having been made, executed, proved, acknowledged, or recorded within the twenty (20) days mentioned in said section, and the record of any such certificate heretofore executed, proved, or acknowledged and recorded after the expiration of said twenty (20) days, is hereby legalized and made valid; and the said record shall have the same force and effect as if said certificate had been executed, proved, or acknowledged and recorded within the said twenty (20) days; *provided* that nothing herein contained shall be construed to apply to any case now pending

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