MINNESOTA RULES 1985 FORMS FOR CONVEYANCES OF REAL ESTATE

CHAPTER 2820 DEPARTMENT OF COMMERCE FORMS FOR CONVEYANCES OF REAL ESTATE

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	REPRESENTATIVE'S DEED TO
	CORPORATION OR PARTNERSHIP.
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	REPRESENTATIVE'S DEED TO
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	TENANTS.

MINNESOTA RULES 1985 FORMS FOR CONVEYANCES OF REAL ESTATE 2820.0200

WARRANTY DEEDS

2820.0200 FORM 1M: INDIVIDUAL TO INDIVIDUAL.

Form No. 1-M-WARRANTY DEED	
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of Real Estate Value () filed () not require	
Currifferen of Deal Parter Value Va	
Certificate of Real Estate Value No	-! :
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County Audito	
b	
by	-
Deput	X
STATE DEED TAX DUE HEREON: \$	
Date:, 19	
	(reserved for recording data)
FOR VALUABLE CONSIDERATION,	
	Granter (a)
	, Grantor (s),
• • • • • • • • • • • • • • • • • • • •	
hereby convey (s) and warrant (s) to	
real property in	County, Minnesota, described as follows:
of more space in	
	s needed continue on backr
together with all hereditaments and appurtenances b	
together with all hereditaments and appurtenances b	s needed continue on backi elonging thereto, subject to the following exceptions:
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together with all hereditaments and appurtenances b	
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Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF 8.	wionging thereto, subject to the following exceptions:
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Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF The foregoing instrument was acknowledged before by	elonging thereto, subject to the following exceptions:
Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF The foregoing instrument was acknowledged before by	elonging thereto, subject to the following exceptions:
Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF S. The foregoing instrument was acknowledged befor by	wionging thereto, subject to the following exceptions:
Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF The foregoing instrument was acknowledged before by	re me this day of, Grantor(s)
Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF The foregoing instrument was acknowledged before by	re me this day of, Grantor(s)
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Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF	re me this day of, 19,
Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF	re me this day of, 19,
Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF	re me this day of, 19,

Statutory Authority: MS s 507.09

2147

MINNESOTA RULES 1985 2820.0300 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.0300 FORM 2M: INDIVIDUAL TO INDIVIDUAL; ESCROW AGREEMENT.

Form No. 2-M-WARRANTY DEED, Except Assessments	
Individual (s) so Individual (s)	
No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required Certificate of Real Estate Value No, 19	
County Auditor	
by Deputy	
Date:, 19	(reserved for recording data)
FOR VALUABLE CONSIDERATION,	, Grantor (s),
hereby convey (s) and warrant (s) to	
real property in	, Grantee (s),
together with all hereditaments and appurtenances b lien of all unpaid special assessments and interest there	erost continue on Dacki elonging thereto, subject to the following exceptions: the son;
Affix Deed Tax Stamp Here	
STATE OF MINNESOTA	
	e me this day of , 19,
NOTARIAL STAMP OR SEAL (or other title or rank)	, Grantor(Signature of person taking acknowledgment Ta Statements for the real property destiled in the instrument should be unit to (Defined came and address of Grantes):
THIS INSTRUMENT WAS DRAFTEI	D BY (NAME AND ADDRESS):

Statutory Authority: MS s 507.09

MINNESOTA RULES 1985 FORMS FOR CONVEYANCES OF REAL ESTATE 2820.0400

2820.0400 FORM 3M: INDIVIDUAL TO CORPORATION OR PARTNERSHIP.

2149

_Perm No. 2-M WARRANTY DEED	
Individual (s) to Corporation or Pertnership	
No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required Certificate of Real Estate Value No, 19	
County Auditor	
Deputy	
STATE DEED TAX DUE HEREON: \$	
	(reserved for recording data)
FOR VALUABLE CONSIDERATION,	, Grantor (s),
hereby convey (s) and warrant (s) to	(merital statue) , Grantor (s),
	, Grantee,
s under	the laws of County, Minnesota, described as follows:
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Lif more spece is n	reded, continue en becki
together with all hereditaments and appurtenances bel	
· · · · · · · · · · · ·	
Affix Deed Tax Stamp Here	
STATE OF MINNESOTA	
COUNTY OF S.	
,	
The foregoing instrument was acknowledged before by	
	me this day of, 19,
NOTARIAL STANFOR SEAL (or other title or rank)	
NOTARIAL STAMP OR SEAL	, Grantor(s)
NOTARIAL STAMP OR SEAL	, Grantor(a) Signature of person taking acknowledgment The Successor for the real property destructs in the maximum device be used to (Include using and destruct of Grantes):
NOTABIAL STAMP OR SEAL (or other title or rank)	, Grantor(e) Signature of person taking acknowledgment The Successory for the real property destruction in the maximum moute be used to (Include using and destruct of Grantee):
NOTABIAL STAMP OR SEAL (or other title or rank)	, Grantor(e) Signature of person taking acknowledgment The Successory for the real property destruction in the maximum moute be used to (Include using and destruct of Grantee):
NOTABIAL STAMP OR SEAL (or other title or rank)	, Grantor(e) Signature of person taking acknowledgment The Successory for the real property destruction in the maximum moute be used to (Include using and destruct of Grantee):
NOTABIAL STAMP OR SEAL (or other title or rank)	, Grantor(e) Signature of person taking acknowledgment The Successory for the real property destruction in the maximum moute be used to (Include using and destruct of Grantee):
NOTABIAL STAMP OR SEAL (or other title or rank)	, Grantor(a) Signature of person taking acknowledgment The Successor for the real property destructs in the maximum device be used to (Include using and destruct of Grantes):
NOTABIAL STAMP OR SEAL (or other title or rank)	, Grantor(a) Signature of person taking acknowledgment The Successor for the real property destructs in the maximum device be used to (Include using and destruct of Grantes):
NOTABIAL STAMP OR SEAL (or other title or rank)	, Grantor(e) Signature of person taking acknowledgment The Summary for the real property destruction in the mercure of destructions of Grantes):

Statutory Authority: MS s 507.09

MINNESOTA RULES 1985 2820.0500 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.0500 FORM 4M: INDIVIDUAL TO CORPORATION OR PARTNERSHIP; ESCROW AGREEMENT.

Form No. 4-M WARRANTY DEED, Emant Advantate	
Individual (s) to Corporation or Partnership	
No delinquent taxes and transfer entered: Certificate of Real Estate Value () filed () not required	
Certificate of Real Estate Value No, 19	
County Auditor	
byDeputy	
STATE DEED TAX DUE HEREON: 8	_
Date:	- (reserved for recording data)
FOR VALUABLE CONSIDERATION,	
	(mentel metue), Grantor (s),
sereby convey (s) and warrant (s) to	, Grantee,
eal property inunder ti	County, Minnesota, described as follows:
ogether with all hereditaments and appurtenances bel	ded, continue on back) ongong thereto, subject to the following exceptions: the
lien of all unpaid special assessments and interest thereo	n;
Affix Deed Tax Stamp Here	
STATE OF MINNESOTA	
COUNTY OF }	
The foregoing instrument was acknowledged before n	ne thus day of , 19
The foregoing instrument was acknowledged before n	Signature of person taking acknowledgment
NOTABIAL STAMP OB SEAL	Signature of person taking acknowledgment Ta Starmost for the real property described in the metroment devide be unt to (likelinde mane and address of Grantee):
The foregoing instrument was acknowledged before m by	Signature of person taking acknowledgment Ta Starmost for the real property described in the metroment devide be unt to (likelinde mane and address of Grantee):
The foregoing instrument was acknowledged before m by	Signature of person taking acknowledgment Ta Starmost for the real property described in the metroment devide be unt to (likelinde mane and address of Grantee):
The foregoing instrument was acknowledged before m by	Signature of person taking acknowledgment Ta Starmost for the real property described in the metroment devide be unt to (likelinde mane and address of Grantee):

Statutory Authority: MS s 507.09

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2151 FORMS FOR CONVEYANCES OF REAL ESTATE 2820.0600

2820.0600 FORM 5M: INDIVIDUAL TO JOINT TENANTS.

No definition to some Typest No definition to the following exception: County Auditor County Auditor Deguty STATE DEED TAX DUE HEREON: \$ County Auditor Date:	No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required Pertificate of Real Estate Value No	
of Real Estate Value () filed () not required Certificate of Real Estate Value No	of Real Estate Value () filed () not required Certificate of Real Estate Value No	
by	Deputy Deputy TATE DEED TAX DUE HEREON: \$ ate:	
by	Deputy Deputy TATE DEED TAX DUE HEREON: \$ ate:	
Deputy STATE DEED TAX DUE HEREON: \$	Deputy TATE DEED TAX DUE HEREON: \$ ate:, 19	
The foregoing instrument was acknowledged before me this	OR VALUABLE CONSIDERATION,	
	ereby convey (s) and warrant (s) to, Grante	
	ereby convey (s) and warrant (s) to, Grante	rantor (s).
Grantees as joint Grantees as joint County, Minnesota, described as follows: County, Minnesota, described as follows: County all hereditaments and appurtenances belonging thereto, subject to the following exceptions: Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF	, Grante	
If more space in needed continue on pack i Stogether with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: Afflix Deed Tax Stamp Here STATE OF MINNESOTA STATE OF MINNESOTA The foregoing instrument was acknowledged before me this day of, 19, 0rantor(NOTABLE STAMP OB SEAL (or other title or rank) Signature of person taking acknowledgent Versitio (testuare und Experts of Grates).	nants, real property in County, Minnesota, described i	es as joint
Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF		a follows:
Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF		
Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF		
Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF		
Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF		
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STATE OF MINNESOTA COUNTY OF	getter with all hereditaments and apportenances belonging dieteto, subject to the following exception	
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STATE OF MINNESOTA COUNTY OF		
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STATE OF MINNESOTA COUNTY OF		
STATE OF MINNESOTA COUNTY OF		
COUNTY OF	Affix Deed Tax Stamp Here	
COUNTY OF		
COUNTY OF		
COUNTY OF		
The foregoing instrument was acknowledged before me thisday of, 19, yy, Grantor(NOTARIAL STAMP OB SEAL (or other title or rank) Signature of person taking acknowledgment Taking acknowledgment Tak	TATE OF MINNESOTA	
The foregoing instrument was acknowledged before me thisday of, 19, yy, Grantor(NOTARIAL STAMP OB SEAL (or other title or rank) Signature of person taking acknowledgment Taking acknowledgment Tak	OUNTY OF	
y	/	
NOTARIAL STAMP OR SEAL (or other title or rank) Signature of person taking acknowledgment Tas Sustaments for the ray property deribed in the instrument show be set to therhold name and address of Orables):		, 19
NOTARIAL STAMP OR SEAL (or other title or rank) Signature of person taking acknowledgment To Examinate for the name and edition of Gradies): the wait to (Sochafe name and edition of Gradies):		
(or other title or rank) Signature of person taking acknowledgment Ta Satoments for the rai property feerines in the instrument show We want to Christofe hame and address of Craities):		srantor(
Signature of person caking acknowledgment Tes Burmants der bernaj property derribed im kabrimment show be erns to (Include name and address of Granico):		
·	Signature of person taking acknowledg	gment
THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):	Tan Statements for the real property dyteribed in this instru- be ons to (include name and address of Grantoc);	uput shoul
THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):		
THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):		
THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):		
· · · · · · · · · · · · · · · · · · ·	THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)	
	······································	

Statutory Authority: MS s 507.09

2820.0700 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.0700 FORM 6M: INDIVIDUAL TO JOINT TENANTS; ESCROW AGREEMENT.

No delinquent taxes and transfer entered: Certificate of Real Estate Value () filed () not required Certificate of Real Estate Value No, 19, 19	
of Real Estate Value () filed () not required Certificate of Real Estate Value No, 19, 19 County Auditor	
by	
Deputy	
STATE DEED TAX DUE HEREON: \$	
Date:, 19	(reserved for recording data)
FOR VALUABLE CONSIDERATION,	······································
hereby convey (s) and warrant (s) to	(marital status) , Grantor (s),
	, Grantees as joint County, Minnesota, described as follows:
· (If more space is needed, continue on p	
together with all hereditaments and appurtenances belonging thereto	
lien of all unpaid special assessments and interest thereon;	•••••
Affix Deed Tax Stamp Here	
Affix Deed Tax Stamp Here	
Affix Deed Tax Stamp Here	
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STATE OF MINNESOTA	day of , 19 ,
STATE OF MINNESOTA	day of , 19 ,
STATE OF MINNESOTA sa.	
STATE OF MINNESOTA COUNTY OF	
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STATE OF MINNESOTA COUNTY OF	
STATE OF MINNESOTA COUNTY OF	
STATE OF MINNESOTA COUNTY OF	

Statutory Authority: MS s 507.09

MINNESOTA RULES 1985 FORMS FOR CONVEYANCES OF REAL ESTATE 2820.0800

2820.0800 FORM 7M: CORPORATION OR PARTNERSHIP TO INDIVIDUAL.

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varrants to Grantee (s)
ry, Minnesola, described as follows:
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to, subject to the following exceptions:
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Statutory Authority: MS s 507.09

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MINNESOTA RULES 1985 2820.0900 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.0900 FORM 8M: CORPORATION OR PARTNERSHIP TO INDIVIDUAL; ESCROW AGREEMENT.

Corporation or Partnership to Individual (s)	1
No delinquent taxes and transfer entered; Certificat	
of Real Estate Value () filed () not require	
Certificate of Real Estate Value No	
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County Audito	
by	-11
Deput	<u>کا</u> ا
STATE DEED TAX DUE HEREON: \$	
31 ATC DEED 1 AA DOL HEREON . •	
Date:19.	
	(reserved for recording data)
FOR VALUABLE CONSIDERATION,	
	, a under the laws of
	conveys and warrants to
	, C+intee (s),
real property in	County, Minnesota, described as follows.
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together with all hereditaments and appurtenances	belonging thereto, subject to the following exceptions: the
together with all hereditaments and appurtenances lien of all unpaid special assessments and interest the	belonging thereto, subject to the following exceptions: the reon;
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together with all hereditaments and appurtenances lien of all unpaid special assessments and interest the	belonging thereto, subject to the following exceptions: the reon;
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together with all hereditaments and appurtenances lien of all unpaid special assessments and interest the	belonging thereto, subject to the following exceptions: the reon; By
together with all hereditaments and appurtenances lien of all unpaid special assessments and interest the Affix Deed Tax Stamp Here	belonging thereto, subject to the following exceptions: the reon;
together with all hereditaments and appurtenances lien of all unpaid special assessments and interest the	belonging thereto, subject to the following exceptions: the reon; By
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together with all hereditaments and appurtenances lien of all unpaid special assessments and interest the Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF	belonging thereto, subject to the following exceptions: the reon; By By Its By
together with all hereditaments and appurtenances lien of all unpaid special assessments and interest the Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF	belonging thereto, subject to the following exceptions: the reon; By
together with all hereditaments and appurtenances lien of all unpaid special assessments and interest the Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF as. The foregoing was acknowledged before me this	belonging thereto, subject to the following exceptions: the reon; By
together with all hereditaments and appurtenances lien of all unpaid special assessments and interest the Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF	belonging thereto, subject to the following exceptions: the reon; By
together with all hereditaments and appurtenances lien of all unpaid special assessments and interest the Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF	belonging thereto, subject to the following exceptions: the reon; By
together with all hereditaments and appurtenances lien of all unpaid special assessments and interest the Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF	belonging thereto, subject to the following exceptions: the reon; By
together with all hereditaments and appurtenances lien of all unpaid special assessments and interest the Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF	belonging thereto, subject to the following exceptions: the reon; By
together with all hereditaments and appurtenances lien of all unpaid special assessments and interest the Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF	belonging thereto, subject to the following exceptions: the reon; By
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together with all hereditaments and appurtenances lien of all unpaid special assessments and interest the Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF	belonging thereto, subject to the following exceptions: the reon; By
together with all hereditaments and appurtenances lien of all unpaid special assessments and interest the Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF	belonging thereto, subject to the following exceptions: the reon; By
together with all hereditaments and appurtenances lien of all unpaid special assessments and interest the Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF	belonging thereto, subject to the following exceptions: the reon; By
together with all hereditaments and appurtenances lien of all unpaid special assessments and interest the Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF	belonging thereto, subject to the following exceptions: the reon; By
together with all hereditaments and appurtenances lien of all unpaid special assessments and interest the Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF	belonging thereto, subject to the following exceptions: the reon; By
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together with all hereditaments and appurtenances lien of all unpaid special assessments and interest the Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF	belonging thereto, subject to the following exceptions: the reon; By

Statutory Authority: MS s 507.09

MINNESOTA RULES 1985 2155 FORMS FOR CONVEYANCES OF REAL ESTATE 2820.1000

2820.1000 FORM 9M: CORPORATION OR PARTNERSHIP TO CORPORATION OR PARTNERSHIP.

Consistence of Structure is No delinquent taxes and transfer entered: Certificate of Real Estate Value () filed () not required Certificate of Real Estate Value No	Form Ho. S-M-WARRANTY DEED	
of Real Estate Value () filed () not required Certificate of Real Estate Value No	Corporation or Partnership to Corporation or Partnership	
by	of Real Estate Value () filed () not require Certificate of Real Estate Value No	ed
Image:	County Audito	or l
Date:	byDeput	
(reserved for recording data) FOR VALUABLE CONSIDERATION,		
Affix Deed Tax Stamp Here By Its By Its Its By Its Its By Its	Date:19	
Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF	FOR VALUABLE CONSIDERATION,	a under the laws of
	, Grantor, hereby conve	vs and warrants to
County. Minnesota, described as follows: County. Minnesota, described as follows: County. Minnesota, described as follows: County Minnesota, described as follows: County of more spece is needed continue on packs together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: Affix Deed Tax Stamp Here By	under the la	, Grantee, a , Grantee, a , Grantee, a , Grantee, a
Affix Deed Tax Stamp Here Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF		
STATE OF MINNESOTA By Its STATE OF MINNESOTA COUNTY OF	together with all hereditaments and appurtenances b	elonging thereto, subject to the following exceptions:
STATE OF MINNESOTA STATE OF MINNESOTA COUNTY OF		lts
COUNTY OF	STATE OF MININESOTA	Its
by and the and of, on behalf of the	55 .	
the and, a, a, a	The foregoing was acknowledged before me this	day of , 19
of, on behalf of the	the	and
(or other title or rank) Signature of person taking acknowledgment	FOTABIAL STAMP OR SEAL	Signature of person taking acknowledgment Tes functioners for the sail property dermide in the instrument should be used to flatiget sums and edgewe of Crasters.

Statutory Authority: MS s 507.09

MINNESOTA RULES 1985 2820.1100 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.1100 FORM 10M: CORPORATION OR PARTNERSHIP TO CORPORATION OR PARTNERSHIP; ESCROW AGREEMENT.

TETT No. 10-M-WARBANTY DEED Except Automotity		
Corporation of Partnership to Corporation of Partnership		
No delinquent taxes and transfer entered; Certific of Real Estate Value () filed () not requir Certificate of Real Estate Value No 19	a	
	_	
County Audit	_	
Depu TATE DEED TAX DUE HEREON: \$	×1	
Date: , 19		served for recording data)
OR VALUABLE CONSIDERATION,		under the laws of
, Grantor, hereby conve	ys and warrants to	, Grantee, a
under the l	ws of nty, Minnesota, describe	, real property in
ogether with all hereditaments and appurtenance		ject to the following exceptions: the
ogether with all hereditaments and appurtenance	belonging thereto, sub reon; 	ject to the following exceptions: the
ogether with all hereditaments and appurtenance en of all unpaid special assessments and interest th	belonging thereto, sub recon; By Its	
ngether with all hereditaments and appurtenance en of all unpaid special assessments and interest th Affix Deed Tax Stamp Here TATE OF MINNESOTA	belonging thereto, sub recon; By Its	
ngether with all hereditaments and appurtenance en of all unpaid special assessments and interest th Affix Deed Tax Stamp Here TATE OF MINNESOTA	belonging thereto, sub recon; By Its	
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agether with all hereditaments and appurtenance en of all unpaid special assessments and interest th Affix Deed Tax Stamp Here TATE OF MINNESOTA OUNTY OF	belonging thereto, sub reon: By By By Its	
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ogether with all hereditaments and appurtenance en of all unpaid special assessments and interest th Affix Deed Tax Stamp Here TATE OF MINNESOTA OUNTY OF	belonging thereto, sub reon: By By By By Its and and , on behalf of the Signature of f	
ogether with all hereditaments and appurtenance ien of all unpaid special assessments and interest th Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF	belonging thereto, sub reon: By By By By Its and and Signature of p Ta Sutement for the there be not to flacther use	
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Statutory Authority: MS s 507.09

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MINNESOTA RULES 1985 Forms for conveyances of real estate 2820.1200

2820.1200 FORM 11M: CORPORATION OR PARTNERSHIP TO JOINT TENANT.

2157

Form No. 11-M - WARRANTY DEED	
Corporation or Partnership to Joint Tenants	
No delinquent taxes and transfer entered: Certificat of Real Estate Value () filed () not require Certificate of Real Estate Value No, 19	a
County Audito	Dr.
byDeput	
STATE DEED TAX DUE HEREON: \$ 19.	
FOR VALUABLE CONSIDERATION,	(reserved for recording data)
Grantor, bereby	y conveys and warrants to under the laws of
as joint tenants, real property in	, Grantees County, Minnesota, described as follows:
	enceosed continue on back) elonging thereto, subject to the following exceptions:
	By
STATE OF MINNESOTA	By
The foregoing was acknowledged before me this	day of , 19 , 19 ,
by	and , , ,
of	······································
under the laws of	, on behalf of the Signature of person taking acknowledgment
	Tas Statements for the real property described to the instrument should be set to flacinde name and address of Graptee):
THIS INSTRUMENT WAS DRAFTE	D BY (NAME AND ADDRESS):

Statutory Authority: MS s 507.09

MINNESOTA RULES 1985 2820.1300 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.1300 FORM 12M: CORPORATION OR PARTNERSHIP TO JOINT TENANTS; ESCROW AGREEMENT.

Contents of Performing We shart Terms No delinquent taxes and transfer entered: Certificate of Real Extate Value () filed () not required Certificate of Real Extate Value No
of Real Estate Value () filed () not required Certificate of Real Estate Value No
by
by
STATE DEED TAX DUE HEREON: \$
("reserved for recording data) FOR VALUABLE CONSIDERATION,
Grantor, hereby conveys and warrants to Granteer Granteer, eal property in County, Minnesota, described as follows (" more spece is needed continue on backs together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: the lien of all unpaid special assessments and interest thereon: Affix Deed Tax Stamp Here By
County, Minnesota, described as follows ("more some is needed continue on best" together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: the lien of all unpaid special assessments and interest thereon: Affix Deed Tax Stamp Here By Its By ts STATE OF MINNESOTA State
together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: the lien of all unpaid special assessments and interest thereon: Affix Deed Tax Stamp Here By Its Its COUNTY OF State OF MINNESOTA Sta
together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: the lien of all unpaid special assessments and interest thereon: Affix Deed Tax Stamp Here By Its Its COUNTY OF State OF MINNESOTA Sta
lien of all unpaid special assessments and interest thereon: Affix Deed Tax Stamp Here By Ita By Ita STATE OF MINNESOTA COUNTY OF State of Minnesota
By
COUNTY OF
The foregoing was acknowledged before me this day of , 19 , 19
by and and and
of, •
under the laws of, on behalf of the, NOTABLAL STAMP OB SEAL
(or other title or rank) Signature of person taking acknowledgment Tas Susmanus for the real property destribed in this instrument though the pairs to (include same and address of formates):

Statutory Authority: MS s 507.09

QUITCLAIM DEEDS

2820.2100 FORM 27M: INDIVIDUAL TO INDIVIDUAL.

Form No. 27-M-QUIT CLAIM DEED	
Individual (s) to Individual (s)	
No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required Certificate of Real Estate Value No, 19	
County Auditor	
byDeputy	
STATE DEED TAX DUE HEREON: \$	_
Date:, 19	(reserved for recording data)
FOR VALUABLE CONSIDERATION,	(mente statue) , Grantor (s),
hereby convey (s) and quitclaim (s) to	
real property in	, Grantee (s), County, Minnesota, described as follows:
lif more space is ne	eded, confinue on back)
together with all hereditaments and appurtenances belo	
Affix Deed Tax Stamp Here	
STATE OF MINNESOTA	
COUNTY OF \$	
The foregoing instrument was acknowledged before by	me thisday of, 19,
NOTABIAL STAMP OR SEAL	, Grantor(s)
(or other title or rank)	Signature of person taking acknowledgment Tes Supersus for the real property specified in the astronomic should be unit to (lacing same and address of Grantes).
THIS INSTRUMENT WAS DRAFTED	BY (NAME AND ADDRESS):

Statutory Authority: MS s 507.09

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2159

MINNESOTA RULES 1985 2820.2200 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.2200 FORM 28M: INDIVIDUAL TO PARTNERSHIP OR CORPORATION.

Form No. 28-M QUIT CLAIM DEED	
Individual (3) to Corporation or Partnership	
No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required Certificate of Real Estate Value No, 19	
County Auditor	
byDeputy	
STATE DEED TAX DUE HEREON: \$	_
Date:,19	(reserved for recording data)
FOR VALUABLE CONSIDERATION,	Grantor (s)
hereby convey (s) and quitclaim (s) to	
د under	, Grantee,
real property in under	County, Minnesota, described as follows:
(4 more uses a n together with all hereditaments and appurtenances bel Affix Deed Tax Stamp Here	weded, continue on back) longing thereto.
STATE OF MINNESOTA	<u></u>
COUNTY OF	e me thisday of , 19 , 19 ,
by	, Grantor(s)
, NOTARIAL STAMP OR SEAL (or other title or rank)	Signature of person taking acknowledgment Ta Baumanis for the real property domined in the universe should be ment to (Beliede anno and address of Granace):
THIS INSTRUMENT WAS DRAFTED	BY (NAME AND ADDRESS):

Statutory Authority: MS s 507.09

MINNESOTA RULES 1985 FORMS FOR CONVEYANCES OF REAL ESTATE 2820.2300

2820.2300 FORM 29M: INDIVIDUAL TO JOINT TENANTS.

2161

Form No. 29-M - QUIT CLAIM DEED	
Îndividual (a) to Joint Tenants	
No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required Certificate of Real Estate Value No, 19	
County Auditor	
Deputy	
STATE DEED TAX DUE HEREON: \$	-
Date:	(reserved for recording data)
FOR VALUABLE CONSIDERATION,	<u></u>
hereby convey (s) and guitclaim (s) to	(marital status)
as joint tenants, real property in	, Grantees
	eaded, continue on back!
together with all hereditaments and appurtenances bei	onging thereto.
Affix Deed Tax Stamp Here	······································
STATE OF MINNESOTA	
COUNTY OF)	
The foregoing instrument was acknowledged before by	me this day of , 19 ,
NOTARIAL STAMP OR SEAL (OF OTHER EIELE OF FARK)	, Grantor(s).
	Signature of person taking acknowledgment
	Tax Sustements for the real property described in the measurest should be sent to (include same and address of Grantes):
THIS INSTRUMENT WAS DRAFTED	BY (NAME AND ADDRESS):
1	

Statutory Authority: MS s 507.09

2820.2400 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.2400 FORM 30M: CORPORATION OR PARTNERSHIP TO INDIVIDUAL.

Perm No. 30-M-QUIT CLAIM DEED	· · · · · · · · · · · · · · · · · · ·
Čerparation or Pertnership te individual lai	
No delinquent taxes and transfer entered; Certificat of Real Estate Value () filed () not required Certificate of Real Estate Value No, 19	
County Audito	.
byDeput	<u>,</u>
STATE DEED TAX DUE HEREON: \$	_
Date:, 19_	(reserved for recording data)
FOR VALUABLE CONSIDERATION,	under the laws of
, Grantor, hereby	conveys and quitclaims to
real property in	, Grantee (s), County, Minnesota, described as follows:
(if more some is together with all hereditaments and appurtenances be	nessed, continue on back) zlonging thereto.
together with all hereditaments and appurtenances be	By
together with all hereditaments and appurtenances be	2longing thereto.
Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF	ByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByByBy _By
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COUNTY OF	By
together with all hereditaments and appurtenances be Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF The foregoing was scknowledged before me this	By
together with all hereditaments and appurtenances be Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF The foregoing was scknowledged before me this	By
COUNTY OF	By

Statutory Authority: MS s 507.09

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2163 FORMS FOR CONVEYANCES OF REAL ESTATE 2820.2500

2820.2500 FORM 31M: CORPORATION OR PARTNERSHIP TO CORPORATION OR PARTNERSHIP.

is Carponition or Partnersho	_
No delinquent taxes and transfer entered; Certifica	ite
of Real Estate Value () filed () not require Certificate of Real Estate Value No	
, 19	
County Audit	Lor I
-	
by	
Depu	ity
STATE DEED TAX DUE HEREON: \$	
Date:	
	(reserved for recording data)
OR VALUABLE CONSIDERATION,	
	, a under the laws (
, Grantor, hereby	
	y conveys and quitclaims to, Grante sws of, real property : unty, Minnesota, described as follows:
under the la	sws of, real property : inty, Minnesota, described as follows:
	ie næded, continue on beck)
	belonging thereto.
ogether with all hereditaments and appurtenances i	belonging thereto.
	belonging thereto.
ogether with all hereditaments and appurtenances i	belonging thereto.
ogether with all hereditaments and appurtenances i	belonging thereto.
ogether with all hereditaments and appurtenances i Afflix Deed Tax Stamp Here	belonging thereto. ByBy
ogether with all hereditaments and appurtenances i Affix Deed Tax Stamp Here TATE OF MINNESOTA	belonging thereto. ByBy
ogether with all hereditaments and appurtenances i Affix Deed Tax Stamp Here TATE OF MINNESOTA	belonging thereto. ByBy
Affix Deed Tax Stamp Here TATE OF MINNESOTA	belonging thereto. By By By Its
Affix Deed Tax Stamp Here TATE OF MINNESOTA COUNTY OF	belonging thereto. ByByByByByByByByBy
ogether with all hereditaments and appurtenances is Affix Deed Tax Stamp Here TATE OF MINNESOTA OUNTY OF	belonging thereto.
Affix Deed Tax Stamp Here TATE OF MINNESOTA COUNTY OF	belonging thereto. By
Affix Deed Tax Stamp Here TATE OF MINNESOTA COUNTY OF The foregoing was acknowledged before me this	belonging thereto.
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Affix Deed Tax Stamp Here TATE OF MINNESOTA COUNTY OF The foregoing was acknowledged before me this	belonging thereto. By
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Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF	belonging thereto. By
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Affix Deed Tax Stamp Here Affix Deed Tax Stamp Here TATE OF MINNESOTA COUNTY OF	belonging thereto. By
Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF	belonging thereto. By
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Affix Deed Tax Stamp Here Affix Deed Tax Stamp Here TATE OF MINNESOTA COUNTY OF	belonging thereto. By
Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF	belonging thereto. By
Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF	belonging thereto. By

Statutory Authority: MS s 507.09

MINNESOTA RULES 1985 2820.2600 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.2600 FORM 32M: CORPORATION OR PARTNERSHIP TO JOINT TENANTS.

No delinguent taxes and transfer entered: Certificate Of Real Extate Value () inct required Certificate of Real Extate Value No	of Real Estate Value () filed () not required Certificate of Real Estate Value No, 19, 19 County Auditor by Deputy STATE DEED TAX DUE HEREON: \$ Date:, 19 FOR VALUABLE CONSIDERATION	ys and quitclaims to
of Real Extate Value () filed () not required Certificate of Real Extate Value No	of Real Estate Value () filed () not required Certificate of Real Estate Value No, 19, 19, 19	ys and quitclaims to
of Real Extate Value () filed () not required Certificate of Real Extate Value No	of Real Estate Value () filed () not required Certificate of Real Estate Value No, 19, 19, 19	ys and quitclaims to
Certificate of Real Estate Value No County Auditor by Date:	Certificate of Real Estate Value No, 19, 19	ys and quitclaims to
County Auditor by	County Auditor by Deputy STATE DEED TAX DUE HEREON: \$ Date:, 19 FOR VALUABLE CONSIDERATION, Grantor, hereby conver	ys and quitclaims to
by	byDeputy	ys and quitclaims to
by	byDeputy	ys and quitclaims to
by	byDeputy	ys and quitclaims to
Deputy STATE DEED TAX DUE HEREON: \$	Deputy STATE DEED TAX DUE HEREON: \$ Date:	ys and quitclaims to
Deputy STATE DEED TAX DUE HEREON: \$	Deputy STATE DEED TAX DUE HEREON: \$ Date:	ys and quitclaims to
Date:	Date: , 19 FOR VALUABLE CONSIDERATION,	ys and quitclaims to
Date:	Date: , 19 FOR VALUABLE CONSIDERATION,	ys and quitclaims to
County ALUABLE CONSIDERATION.	FOR VALUABLE CONSIDERATION,, Grantor, hereby conver	ys and quitclaims to
County ALUABLE CONSIDERATION.	FOR VALUABLE CONSIDERATION,, Grantor, hereby conver	ys and quitclaims to
Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF	, Grantor, hereby conve	s and quitclaims to
Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF	, Grantor, hereby conve	s and quitclaims to
	, Grantor, hereby conver	ys and quitclaims to
County, Minnesota, described as follow Count	as joint tenants, real property in	, Grante County, Minnesota, described as follow
If more space is needed, continue on back Cogether with all hereditaments and appurtenances belonging thereto. Affix Deed Tax Stamp Here By	as joint tenants, real property in	County, Minnesota, described as follow
Affix Deed Tax Stamp Here Affix Deed Tax Stamp Here By		
Affix Deed Tax Stamp Here Affix Deed Tax Stamp Here By		
Affix Deed Tax Stamp Here Affix Deed Tax Stamp Here By		
Affix Deed Tax Stamp Here Affix Deed Tax Stamp Here By		
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Affix Deed Tax Stamp Here Affix Deed Tax Stamp Here By		
Affix Deed Tax Stamp Here Affix Deed Tax Stamp Here By		
Affix Deed Tax Stamp Here Affix Deed Tax Stamp Here By		
Affix Leed Tax Stamp Here By		
	together with all hereditaments and appurtenances belongir	ng thereto.
	-	
	Adding Land Them Dearman Mana By	,
By	AILL Deeu Lax Stamp here	
STATE OF MINNESOTA COUNTY OF		lu
STATE OF MINNESOTA COUNTY OF		
COUNTY OF	By	
COUNTY OF fay of and and and		
The foregoing was acknowledged before me this day of, 19 yy and the and of inder the laws of, on behalf of the NOTARIAL STAMP OR SEAL (or other title or rank) Signature of person taking acknowledgment	STATE OF MINNESOTA	
by and he and of and inder the laws of, on behalf of the NOTABIAL STAMP OR SEAL (or other title or rank) Signature of person taking acknowledgment	STATE OF MINNESOTA	
by and he and of and inder the laws of, on behalf of the NOTABIAL STAMP OR SEAL (or other title or rank) Signature of person taking acknowledgment	STATE OF MINNESOTA	
of	STATE OF MINNESOTA	its
of	STATE OF MINNESOTA	its its 19
NOTARIAL STAMP OR SEAL (or other title or rank) Signature of person taking acknowledgment	STATE OF MINNESOTA 55. COUNTY OF 55. The foregoing was acknowledged before me this and by and	day of , 19
(or other title or rank) Signature of person taking acknowledgment	STATE OF MINNESOTA	day of 19
Signature of person taking acknowledgment	STATE OF MINNESOTA	day of 19
Tar Statements for the first description is the advected generation of the statement during a statement during the	STATE OF MINNESOTA	day of 19
	STATE OF MINNESOTA	Its
be sent to (Include name and address of Grantee):	STATE OF MINNESOTA	Its
NOTARIAL STAMP OR SEAL (or other title or rank) Signature of person taking acknowledgmen	STATE OF MINNESOTA	lts
Inder the laws of, on behalf of the	STATE OF MINNESOTA	its its 19
(or other title or rank) Signature of person taking acknowledgment	STATE OF MINNESOTA	day of 19
Signature of person taking acknowledgment	STATE OF MINNESOTA	day of 19
Tar Statements for the first description is the advected generation of the statement during a statement during the	STATE OF MINNESOTA 55. COUNTY OF 55. The foregoing was acknowledged before me this and by and of and of on NOTABLEL STATE OF SEAL	day of 19
	STATE OF MINNESOTA	Its

Statutory Authority: MS s 507.09

MINNESOTA RULES 1985 Forms for conveyances of real estate 2820.3100

MORTGAGES

2820.3100 FORM 41-1/2M: RESIDENTIAL MORTGAGE BETWEEN INDIVIDUALS.

Subpart 1. Scope. The recommended form for a residential mortgage between individuals is contained in subpart 2.

Subp. 2. Form.

RESIDENTIAL MORTGAGE Paragani to Minn. Stat. Sec. 47.20 (1981) individual to Individual Form N	Miller-Davis Co., Minneapola No. 4112M Minneapola Uniform Conveyancing Blanka (1981)
(reserved for mortgage registry tax payment data) -	•
MORTGAGE REGISTRY TAX DUE HEREON:	(reserved for recording data)
•	day of, 19,
between	
(Marital Status)	, Motgagor (whether one of more),
WITNESSETH, That the Mortgagor, in consid	, Mortgagee (whether one or more), leration of the sum of DOLLARS.
to the Mortgagor in hand paid by the Mortgagee, the convey unto the Mortgagee, Forever, all of the land	e receipt whereof is hereby acknowledged, does hereby
	Minnesota, described as follows:
Mortgagor is lawfully seized of the Property and has good right except as follows:	forever. The Mortgagor covenants with Mortgagee as follows: That to convey the same; that the Property is free from all encumbrances nd that the Mortgagor will Warrant and Defend the title to the same
PROVIDED, NEVERTHELESS, That if the Mortgagor sh	
and with interest as specified, all sums advanced in protectin insurance premiums covering buildings thereon, principal or	DOLLARS erewith (the Note), the final payment being due and payable or percent per annum, and shall repay to the Mortgagee, at the time g the lien of this Mortgage, in payment of taxes on the Property interest on any prior liens, expenses and attorney's fees hereir orized herein, and shall keep and perform all the covenants and and void, and shall be released at the Mortgagor's expense.
AND THE MORTGAGOR covenants with the Mortgagee	•
thereto;	reafter become liens against the Property before penalty attached
3. to keep all buildings, improvements and fixtures now or lat	ter located on or a part of the Property insured against loss by fire

to keep all buildings, improvements and fixtures now or later located on or a part of the Property insured against loss by fire, extended coverage perils, vandalism, malicious mischief and, if applicable, steam boiler explosion, for at least the amount of

at all times while any amount remains unpaid under this Mortgage. If any of the buildings, improvements or fixtures are located in a federally designated flood prone area, and if flood insurance is available for that area, Mortgagor shall procure and maintain flood insurance in amounts reasonably satisfactory to the Mortgagee. Each insurance policy shall contain a loss

MINNESOTA RULES 1985 2820.3100 FORMS FOR CONVEYANCES OF REAL ESTATE

payable clause in favor of the Mortgagee affording all rights and privileges customarily provided under the so-called standard mortgage clause. In the event of damage to the Property by fire or other casualty, the Mortgagor shall promptly give notice of such damage to the Mortgagee and the insurance company. The insurance shall be issued by an insurance company or companies licensed to do business in the State of Minnesota and acceptable to the Mortgagee. The insurance policies shall provide for not less than ten days written notice to the Mortgagee before cancellation, non-renewal, termination, or change in coverage, and the Mortgagor shall deliver to the Mortgages a duplicate original or certificate of such insurance policies.

- to pay, when due, both principal and interest of all prior liens or encumbrances, if any, and to keep the Property free and clear of all other prior liens or encumbrances;
- to commit or permit no waste on the Property and to keep it in good repair, to complete forthwith any improvements which may hereafter be under course of construction on the Property, and; to pay any other expenses and attorney's fees incurred by the Mortgagee by reason of litigation with any third party for the
- protection of the lien of this Mortgage.

In case of failure to pay said taxes and assessments, prior liens or encumbrances, expenses and attorney's fees as above specified, or to insure said buildings, improvements, and fixtures and deliver the policies as aforesaid, the Mortgagee may pay such taxes, assessments, prior liens, expenses and attorney's fees and interest thereon, or obtain such insurance, and the sums so paid shall bear interest from the date of such payment at the same rate set forth in the Note, and shall be impressed as an additional lien upon the Property and be immediately due and payable from the Mortgagor to the Mortgagee and this Mortgage shall from date thereof secure the repayment of such advances with interest.

In case of default in any of the foregoing covenants, the Mortgagor confers upon the Mortgagee the option of declaring the unpaid balance of the Note and the inferest accrued thereon, together with all sums advanced hereunder, immediately due and payable without notice, and hereby authorizes and empowers the Mortgagee to foreclose this Mortgage by judicial proceedings or to sell the Property at public auction and convey the same to the purchaser in fee simple in accordance with the statute, and out of the moneys arising from such sale to retain all sums secured hereby, with interest and all legal costs and charges of such foreclosure and the maximum attorney's fee permitted by law, which costs, charges and fees the Mortgagor herein agrees to pay.

The Mortgagor and the Mortgagee further covenant and agree as follows:

- 1. Mortgagor shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof
- Upon default of any covenant or agreement by Mortgagor under the terms of the Note or this Mortgage, Mortgagee prior to foreclosure shall mail notice to Mortgagor as provided herein specifying: (a) the nature of the default by the Mortgagor; (b) the 2 action required to cure such default; (c) a date, not less than thirty (30) days from the date the notice is mailed to Mortgagor by which such default must be cured; and (d) that failure to cure such default on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage and sale of the Property. The notice shall further inform Mortgagor of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of the Mortgagor to acceleration and sale.
- 3. In addition to any notice required under applicable law to be given in another manner, (a) any notice to the Mortgagor provided for in this Mortgage shall be given by mailing such notice by certified mail addressed to the Mortgagor at the Property address or at such other address as the Mortgagor may designate by notice in writing to the Mortgage as provided herein, and (b) any notice to the Mortgagee shall be given by certified mail, return receipt requested, to Mortgagee at the following address:

or to such other address as Mortgagee may designate by notice in writing to the Mortgagor as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Mortgagor or Mortgagee when given in the manner designated herein.

The terms of this Mortgage shall run with the Property and bind the parties hereto and their successors in interest.

IN TESTIMONY WHEREOF, the Mortgagor has hereunto set its hand the day and year first above written.

MORTGAGOR

.

State of Minnesota

County of

The foregoing instrument was acknowledged before me this ____ _ day of _ . 19. bv

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)	
	SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL
THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)]
	R FILE THIS MORTGAGE
FAILURE TO RECORD O	A FILE INIS MURIGAGE

MAY GIVE OTHER PARTIES PRIORITY OVER THIS MORTGAGE.

Statutory Authority: MS s 507.09

MINNESOTA RULES 1985 2167 FORMS FOR CONVEYANCES OF REAL ESTATE 2820.3200

2820.3200 FORM 42-1/2M: RESIDENTIAL MORTGAGE FROM INDIVIDUAL TO A CORPORATION OR PARTNERSHIP.

Subpart 1. Scope. The recommended form for a residential mortgage from an individual as mortgagor to a corporation or partnership as mortgagee is contained in subpart 2.

Subp. 2. Form.

ESIDENTIAL MORTGAGE	Form No. 42½—M	Miller Davis Co., Minneapo Minnesota Uniform Conveynnung, Blanka (18
	[
(reserved for mortgage registry tax payment data)		
MORTGAGE REGISTRY TAX DUE HEREON:	(reserv	ed for recording data)
THIS INDENTURE, Made this	day of	
etween		
(Marital Status)	, M	ortgagor (whether one or mor
nd		
under the laws of.		Mortgage
WITNESSETH, That the Mortgagor, in consid	eration of the sum o	f DOLLAR
the Mortgagor in hand paid by the Mortgagee, the	receipt whereof is he	
onvey unto the Mortgagee, Forever, all of the land	l located in the Cour	nty of
, and State of	Minnesota describe	d as follows:

together with all hereditaments and appurtenances belonging thereto (the Property).

TO HAVE AND TO HOLD THE SAME, to the Mortgagee forever. The Mortgagor covenants with Mortgagee as follows: Mortgagor is lawfully seized of the Property and has good right to convey the same; that the Property is free from all encumbrances, excent as follows:

that the Mortgagee shall quietly enjoy and possess the same; and that the Mortgagor will Warrant and Defend the title to the same against all lawful claims not hereinbefore specifically excepted.

PROVIDED, NEVERTHELESS. That if the Mortgagor shall pay to the Mortgagee the sum of _____

DOLLARS, according to the terms of a promissory note of even date herewith (the Note), the final payment being due and payable on with interest at the rate of ______ percent per annum, and shall repay to the Mortgage, at the times and with interest as specified, all sums advanced in protecting the lien of this Mortgage, in payment of taxes on the Property, insurance premiums covering buildings thereon, principal or interest on any prior liens, expenses and attorney's fees herein provided for and sums advanced for any other purpose authorized herein, and shall keep and perform all the covenants and agreements herein contained, then this Mortgage shall be null and void, and shall be released at the Mortgagor's expense.

AND THE MORTGAGOR covenants with the Mortgagee as follows:

1. to pay the principal sum of money and interest as specified in the Note;

- 2. to pay all taxes and assessments now due or that may hereafter become liens against the Property before penalty attaches thereto:
- 3. to keep all buildings, improvements and fixtures now or later located on or a part of the Property insured against loss by fire, extended coverage perils, vandalism, malicious mischief and, if applicable, steam boiler explosion, for at least the amount of

at all times while any amount remains unpaid under this Mortgage. If any of the buildings, improvements or fixtures are located in a federally designated flood prone area, and if flood insurance is available for that area. Mortgagor shall procure and maintain flood insurance in amounts reasonably satisfactory to the Murtgagee. Each insurance policy shall ombin a loss

MINNESOTA RULES 1985 2820.3200 FORMS FOR CONVEYANCES OF REAL ESTATE

payable clause in favor of the Mortgagee affording all rights and privileges customarily provided under the so-called standard mortgage clause. In the event of damage to the Property by fire or other casualty, the Mortgagor shall promptly give notice of such damage to the Mortgagee and the insurance company. The insurance shall be issued by an insurance company or companies licensed to do business in the State of Minnesota and acceptable to the Mortgagee. The insurance policies shall provide for not less than ten days written notice to the Mortgagee before cancellation, non-renewal, termination, or change in coverage, and the Mortgagor shall deliver to the Mortgagee a duplicate original or certificate of such insurance policies.

- to pay, when due, both principal and interest of all prior liens or encumbrances, if any, and to keep the Property free and clear of all other prior liens or encumbrances;
- 5
- to commit or permit no waste on the Property and to keep it in good repair; to complete forthwith any improvements which may hereafter be under course of construction on the Property, and; 7.
- to pay any other expenses and attorney's fees incurred by the Mortgagee by reason of litigation with any third party for the protection of the lien of this Mortgage.

In case of failure to pay said taxes and assessments, prior liens or encumbrances, expenses and attorney's fees as above specified, or to insure said buildings, improvements, and fixtures and deliver the policies as aforesaid, the Mortgagee may pay such taxes, assessments, prior liens, expenses and attorney's fees and interest thereon, or obtain such insurance, and the sums so poid shall bear interest from the date of such payment at the same rate set forth in the Note, and shall be impressed as an additional lien upon the Property and be immediately due and payable from the Mortgagor to the Mortgagee and this Mortgage shall from date thereof secure the repayment of such advances with interest.

In case of default in any of the foregoing covenants, the Mortgagor confers upon the Mortgagee the option of declaring the unpaid balance of the Note and the interest accrued thereon, together with all sums advanced hereunder, immediately due and payable without notice, and hereby authorizes and empowers the Mortgagee to foreclose this Mortgage by judicial proceedings or to sell the Property at public auction and convey the same to the purchaser in fee simple in accordance with the statute, and out of the moneys arising from such sale to retain all sums secured hereby, with interest and all legal costs and charges of such foreclosure and the maximum attorney's fee permitted by law, which costs, charges and fees the Mortgagor herein agrees to pay.

The Mortgagor and the Mortgagee further covenant and agree as follows:

- Mortgagor shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation 1 hereof.
- Upon default of any covenant or agreement by Mortgagor under the terms of the Note or this Mortgage. Mortgagee prior to foreclosure shall mail notice to Mortgagor as provided herein specifying: (a) the nature of the default by the Mortgagor; (b) the 2. action required to cure such default; (c) a date, not less than thirty (30) days from the date the notice is mailed to Mortgagor by which such default must be cured; and (d) that failure to cure such default on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage and sale of the Property. The notice shall further inform Mortgagor of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of the Mortgagor to acceleration and sale.
- 3. In addition to any notice required under applicable law to be given in another manner, (a) any notice to the Mortgagor provided for in this Mortgage shall be given by mailing such notice by certified mail addressed to the Mortgagor at the Property address or at such other address as the Mortgagor may designate by notice in writing to the Mortgagee as provided herein, and (b) any notice to the Mortgagee shall be given by certified mail, return receipt requested, to Mortgagee at the following address: _

or to such other address as Mortgagee may designate by notice in writing to the Mortgagor as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Mortgagor or Mortgagee when given in the manner designated herein.

The terms of this Mortgage shall run with the Property and bind the parties hereto and their successors in interest.

IN TESTIMONY WHEREOF, the Mortgagor has hereunto set its hand the day and year first above written.

MORTGAGOR

State of Minnesota

County of _

The foregoing instrument was acknowledged before me this ____ ___ day of __ . 19 by_

NUTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)	
	SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL
THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)	
CHIA IISOLOOMIGOT MAA OKKE LEU BY LAAME AND ADUKESSI	
FAILURE TO RECORD OR	

MAY GIVE OTHER PARTIES PRIORITY OVER THIS MORTGAGE.

Statutory Authority: *MS s 507.09* Copyright © 1985 by the Revisor of Statutes, State of Minnesota. All Rights Reserved.

FORMS FOR CONVEYANCES OF REAL ESTATE 2820.4100

CONTRACTS FOR DEED

2820.4100 FORM 54M: CONTRACT FOR DEED WITH INDIVIDUAL SELLER.

Subpart 1. Scope. The recommended form for a contract for deed when there is an individual seller is contained in subpart 2.

Subp. 2. Form.

CONTRACT FOR DEED F	orm No. 54-M	Minnesota Uniform Conversacing Blanks (1976) Miller-Davie Co., Minnespolic
ndividual Seller		
No delinquent taxes and tra Certificate of Real Est ()filed ()not	ate Value t required	
Cou	nty Auditor	
Ву	Deputy	
		(reserved for recording data)
		MORTGAGE REGISTRY TAX DUE HEREON:
(reserved for mortgage registry ta	(etch tremver v	B Date: 19
THIS CONTRACT FO		on the above date by
	. <u></u>	,(marital status)
Seller (whether one or more),	and	<u> </u>
	 ,	, Purchaser (whether one or more).
Seller and Purchaser a	gree to the followi	ng terms:
DRODED TV DESODIDE		

1. PROPERTY DESCRIPTION. Seller hereby sells, and Purchaser hereby buys, real property in ______ County, Minnésota, described as follows:

together with all hereditaments and appurtenances belonging thereto (the Property).

- 2. TITLE. Seller warrants that title to the Property is, on the date of this contract, subject only to the following exceptions:
 - (a) Covenants, conditions, restrictions, declarations and easements of record, if any;
 - (b) Reservations of minerals or mineral rights by the State of Minnesota, if any;
 - (c) Building, zoning and subdivision laws and regulations;
 - (d) The lien of real estate taxes and installments of special assessments which are payable by Purchaser pursuant to paragraph 6 of this contract; and
 - (e) The following liens or encumbrances:
- 3. DELIVERY OF DEED AND EVIDENCE OF TITLE. Upon Purchaser's prompt and full performance of this contract, Seller shall:
 - (a) Execute, acknowledge and deliver to Purchaser a ______ Deed, in recordable form, conveying marketable title to the Property to Purchaser, subject only to the following exceptions:
 - (i) Those exceptions referred to in paragraph 2(a), (b), (c) and (d) of this contract;
 - (ii) Liens, encumbrances, adverse claims or other matters which Purchaser has created, suffered or permitted to accrue after the date of this contract; and

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(iii) The following liens or encumbrances:

: and

, the sum of

(\$

- (b) Deliver to Purchaser the abstract of title to the Property or, if the title is registered, the owner's duplicate certificate of title.
- 4. PURCHASE PRICE. Purchaser shall pay to Seller, at _____

as and for the purchase price for the Property, payable as follows:

- 5. PREPAYMENT. Unless otherwise provided in this contract, Purchaser shall have the right to fully or partially prepay this contract at any time without penalty. Any partial prepayment shall be applied first to payment of amounts then due under this contract, including unpaid accrued interest, and the balance shall be applied to the principal installments to be paid in the inverse order of their maturity. Partial prepayment shall not postpone the due date of the installments to be paid pursuant to this contract or change the amount of auount installments.
- 6. REAL ESTATE TAXES AND ASSESSMENTS. Purchaser shall pay, before penalty accrues, all real estate taxes and installments of special assessments assessed against the Property which are due and payable in the year 19 and in all subsequent years. Real estate taxes and installments of special assessments which are due and payable in the year in which this contract is dated shall be paid as follows:

Seller warrants that the real estate taxes and installments of special assessments which were due and payable in the years preceding the year in which this contract is dated are paid in full.

- 7. PROPERTY INSURANCE.
 - - area, and if flood insurance is a vailable for that area, Purchaser shall procure and maintain flood insurance in amounts reasonably satisfactory to Seller.
 - (b) OTHER TERMS. The insurance policy shall contain a loss payable clause in favor of Seller which provides that Seller's right to recover under the insurance shall not be impaired by any acts or omissions of Purchaser or Seller, and that Seller shall otherwise be afforded all rights and privileges customarily provided a mortgagee under the so-called standard mortgage clause.
 (c) NOTICE OF DAMAGE. In the event of damage to the Property by fire or other casualty,
 - (c) NOTICE OF DAMAGE. In the event of damage to the Property by fire or other casualty, Purchaser shall promptly give notice of such damage to Seller and the insurance company.
- 8. DAMAGE TO THE PROPERTY.
 - (a) APPLICATION OF INSURANCE PROCEEDS. If the Property is damaged by fire or other casualty, the insurance proceeds paid on account of such damage shall be applied to payment of the amounts payable by Purchaser under this contract, even if such amounts are not then due to be paid, unless Purchaser makes a permitted election described in the next paragraph. Such amounts shall be first applied to unpaid accrued interest and next to the installments to be paid as provided in this contract in the inverse order of their maturity. Such payment shall not postpone the due date of the installments to be paid pursuant to this contract or change the amount of such installments. The balance of insurance proceeds, if any, shall be the property of Purchaser.

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- (b) PURCHASER'S ELECTION TO REBUILD. If Purchaser is not in default under this contract, or after curing any such default, and if the mortgagees in any prior mortgages and sellers in any prior contracts for deed do not require otherwise, Purchaser may elect to have that portion of such insurance proceeds necessary to repair, replace or restore the damaged Property (the repair work) deposited in escrow with a bank or title insurance company qualified to do business in the State of Minnesota, or such other party as may be mutually agreeable to Seller and Purchaser. The election may only be made by written notice to Seller within sixty days after the damage occurs. Also, the election will only be permitted if the plans and specifications and contracts for the repair work are approved by Seller, which approval Seller shall not unreasonably withhold or delay. If such a permitted election is made by Purchaser, Seller and Purchaser shall jointly deposit, when paid, such insurance proceeds into such escrow. If such insurance proceeds are insufficient for the repair work, Purchaser shall, before the commencement of the repair work, deposit into such escrow sufficient additional money to insure the full payment for the repair work. Even if the insurance proceeds are unavailable or are insufficient to pay the cost of the repair work, functions in the second construction disbursement procedures. The cost incurred or to be incurred on account of such escrow shall be deposited by Purchaser into such escrow before the commencement of the repair work. Purchaser shall complete the repair work as soon as reasonably possible and in a good and workmanlike manner, and in any event the repair work shall be completed by Purchaser within one year after the damage occurs. If, following the completion of and payment for the repair work, there remain any undisbursed escrow funds, such funds shall be applied to payment of the amounts payable by Purchaser under this contract in accordance with paragraph 8 (a) above. 9. INJURY OR DAMAGE OCCURRING ON THE PROPERTY.
 - (a) LIABILITY. Seller shall be free from liability and claims for damages by reason of injuries occurring on or after the date of this contract to any person or persons or property while on or about the Property. Purchaser shall defend and indemnify Selfer from all liability, loss, costs and obligations, including reasonable attorneys' fees, on account of or arising out of any such injuries. However, Purchaser shall have no liability or obligation to Seller for such injuries which are
 - nowever, rurchaser shall have no hability or conjugation to Seller for such injuries which are caused by the negligence or intentional wrongful acts or omissions of Seller.
 (b) LIABILITY INSURANCE. Purchaser shall, at Purchaser's own expense, procure and maintain liability insurance against claims for bodily injury, death and property damage occurring on or about the Property in amounts reasonably satisfactory to Seller and naming Seller as an additional transformed in the seller of the seller and naming Seller as an additional transformed in the seller and naming Seller as an additional transformed in the seller and naming Seller as an additional transformed in the seller and the seller as an additional transformed in the seller and the seller as an additional transformed in the seller and the seller and the seller as an additional transformed in the seller and the seller and the seller as an additional transformed in the seller and the seller as a se additional insured.
- 10. INSURANCE, GENERALLY. The insurance which Purchaser is required to procure and maintain pursuant to paragraphs 7 and 9 of this contract shall be issued by an insurance company or companies licensed to do business in the State of Minnesota and acceptable to Seller. The insurance shall be maintained by Purchaser at all times while any amount remains unpaid under this contract. The insurance policies shall provide for not less than ten days written notice to Seller before cancellation, non-renewal, termination or change in coverage, and Purchaser shall deliver to Seller a duplicate original or certificate of such insurance policy or policies. 11. CONDEMNATION. If all or any part of the Property is taken in condemnation proceedings instituted
- under power of eminent domain or is conveyed in lieu thereof under threat of condemnation, the money paid pursuant to such condemnation or conveyance in lieu thereof shall be applied to payment of the amounts payable by Purchaser under this contract, even if such amounts are not then due to be paid. Such amounts shall be applied first to unpaid accrued interest and next to the installments to be paid as provided in this contract in the inverse order of their maturity. Such payment shall not postpone the due date of the installments to be paid pursuant to this contract or change the amount of such installments. The balance, if any, shall be the property of Purchaser. 12. WASTE, REPAIR AND LIENS. Purchaser shall not remove or demolish any buildings, im-
- provements or fixtures now or later located on or a part of the Property, nor shall Purchaser commit or allow waste of the Property. Purchaser shall maintain the Property in good condition and repair. Purchaser shall not create or permit to accrue liens or adverse claims against the Property which constitute a lien or claim against Seller's interest in the Property. Purchaser shall pay to Seller all amounts, costs and expenses, including reasonable attorneys' fees, incurred by Seller to remove any such liens or adverse claims.
- 13. DEED AND MORTGAGE REGISTRY TAXES. Seller shall, upon Purchaser's full performance of this contract, pay the deed tax due upon the recording or filing of the deed to be delivered by Seller to Purchaser. The mortgage registry tax due upon the recording or filing of this contract shall be paid by the party who records or files this contract; however, this provision shall not impair the right of Seller to collect from Purchaser the amount of such tax actually paid by Seller as provided in the applicable law governing default and service of notice of termination of this contract. 14. NOTICE OF ASSIGNMENT. If either Seller or Purchaser assigns their interest in the Property, a copy
- NOTICE OF ASSIGNMENT. If ether Selier or Purchaser assigns their interest in the Property, a copy
 of such assignment shall promptly be furnished to the non-assigning party.
 PROTECTION OF INTERESTS. If Purchaser fails to pay any sum of money required under the terms
 of this contract or fails to perform any of Purchaser's obligations as set forth in this contract, Seller
 may, at Seller's option, pay the same or cause the same to be performed, or both, and the amounts so
 paid by Seller and the cost of such performance shall be payable at once, with interest at the rate stated
 in paragraph 4 of this contract, as an additional amount due Seller under this contract. If there now exists, or if Seller hereafter creates, suffers or permits to accrue, any mortgage, contract for deed, lien or encumbrance against the Property which is not herein expressly assumed by Purchaser,
- and provided Purchaser is not in default under this contract, Seller shall timely pay all amounts due thereon, and if Seller fails to do so, Purchaser may, at Purchaser's option, pay any such delinquent amounts and deduct the amounts paid from the installment(s) next coming due under this contract. 16. DEFAULT. The time of performance by Purchaser of the terms of this contract is an essential part of this contract. Should Purchaser fail to timely perform any of the terms of this contract, Seller may, at Seller's option, elect to declare this contract cancelled and terminated by notice to Purchaser in accordance with applicable law. All right, title and interest acquired under this contract by Purchaser shall then cease and terminate, and all improvements made upon the Property and all payments made by Purchaser pursuant to this contract shall belong to Seller as liquidated damages for breach of this contract. Neither the extension of the time for payment of any sum of money to be paid hereunder nor any waiver by Seller of Seller's rights to declare this contract forfeited by reason of any breach shall in any manner affect Seller's right to cancel this contract because of defaults subsequently occurring, and no extension of time shall be valid unless agreed to in writing. After service of notice of default and failure to cure such default within the period allowed by law, Purchaser shall, upon demand, surrender possession of the Property to Seller, but Purchaser shall be entitled to possession of the Property until the expiration of such period.
- 17. BINDINGEFFECT. The terms of this contract shall, us with the Vaniles dain Athe Raging Restorand. their successors in interest.

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- 18. HEADINGS. Headings of the paragraphs of this contract are for convenience only and do not define, limit or construe the contents of such paragraphs.
- 19. ASSESSMENTS BY OWNERS' ASSOCIATION. If the Property is subject to a recorded declaration providing for assessments to be levied against the Property by any owners' association, which assessments may become a lien against the Property if not paid, then:
 - (a) Purchaser shall promptly pay, when due, all assessments imposed by the owners' association or other governing body as required by the provisions of the declaration or other related documents; and
 - (b) So long as the owners' association maintains a master or blanket policy of insurance against fire, extended coverage perils and such other hazards and in such amounts as are required by this contract, then:
 - (i) Purchaser's obligation in this contract to maintain hazard insurance coverage on the Property is satisfied; and
 - (ii) The provisions in paragraph 8 of this contract regarding application of insurance proceeds shall be superceded by the provisions of the declaration or other related documents; and
 - (iii) In the event of a distribution of insurance proceeds in lieu of restoration or repair following an insured casualty loss to the Property, any such proceeds payable to Purchaser are hereby assigned and shall be paid to Seller for application to the sum secured by this contract, with the excess, if any, paid to Purchaser.

20. ADDITIONAL TERMS:

SELLER(S)	PURCHASER(S)
State of Minnesota) <i>и</i> .
	fore me this day of , 19 , 19 ,
NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)]
State of Minnesota	SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL
	fore me this day of, 19,
NOTARIAL STAMP OR SEAL OR OTHER TITLE OR RANK)	SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL. Tax Statements for the real property described in this instrument should be sent to:
THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)	

FAILURE TO RECORD OR FILE THIS CONTRACT FOR DEED MAY GIVE OTHER PARTIES PRIORITY OVER PURCHASER'S INTEREST IN THE PROPERTY.

Statutory Authority: MS s 507.09

MINNESOTA RULES 1985 2173 FORMS FOR CONVEYANCES OF REAL ESTATE 2820.4200

2820.4200 FORM 55M: CONTRACT FOR DEED WITH JOINT TENANTS AS PURCHASERS.

Subpart 1. Scope. The recommended form for a contract for deed when the purchasers are joint tenants is contained in subpart 2.

Subp. 2. Form.

CONTRACT FOR DEED Form No. 55	-М м	unesota Uniform Conveyancing Blanks (1978) Miller-Davis Co., Minnespolie
ndividual(a) to Joint Tenanta	_	
No delinquent taxes and transfer entered; Certificate of Real Estate Value ()filed ()not required , 19		
County Auditor		
By Deputy		
		(reserved for recording data)
	MOR	TGAGE REGISTRY TAX DUE HEREON:
(reserved for mortgage registry tax payment data)		
THIS CONTRACT FOR DEED is made		pove date by
·		(marital status)
Seller (whether one or more), and		
		, Purchasers, as joint tenants.
Seller and Purchasers agree to the foll	owing term	6 :
. PROPERTY DESCRIPTION. Seller here	by sells, and	d Purchasers hereby buy, real property in

_____ County, Minnesota, described as follows:

together with all hereditaments and appurtenances belonging thereto (the Property).

- 2. TITLE. Seller warrants that title to the Property is, on the date of this contract, subject only to the following exceptions:
 - (a) Covenants, conditions, restrictions, declarations and easements of record, if any;
 - (b) Reservations of minerals or mineral rights by the State of Minnesota, if any;
 - (c) Building, zoning and subdivision laws and regulations;
 - (d) The lien of real estate taxes and installments of special assessments which are payable by Purchasers pursuant to paragraph 6 of this contract; and
 - (e) The following liens or encumbrances:
- 3. DELIVERY OF DEED AND EVIDENCE OF TITLE. Upon Purchasers' prompt and full performance of this contract, Seller shall:
 - (a) Execute, acknowledge and deliver to Purchasers a _____ Deed, in recordable form, conveying marketable title to the Property to Purchasers, subject only to the following exceptions:
 - (i) Those exceptions referred to in paragraph 2(a), (b), (c) and (d) of this contract;
 - (ii) Liens, encumbrances, adverse claims or other matters which Purchasers have created, suffered or permitted to accrue after the date of this contract; and

MINNESOTA RULES 1985 2820,4200 FORMS FOR CONVEYANCES OF REAL ESTATE

(iii) The following liens or encumbrances:

: and

(\$

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(b)	Deliver to Purchasers the abstract of title to the Property or, if the title is registered, the owner	er'8
	duplicate certificate of title.	

4. PURCHASE PRICE. Purchasers shall pay to Seller, at ______, the sum of

as and for the purchase price for the Property, payable as follows:

- 5. PREPAYMENT. Unless otherwise provided in this contract, Purchasers shall have the right to fully or partially prepay this contract at any time without penalty. Any partial prepayment shall be applied first to payment of amounts then due under this contract, including unpaid accrued interest, and the balance shall be applied to the principal installments to be paid in the inverse order of their maturity. Partial prepayment shall not postpone the due date of the installments to be paid pursuant to this contract or change the amount of such installments.
- 6. REAL ESTATE TAXES AND ASSESSMENTS. Purchasers shall pay, before penalty accrues, all real estate taxes and installments of special assessments assessed against the Property which are due and payable in the year 19 and in all subsequent years. Real estate taxes and installments of special assessments which are due and payable in the year in which this contract is dated shall be paid as follows:

Seller warrants that the real estate taxes and installments of special assessments which were due and payable in the years preceding the year in which this contract is dated are paid in full.

- 7. PROPERTY INSURANCE.

If any of the buildings, improvements or fixtures are located in a federally designated flood prone area, and if flood insurance is available for that area, Purchasers shall procure and maintain flood insurance in amounts reasonably satisfactory to Seller.

- (b) OTHER TERMS. The insurance policy shall contain a loss payable clause in favor of Seller which provides that Seller's right to recover under the insurance shall not be impaired by any acts or omissions of Purchasers or Seller, and that Seller shall otherwise be afforded all rights and privileges customarily provided a mortgage under the so-called standard mortgage clause.
 (c) NOTICE OF DAMAGE. In the event of damage to the Property by fire or other casualty.
- (c) NOTICE OF DAMAGE. In the event of damage to the Property by fire or other casualty, Purchasers shall promptly give notice of such damage to Seller and the insurance company.
- 8. DAMAGE TO THE PROPERTY.
 - (a) APPLICATION OF INSURANCE PROCEEDS. If the Property is damaged by fire or other casualty, the insurance proceeds paid on account of such damage shall be applied to payment of the amounts payable by Purchasers under this contract, even if such amounts are not then due to be paid, unless Purchasers make a permitted election described in the next paragraph. Such amounts shall be first applied to unpaid accrued interest and next to the installments to be paid as provided in this contract in the inverse order of their maturity. Such payment shall not postpone the due date of the installments to be paid pursuant to this contract or change the amount of such installments. The balance of insurance proceeds, if any, shall be the property of Purchasers.

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- (b) PURCHASERS' ELECTION TO REBUILD. If Purchasers are not in default under this contract, or after curing any such default, and if the mortgagees in any prior mortgages and sellers in any prior contracts for deed do not require otherwise, Purchasers may elect to have that portion of such insurance proceeds necessary to repair, replace or restore the damaged Property (the repair work) deposited in escrow with a bank or title insurance company qualified to do business in the State of Minnesota, or such other party as may be mutually agreeable to Seller and Purchasers. The election may only be made by written notice to Seller within sixty days after the damage occurs. Also, the election will only be made by written notice to Seller within aixly days after the damage occurs. work are approved by Seller, which approval Seller shall not unreasonably withhold or delay. If such a permitted election is made by Purchasers, Seller and Purchasers shall jointly deposit, when paid, such insurance proceeds into such escrow. If such insurance proceeds are insufficient for the repair work, Purchasers shall, before the commencement of the repair work, deposit into such repair work, Furchasers shall, before the commencement of the repair work, deposit into such escrow sufficient additional money to insure the full payment for the repair work. Even if the insurance proceeds are unavailable or are insufficient to pay the cost of the repair work. All escrowes that all the substrated by the escrowe in accordance with generally accepted sound construction diabursement procedures. The costs incurred or to be incurred on account of such escrow shall be deposited by Purchasers into such escrow before the commencement of the repair work. Purchasers shall complete the repair work as soon as reasonably possible and in a good and workmanlike manner, and in any event the repair work shall be completed by Purchasers within one year after the damage occurs. If, following the completion of and payment for the repair work, there remain any undisbursed escrow funds, such funds shall be applied to payment of the amounts payable by Purchasers under this contract in accordance with paragraph 8 (a) above. 9. INJURY OR DAMAGE OCCURRING ON THE PROPERTY.
 - (a) LIABILITY. Seller shall be free from liability and claims for damages by reason of injuries occurring on or after the date of this contract to any person or persons or property while on or about the Property. Purchasers shall defend and indemnify Seller from all liability, loss, costs and obligations, including reasonable attorneys' fees, on account of or arising out of any such injuries. However, Purchasers shall have no liability or obligation to Seller for such injuries which are
 - (b) LIABILITY INSURANCE. Purchasers shall, at their own expense, procure and maintain liability insurance against claims for bodily injury, death and property damage occurring on or about the Property in amounts reasonably satisfactory to Seller and naming Seller as an additional insured.
- 10. INSURANCE, GENERALLY. The insurance which Purchasers are required to procure and maintain pursuant to paragraphs 7 and 9 of this contract shall be issued by an insurance company or companies licensed to do business in the State of Minnesota and acceptable to Seller. The insurance shall be maintained by Purchasers at all times while any amount remains unpaid under this contract. The insurance policies shall provide for not less than ten days written notice to Seller before cancellation, non-renewal, termination or change in coverage, and Purchasers shall deliver to Seller a duplicate
- non-renewal, termination of charge in coverage, and i increases shall derive to bence a superior original or certificate of such insurance policy or policies.
 11. CONDEMNATION. If all or any part of the Property is taken in condemnation proceedings instituted under power of eminent domain or is conveyed in lieu thereof under threat of condemnation, the money paid pursuant to such condemnation or conveyance in lieu thereof shall be applied to payment of the amounts payable by Purchasers under this contract, even if such amounts are not then due to be paid. Such amounts shall be applied first to unpaid accrued interest and next to the installments to be paid as provided in this contract in the inverse order of their maturity. Such payment shall not postpone the due date of the installments to be paid pursuant to this contract or change the amount of such installments. The balance, if any, shall be the property of Purchasers. 12. WASTE, REPAIR AND LIENS. Purchasers shall not remove or demolish any buildings, im-
- provements or fixtures now or later located on or a part of the Property, nor shall Purchasers commit or allow waste of the Property. Purchasers shall maintain the Property in good condition and repair. Purchasers shall not create or permit to accrue liens or adverse claims against the Property which constitute a lien or claim against Seller's interest in the Property. Purchasers shall pay to Seller all amounts, costs and expenses, including reasonable attorneys' fees, incurred by Seller to remove any such liens or adverse claims.
- 13. DEED AND MORTGAGE REGISTRY TAXES. Seller shall, upon Purchasers' full performance of this contract, pay the deed tax due upon the recording or filing of the deed to be delivered by Seller to Purchasers. The mortgage registry tax due upon the recording or filing of this contract shall be paid by the party who records or files this contract; however, this provision shall not impair the right of Seller to collect from Purchasers the amount of such tax actually paid by Seller as provided in the applicable law governing default and service of notice of termination of this contract.
- 14. NOTICE OF ASSIGNMENT. If either Seller or Purchasers assign their interest in the Property, a copy of such assignment shall promptly be furnished to the non-assigning party. 15. PROTECTION OF INTERESTS. If Purchasers fail to pay any sum of money required under the terms
- of this contract or fail to perform any of their obligations as set forth in this contract, Seller may, at Seller's option, pay the same or cause the same to be performed, or both, and the amounts so paid by Seller and the cost of such performance shall be payable at once, with interest at the rate stated in paragraph 4 of this contract, as an additional amount due Seller under this contract. If there now exists, or if Seller hereafter creates, suffers or permits to accrue, any mortgage, contract for
- deed, lien or encumbrance against the Property which is not herein expressly assumed by Purchasers, and provided Purchasers are not in default under this contract, Seller shall timely pay all amounts due thereon, and if Seller fails to do so, Purchasers may, at their option, pay any such delinquent amounts and deduct the amounts paid from the installment(s) next coming due under this contract. 16. DEFAULT. The time of performance by Purchasers of the terms of this contract is an essential part of
- but ract. Should Purchasers fail to timely perform any of the terms of this contract. Seller may, at Seller's option, elect to declare this contract cancelled and terminated by notice to Purchasers in Seller's option, elect to declare this contract cancelled and terminated by notice to runnaters in accordance with applicable law. All right, title and interest acquired under this contract by Purchasers shall then cease and terminate, and all improvements made upon the Property and all payments made by Purchasers pursuant to this contract shall belong to Seller as liquidated damages for breach of this contract. Neither the extension of the time for payment of any sum of money to be paid hereunder nor contract. Seller as Seller's eight to declare this contract forfited by reagen of any breach shall in the seller seller the set of Seller's eight to the declare the set of the set of the shall in the set of Seller's other the set of seller's set of the set any waiver by Seller's right to cancel this contract because of defaults subsequently occurring, and any manner affect Seller's right to cancel this contract because of defaults subsequently occurring, and any manner arrect serier's right to cancel this contract because of defaults subsequently occurring, and no extension of time shall be valid unless agreed to in writing. After service of notice of default and failure to cure such default within the period allowed by law, Purchasers shall, upon demand, surrender possession of the Property to Seller, but Purchasers shall be entitled to possession of the Property until the expiration of such period. 17. BINDING EFFECT. The terms of this contract shall run with the land and bind the parties hereto and their surgencess.
- their successors in interest. Copyright © 1985 by the Revisor of Statutes, State of Minnesota. All Rights Reserved.

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2820.4200 FORMS FOR CONVEYANCES OF REAL ESTATE

- 18. HEADINGS. Headings of the paragraphs of this contract are for convenience only and do not define, limit or construe the contents of such paragraphs.
- 19. ASSESSMENTS BY OWNERS' ASSOCIATION. If the Property is subject to a recorded declaration providing for assessments to be levied against the Property by any owners' association, which assessments may become a lien against the Property if not paid, then:
 - (a) Purchasers shall promptly pay, when due, all assessments imposed by the owners' association or other governing body as required by the provisions of the declaration or other related documents; and
 - (b) So long as the owners' association maintains a master or blanket policy of insurance against fire, extended coverage perils and such other hazards and in such amounts as are required by this contract, then:
 - (i) Purchasers' obligation in this contract to maintain hazard insurance coverage on the Property is satisfied; and
 - (ii) The provisions in paragraph 8 of this contract regarding application of insurance proceeds shall be superceded by the provisions of the declaration or other related documents; and
 - (iii) In the event of a distribution of insurance proceeds in lieu of restoration or repair following an insured casualty loss to the Property, any such proceeds payable to Purchasers are hereby assigned and shall be paid to Seller for application to the sum secured by this contract, with the excess, if any, paid to Purchasers.

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20. ADDITIONAL TERMS:

SELLER	PURCHASERS
By	· · · · · · · · · · · · · · · · · · ·
Its	
By	
Its	
. State of Minnesota) <i>u</i> .
County of	_)
The foregoing instrument was acknowledged be	fore me this day of , 19 , and
by	of
aunder the laws of on behalf of the	
NOTARIAL STAMP OR SEAL OR OTHER TITLE OR RANK	1
	SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL
	、 、
State of Minnesota	SS.
County of	_)
The foregoing instrument was acknowledged be	fore me this day of, 19,
NOTARIAL STAMP OR SEAL OR OTHER TITLE OR RANKI	
	SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL
	Tax Statements for the real property described in this instrument should be sent to:
THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)	

FAILURE TO RECORD OR FILE THIS CONTRACT FOR DEED MAY GIVE OTHER PARTIES PRIORITY OVER PURCHASERS' INTEREST IN THE PROPERTY.

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2820.4300 FORM 56M: CONTRACT FOR DEED FROM A CORPORATION OR PARTNERSHIP SELLER.

Subpart 1. Scope. The recommended form for a contract for deed when there is a corporation or partnership seller is contained in subpart 2.

Subp. 2. Form.

	RACT FOR DEED	Form No. 56-	M Minneeota Uniform Conveyancing Blanks (1978) Miller-Davis Co., Minnespo
orporation	n or Partnership Seller		
(elinquent taxes and Certificate of Real I ()filed ()	Satate Value	
	C	ounty Auditor	
By _		Deputy	
			(reserved for recording data)
			MORTGAGE REGISTRY TAX DUE HEREON:
			\$
(185	erved for mortgage registr	y lax payment data)	Date:, 19
т	THIS CONTRACT I	OR DEED is mad	e on the above date by
		A_	under the laws of
eller, i	and		, Purchaser (whether one or more
s	Seller and Purchase	agree to the follow	ving terms:
PRO	OPERTY DESCRIP	TION. Seller hereb Cour	y sells, and Purchaser hereby buys, real property in ty, Minnesota, described as follows:
			· ·
toge	ther with all heredi	taments and appur	tenances belonging thereto (the Property).
follo (a)	owing exceptions: Covenants, condition	ons, restrictions, de	operty is, on the date of this contract, subject only to the clarations and easements of record, if any;
(c) (d)	Building, zoning an The lien of real es	nd subdivision law tate taxes and ins t to paragraph 6 of	tallments of special assessments which are payable b this contract; and
DEI	LIVERY OF DEED	AND EVIDENCE (OF TITLE, Upon Purchaser's prompt and full performance

(a) Execute, acknowledge and deliver to Purchaser a _____ Deed, in

recordable form, conveying marketable title to the Property to Purchaser, subject only to the following exceptions:

(i) Those exceptions referred to in paragraph 2(a), (b), (c) and (d) of this contract;

(ii) Liens, encumbrances, adverse claims or other matters which Purchaser has created, suffered or permitted to accrue after the date of this contract; and

2820.4300 FORMS FOR CONVEYANCES OF REAL ESTATE

(iii) The following liens or encumbrances:

; and

)

_ (\$_

- (b) Deliver to Purchaser the abstract of title to the Property or, if the title is registered, the owner's duplicate certificate of title.
- 4. PURCHASE PRICE. Purchaser shall pay to Seller, at ______, the sum of

as and for the purchase price for the Property, payable as follows:

- 5. PREPAYMENT. Unless otherwise provided in this contract, Purchaser shall have the right to fully or partially prepay this contract at any time without penalty. Any partial prepayment shall be applied first to payment of amounts then due under this contract, including unpaid accrued interest, and the balance shall be applied to the principal installments to be paid in the inverse order of their maturity. Partial prepayment shall not postpone the due date of the installments to be paid pursuant to this contract or change the amount of such installments.
- 6. REAL ESTATE TAXES AND ASSESSMENTS. Purchaser shall pay, before penalty accrues, all real estate taxes and installments of special assessments assessed against the Property which are due and payable in the year 19 and in all subsequent years. Real estate taxes and installments of special assessments which are due and payable in the year in which this contract is dated shall be paid as follows:

Seller warrants that the real estate taxes and installments of special assessments which were due and payable in the years preceding the year in which this contract is dated are paid in full.

- 7. PROPERTY INSURANCE.
 - (a) INSURED RISKS AND AMOUNT. Purchaser shall keep all buildings, improvements and fixtures now or later located on or a part of the Property insured against loss by fire, extended coverage perils, vandalism, malicious mischief and, if applicable, steam boiler explosion for at least the amount of If any of the buildings, improvements or fixtures are located in a federally designated flood prone

It any of the buildings, improvements of fixtures are located in a federally designated flood prone area, and if flood insurance is available for that area, Purchaser shall procure and maintain flood insurance in amounts reasonably satisfactory to Seller.

- (b) OTHER TERMS. The insurance policy shall contain a loss payable clause in favor of Seller which provides that Seller's right to recover under the insurance shall not be impaired by any acts or omissions of Purchaser or Seller, and that Seller shall otherwise be afforded all rights and privileges customarily provided a mortgagee under the so-called standard mortgage clause.
- (c) NOTICE OF DAMAGE. In the event of damage to the Property by fire or other casualty, Purchaser shall promptly give notice of such damage to Seller and the insurance company.
- 8. DAMAGE TO THE PROPERTY.
 - (a) APPLICATION OF INSURANCE PROCEEDS. If the Property is damaged by fire or other casualty, the insurance proceeds paid on account of such damage shall be applied to payment of the amounts payable by Purchaser under this contract, even if such amounts are not then due to be paid, unless Purchaser makes a permitted election described in the next paragraph. Such amounts shall be first applied to unpaid accrued interest and next to the installments to be paid as provided in this contract in the inverse order of their maturity. Such payment shall not postpone the due date of the installments to be paid pursuant to this contract or change the amount of such installments. The balance of insurance proceeds, if any, shall be the property of Purchaser.

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.4300

- (b) PURCHASER'S ELECTION TO REBUILD. If Purchaser is not in default under this contract, or after curing any such default, and if the mortgagees in any prior mortgagees and sellers in any prior contracts for deed do not require otherwise, Purchaser may elect to have that portion of such insurance proceeds necessary to repair, replace or restore the damaged Property (the repair work) deposited in escrow with a bank or title insurance company qualified to do business in the State of Minnesota, or such other party as may be mutually agreeable to Seller and Purchaser. The election may only be made by written notice to Seller within sixty days after the damage occurs. Also, the election will only be permitted if the plans and specifications and contracts for the repair work are approved by Seller, which approval Seller shall not unreasonably withhold or delay. If such a permitted election is made by Purchaser, Seller and Purchaser shall jointly deposit, when paid, such insurance proceeds into such escrow. If such insurance proceeds are insufficient for the repair work. Purchaser shall, before the commencement of the repair work. Even if the insurance proceeds are unavailable or are insufficient to pay the cost of the repair work. All escrowed funds shall be disbursed by the escrowe in accordance with generally accepted sound construction diebursement procedures. The costs incurred or to be incurred on account of such escrow shall be deposited by Purchaser into such escrow shall be completed by Purchaser with an one year after the damage or and in a good and workmanlike manner, and in any event the repair work shall be completed by Purchaser within one year after the damage cours. If following the completion of and payment for the repair work. there remain any undisbursed escrow funds shall be completed by Purchaser within a such as soon as reasonably possible and in a good and workmanlike manner, and in any event the repair work shall be completed by Purchaser within one year after the damage cours. If following
- 9. INJURY OR DAMAGE OCCURRING ON THE PROPERTY.
 - (a) LIABILITY. Seller shall be free from liability and claims for damages by reason of injuries occurring on or after the date of this contract to any person or prosons or property while on or about the Property. Purchaser shall defend and indemnify Seller from all liability, loss, costs and obligations, including reasonable attorneys' fees, on account of or arising out of any such injuries. However, Purchaser shall have no liability or obligation to Seller for such injuries which are caused by the negligence or intentional wrongful acts or omissions of Seller.
- (b) LIABILITY INSURANCE. Purchaser shall, at Purchaser's own expense, procure and maintain liability insurance against claims for bodily injury, death and property damage occuring on or about the Property in amounts reasonably satisfactory to Seller and naming Seller as an additional insured.
 10. INSURANCE, GENERALLY. The insurance which Purchaser is required to procure and maintain
- INSURANCE, GENERALLY. The insurance which Purchaser is required to procure and maintain pursuant to paragraphs 7 and 9 of this contract shall be issued by an insurance company or companies licensed to do business in the State of Minnesota and acceptable to Seller. The insurance shall be maintained by Purchaser at all times while any amount remains unpaid under this contract. The insurance policies shall provide for not less than ten days written notice to Seller before cancellation, non-renewal, termination or change in coverage, and Purchaser shall deliver to Seller a duplicate original or certificate of such insurance policy or policies.
 CONDEMNATION. If all or any part of the Property is taken in condemnation proceedings instituted
- CONDEMNATION. If all or any part of the Property is taken in condemnation proceedings instituted under power of eminent domain or is conveyed in lieu thereof under threat of condemnation, the money paid pursuant to such condemnation or conveyance in lieu thereof shall be applied to payment of the amounts payable by Purchaser under this contract, even if such amounts are not then due to be paid. Such amounts shall be applied first to unpaid accrued interest and next to the installments to be paid as provided in this contract in the inverse order of their maturity. Such payment shall not postpone the due date of the installments to be paid pursuant to this contract or change the amount of such installments. The balance, if any, shall be the property of Purchaser.
 WASTE, REPAIR AND LIENS. Purchaser shall not remove or demolish any buildings, im-
- 12. WASTE, REPAIR AND LIENS. Purchaser shall not remove or demolish any buildings, improvements or fixtures now or later located on or a part of the Property, nor shall Purchaser commit or allow waste of the Property. Purchaser shall maintain the Property in good condition and repair. Purchaser shall not create or permit to accrue liens or adverse claims against the Property which constitute a lien or claim against Seller's interest in the Property. Purchaser shall pay to Seller all amounts, costs and expenses, including reasonable attorneys' fees, incurred by Seller to remove any such liens or adverse claims.
- 13. DEED AND MORTGAGE REGISTRY TAXES. Seller shall, upon Purchaser's full performance of this contract, pay the deed tax due upon the recording or filing of the deed to be delivered by Seller to Purchaser. The mortgage registry tax due upon the recording or filing of this contract shall be paid by the party who records or files this contract; however, this provision shall not impair the right of Seller to collect from Purchaser the amount of such tax actually paid by Seller as provided in the applicable law governing default and service of notice of termination of this contract.
- NOTICE OF ASSIGNMENT. If either Seller or Purchaser assigns their interest in the Property, a copy
 of such assignment shall promptly be furnished to the non-assigning party.
 PROTECTION OF INTERESTS. If Purchaser fails to pay any sum of money required under the terms
- 15. PROTECTION OF INTERESTS. If Purchaser fails to pay any sum of money required under the terms of this contract or fails to perform any of Purchaser's obligations as set forth in this contract, Seller may, at Seller's option, pay the same or cause the same to be performed, or both, and the amounts so paid by Seller and the cost of such performance shall be payable at once, with interest at the rate stated in paragraph 4 of this contract, as an additional amount due Seller under this contract. If there now exists, or if Seller hereafter creates, suffers or permits to accrue, any mortgage, contract for deed, lien or encumbrance against the Property which is not herein expressly assumed by Purchaser, and provided Purchaser is not in default under this contract, Seller shall timely pay all amounts due thereon, and if Seller fails to do so, Purchaser may, at Purchaser's option, pay any such delinquent amounts and deduct the amounts paid from the installment(s) next coming due under this contract.
- 16. DEFAULT. The time of performance by Purchaser of the terms of this contract is an essential part of this contract. Should Purchaser fail to timely perform any of the terms of this contract. Seller may, at Seller's option, elect to declare this contract cancelled and terminated by notice to Purchaser in accordance with applicable law. All right, title and interest acquired under this contract by Purchaser shall then cease and terminate, and all improvements made upon the Property and all payments made by Purchaser runtate, and all improvements made upon the Property and all payments made by Purchaser of this contract shall belong to Seller as liquidated damages for breach of this contract. Neither the extension of the time for payment of any sum of money to be paid hereunder nor any waiver by Seller of Seller's rights to declare this contract forfeited by reason of any breach shall in any manner affect Seller's right to cancel this contract of defaults subsequently occurring, and no extension of time shall be valid unless agreed to in writing. After service of notice of default and failure to cure such default within the period allowed by law. Purchaser shall, upon demand, surrender possession of the Property to Seller, but Purchaser shall be entitled to possession of the Property until the expiration of such period.
- 17. BINDING EFFECTS The HEIR of this contract shell, ron with the hand and bind the parties heret and their successors in interest.

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- 18. HEADINGS. Headings of the paragraphs of this contract are for convenience only and do not define, limit or construe the contents of such paragraphs.
- 19. ASSESSMENTS BY OWNERS' ASSOCIATION. If the Property is subject to a recorded declaration Assessments in be levied against the Property by any owners' association, which assessments may become a lien against the Property if not paid, then:
 (a) Purchaser shall promptly pay, when due, all assessments imposed by the owners' association or other governing body as required by the provisions of the declaration or other related documents;
 - and
 - (b) So long as the owners' association maintains a master or blanket policy of insurance against fire, extended coverage perils and such other hazards and in such amounts as are required by this contract, then:
 - (i) Purchaser's obligation in this contract to maintain hazard insurance coverage on the Property is satisfied; and
 - (ii) The provisions in paragraph 8 of this contract regarding application of insurance proceeds shall be superceded by the provisions of the declaration or other related documents; and
 - (iii) In the event of a distribution of insurance proceeds in lieu of restoration or repair following an insured casualty loss to the Property, any such proceeds payable to Purchaser are hereby assigned and shall be paid to Seller for application to the sum secured by this contract, with the excess, if any, paid to Purchaser.

20. ADDITIONAL TERMS:

SELLER	PURCHASER(S)
By	
Ite	
By	
Its	
State of Minnesota) <i>u</i> .
County of	
The foregoing instrument was acknowledged by	efore me this day of, 19,, 19,
the and	of
aunder the laws of on behalf of the	of
ON DEMAIL OF LINE	
	SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL
State of Minnesota) <i>u</i> .
-	fore me this day of, 19,
NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)	
OUTABLE STARF OR SHELLOR OTHER TITLE OR RANK)	
	SIGNATURE OF NOTARY PUBLIC OR OTHER OPPICIAL
	Tax Statements for the real property described in this instrument should be sent to:
	1
THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)	

FAILURE TO RECORD OR FILE THIS CONTRACT FOR DEED MAY GIVE OTHER PARTIES PRIORITY OVER PURCHASER'S INTEREST IN THE PROPERTY.

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2820.4400 FORM 57M: CONTRACT FOR DEED FROM A CORPORATION OR PARTNERSHIP TO JOINT TENANTS.

Subpart 1. Scope. The recommended form for a contract for deed from a corporation or partnership to joint tenants is contained in subpart 2.

Subp. 2. Form.

ONTRACT FOR DEED Form No. 57-	M Minnesota Uniform Conveyancing Blanks (1978) Miller-Davis Co., Minnespol
rporation or Partnership to Joint Tenants	
No delinquent taxes and transfer entered; Certificate of Real Estate Value ()filed ()not required , 19	
County Auditor	
By Deputy	
	(reserved for recording data)
	MORTGAGE REGISTRY TAX DUE HEREON:
	\$
(reserved for mortgage registry tax payment data)	Date:, 19
THIS CONTRACT FOR DEED is mad	le on the above date by
, a	under the laws of
eller, and	
	, Purchasers, as joint tenant

1. PROPERTY DESCRIPTION. Seller hereby sells, and Purchasers hereby buy, real property in ______ County, Minnesota, described as follows:

together with all hereditaments and appurtenances belonging thereto (the Property).

- 2. TITLE. Seller warrants that title to the Property is, on the date of this contract, subject only to the following exceptions:
 - (a) Covenants, conditions, restrictions, declarations and easements of record, if any;
 - (b) Reservations of minerals or mineral rights by the State of Minnesota, if any;
 - (c) Building, zoning and subdivision laws and regulations;
 - (d) The lien of real estate taxes and installments of special assessments which are payable by Purchasers pursuant to paragraph 6 of this contract; and
 - (e) The following liens or encumbrances:
- 3. DELIVERY OF DEED AND EVIDENCE OF TITLE. Upon Purchasers' prompt and full performance of this contract, Seller shall:
 - (a) Execute, acknowledge and deliver to Purchasers a _____ Deed, in recordable form, conveying marketable title to the Property to Purchasers, subject only to the following exceptions:
 - (i) Those exceptions referred to in paragraph 2(a), (b), (c) and (d) of this contract;
 - (ii) Liens, encumbrances, adverse claims or other matters which Purchasers have created, suffered or permitted to accrue after the date of this contract; and

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MINNESOTA RULES 1985 2820.4400 FORMS FOR CONVEYANCES OF REAL ESTATE

(iii) The following liens or encumbrances:

; and

_ . the sum of

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- (b) Deliver to Purchasers the abstract of title to the Property or, if the title is registered, the owner's duplicate certificate of title.
- 4. PURCHASE PRICE. Purchasers shall pay to Seller, at _____

as and for the purchase price for the Property, payable as follows:

- 5. PREPAYMENT. Unless otherwise provided in this contract, Purchasers shall have the right to fully or partially prepay this contract at any time without penalty. Any partial prepayment shall be applied first to payment of amounts then due under this contract, including unpaid accrued interest, and the balance shall be applied to the principal installments to be paid in the inverse order of their maturity. Partial prepayment shall not postpone the due date of the installments to be paid pursuant to this contract or change the amount of such installments.
- 6. REAL ESTATE TAXES AND ASSESSMENTS. Purchasers shall pay, before penalty accrues, all real estate taxes and installments of special assessments assessed against the Property which are due and payable in the year 19_____ and in all subsequent years. Real estate taxes and installments of special assessments which are due and payable in the year in which this contract is dated shall be paid as follows:

Seller warrants that the real estate taxes and installments of special assessments which were due and payable in the years preceding the year in which this contract is dated are paid in full.

- 7. PROPERTY INSURANCE.
 - (a) INSURED RISKS AND AMOUNT. Purchasers shall keep all buildings, improvements and fixtures now or later located on or a part of the Property insured against loss by fire, extended coverage perils, vandalism, malicious mischief and, if applicable, steam boiler explosion for at least the amount of ______.

If any of the buildings, improvements or fixtures are located in a federally designated flood prone area, and if flood insurance is available for that area, Purchasers shall procure and maintain flood insurance in amounts reasonably satisfactory to Seller.

- (b) OTHER TERMS. The insurance policy shall contain a loss payable clause in favor of Seller which provides that Seller's right to recover under the insurance shall not be impaired by any acts or omissions of Purchasers or Seller, and that Seller shall otherwise be afforded all rights and privileges customarily provided a mortgagee under the so-called standard mortgage clause.
- privileges customarily provided a mortgagee under the so-called standard mortgage clause. (c) NOTICE OF DAMAGE. In the event of damage to the Property by fire or other casualty, Purchasers shall promptly give notice of such damage to Seller and the insurance company.
- 8. DAMAGE TO THE PROPERTY.
 - (a) APPLICATION OF INSURANCE PROCEEDS. If the Property is damaged by fire or other casualty, the insurance proceeds paid on account of such damage shall be applied to payment of the amounts payable by Purchasers under this contract, even if such amounts are not then due to be paid, unless Purchasers make a permitted election described in the next paragraph. Such amounts shall be first applied to unpaid accrued interest and next to the installments to be paid as provided in this contract in the inverse order of their maturity. Such payment shall not postpone the due date of the installments to be paid pursuant to this contract or change the amount of such installments. The balance of insurance proceeds, if any, shall be the property of Purchasers.

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- (b) PURCHASERS' ELECTION TO REBUILD. If Purchasers are not in default under this contract, or after curing any such default, and if the mortgagees in any prior mortgages and sellers in any prior contracts for deed do not require otherwise, Purchasers may elect to have that portion of such insurance proceeds necessary to repair, replace or restore the damaged Property (the repair work) deposited in escrow with a bank or title insurance company qualified to do business in the State of Minnesota, or such other party as may be mutually agreeable to Seller and Purchasers. The election may only be made by written notice to Seller within sixty days after the damage occure. Also, the election will only be permitted if the plans and specifications and contracts for the repair work are approved by Seller, which approval Seller shall not unreasonably withhold or delay. If such a permitted election is made by Purchasers, Seller and Purchasers shall jointly deposit, when paid, such insurance proceeds into such escrow. If such insurance proceeds are insufficient for the repair work, Purchasers shall, before the commencement of the repair work, deposit into such escrow sufficient additional money to insure the full payment for the repair work. Even if the insurance proceeds are unavailable or are insufficient to pay the cost of the repair work. functions shall at all times be responsible to pay the full cost of the repair work. All eccrowed funds shall be disbursed by the escrowee in accordance with generally accepted sound construction disbursement procedures. The costs incurred or to be incurred on account of such escrow shall be deposited by Purchasers into such escrow before the commencement of the repair work. Purchasers shall complete the repair work as soon as reasonably possible and in a good and workmanlike manner, and in any event the repair work shall be completed by Purchasers within one year after the damage occurs. If, following the completion of and payment for the repair work, there remain any undisbursed escrow funds, such funds shall be applied to payment of the amounts payable by Purchasers under this contract in accordance with paragraph 8 (a) above. 9. INJURY OR DAMAGE OCCURRING ON THE PROPERTY.
 - (a) LIABILITY. Seller shall be free from liability and claims for damages by reason of injuries occurring on or after the date of this contract to any person or persons or property while on or about the Property. Purchasers shall defend and indemnify Seller from all liability, loss, costs and obligations, including reasonable attorneys' fees, on account of or arising out of any such injuries. However, Purchasers shall have no liability or obligation to Seller for such injuries which are caused by the negligence or intentional wrongful acts or omissions of Seller.
 - (b) LIABILITY INSURANCE. Purchasers shall, at their own expense, procure and maintain liability insurance against claims for bodily injury, death and property damage occurring on or about the Property in amounts reasonably satisfactory to Seller and naming Seller as an additional insured.
- 10. INSURANCE, GENERALLY. The insurance which Purchasers are required to procure and maintain pursuant to paragraphs 7 and 9 of this contract shall be issued by an insurance company or companies licensed to do business in the State of Minnesota and acceptable to Seller. The insurance shall be maintained by Purchasers at all times while any amount remains unpaid under this contract. The insurance policies shall provide for not less than ten days written notice to Seller before cancellation, non-renewal, termination or change in coverage, and Purchasers shall deliver to Seller a duplicate original or certificate of such insurance policies.
- original or certificate of such insurance policy or policies. 11. CONDEMNATION. If all or any part of the Property is taken in condemnation proceedings instituted under power of eminent domain or is conveyed in lieu thereof under threat of condemnation, the money paid pursuant to such condemnation or conveyance in lieu thereof shall be applied to payment of the amounts payable by Purchasers under this contract, even if such amounts are not then due to be paid. Such amounts shall be applied first to unpaid accrued interest and next to the installments to be paid as provided in this contract in the inverse order of their maturity. Such payment shall not postpone the due date of the installments to be paid pursuant to this contract or change the amount of such installments. The balance, if any, shall be the property of Purchasers. 12. WASTE, REPAIR AND LIENS. Purchasers shall not remove or demolish any buildings, im-
- WASTE, REPAIR AND LIENS. Purchasers shall not remove or demolish any buildings, improvements or fixtures now or later located on or a part of the Property, nor shall Purchasers commit or allow waste of the Property. Purchasers shall maintain the Property in good condition and repair. Purchasers shall not create or permit to accrue liens or adverse claims against the Property which constitute a lien or claim against Seller's interest in the Property. Purchasers shall pay to Seller all amounts, costs and expenses, including reasonable attorneys' fees, incurred by Seller to remove any such liens or adverse claims.
 DEED AND MORTGAGE REGISTRY TAXES. Seller shall, upon Purchasers' full performance of this
- DEED AND MORTGAGE REGISTRY TAXES. Seller shall, upon Purchasers' full performance of this contract, pay the deed tax due upon the recording or filing of the deed to be delivered by Seller to Purchasers. The mortgage registry tax due upon the recording or filing of this contract shall be paid by the party who records or files this contract; however, this provision shall not impair the right of Seller to collect from Purchasers the amount of such tax actually paid by Seller as provided in the applicable law governing default and service of notice of termination of this contract.
 NOTICE OF ASSIGNMENT. If either Seller or Purchasers assign their interest in the Property, a copy
- NOTICE OF ASSIGNMENT. If either Seller or Purchasers assign their interest in the Property, a copy
 of such assignment shall promptly be furnished to the non-assigning party.
 PROTECTION OF INTERESTS. If Purchasers fail to pay any sum of money required under the terms
- 15. PROTECTION OF INTERESTS. If Purchasers fail to pay any sum of money required under the terms of this contract or fail to perform any of their obligations as set forth in this contract. Seller may, at Seller's option, pay the same or cause the same to be performed, or both, and the amounts so paid by Seller and the cost of such performance shall be payable at once, with interest at the rate stated in paragraph 4 of this contract, as an additional amount due Seller under this contract. If there now exists, or if Seller hereafter creates, suffers or permits to accrue, any mortgage, contract for deed, lien or encumbrance against the Property which is not herein expressly assumed by Purchasers, and provided Purchasers are not in default under this contract. Seller shall timely pay all amounts due thereon, and if Seller fails to do so, Purchasers may, at their option, pay any such delinquent amounts
- and deduct the amounts paid from the installment(s) next coming due under this contract.
 16. DEFAULT. The time of performance by Purchasers of the terms of this contract is an essential part of this contract. Should Purchasers fail to timely perform any of the terms of this contract. Seller may, at Seller's option, elect to declare this contract cancelled and terminated by notice to Purchasers in accordance with applicable law. All right, title and interest acquired under this contract by Purchasers shall then cease and terminate, and all improvements made upon the Property and all payments made by Purchasers pursuant to this contract shall belong to Seller as liquidated damages for breach of this contract. Neither the extension of the time for payment of any sum of money to be paid hereunder nor any waiver by Seller's right to cancel this contract because of defaults subsequently occurring, and no extension of time shall be valid unless agreed to in writing. After service of notice of default and failure to cure such default within the period allowed by law, Purchasers shall, upon demand, surrender possession of the Property to Seller, but Purchasers shall be entitled to possession of the Property to Seller.
- 17. BINDING EFFECT. The terms of this contract shall run with the land and bind the parties hereto and Grey inglates of \$185 shyrelse: Revisor of Statutes, State of Minnesota. All Rights Reserved.

2820.4400 FORMS FOR CONVEYANCES OF REAL ESTATE

- HEADINGS. Headings of the paragraphs of this contract are for convenience only and do not define, limit or construe the contents of such paragraphs.
- 19. ASSESSMENTS BY OWNERS' ASSOCIATION. If the Property is subject to a recorded declaration providing for assessments to be levied against the Property by any owners' association, which assessments may become a lien against the Property if not paid, then:
 - (a) Purchasers shall promptly pay, when due, all assessments imposed by the owners' association or other governing body as required by the provisions of the declaration or other related documents; and
 - (b) So long as the owners' association maintains a master or blanket policy of insurance against fire, extended coverage perils and such other hazards and in such amounts as are required by this contract, then:
 - (i) Purchasers' obligation in this contract to maintain hazard insurance coverage on the Property is satisfied; and
 - (ii) The provisions in paragraph 8 of this contract regarding application of insurance proceeds shall be superceded by the provisions of the declaration or other related documents; and
 - (iii) In the event of a distribution of insurance proceeds in lieu of restoration or repair following an insured casualty loss to the Property, any such proceeds payable to Purchasers are hereby assigned and shall be paid to Seller for application to the sum secured by this contract, with the excess, if any, paid to Purchasers.

20. ADDITIONAL TERMS:

PURCHASERS
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SIGNATURE OF NOTARY PUBLIC OF OTHER OFFICIAL
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SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL Tax Statements for the real property described in this instrument should be sent to

FAILURE TO RECORD OR FILE THIS CONTRACT FOR DEED MAY GIVE OTHER PARTIES PRIORITY OVER PURCHASERS' INTEREST IN THE PROPERTY.

Statutory Authority: MS s 507.09

2185 FORMS FOR CONVEYANCES OF REAL ESTATE 2820.4500

2820.4500 FORM 58M: ASSIGNMENT OF CONTRACT FOR DEED BY AN INDIVIDUAL.

Subpart 1. Scope. The recommended form for an assignment of a contract for deed by an individual seller, purchaser, or assignee is contained in subpart 2.

Subp. 2. Form.

ASSIGNMENT OF CONTRACT FOR DEED by Individual Beller, Purchaser or Assignee	Form No. 58-M Minnesola Uniform Conveyancing Blanks (1981)
No delinquent taxes and transfer enter Certificate of Real Estate Value ()filed ()not required 	tor
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	lls, assigns and transfers unto
Assignee (whether one or more), the	(Seller's or Purchaser's) interest in that certain
Contract for Deed dated the day of	f, 19, made by
on the day of in Book of (Document No in for the sale and conveyance of real proper	ding information—County Recorder), page) and/or n Volume su information—Kremera or Turksy page) ty in said County and State, described as follows:
Subject to all the covenants of Assignor is assumes and agrees to keep and perform. Assignor hereby covenants that the with intere	ce is needed, continue on back) in said Contract for Deed contained, which Assignee hereby ere remains unpaid under said Contract for Deed the sum o set thereon from theday of, 19 transfer and assign said Contract for Deed. ASSIGNOR(S)
State of Minnesota	} s
County of The foregoing instrument was acknowle by	edged before me thisday of, 19
NOTARIAL STAMP OR SEAL IOR OTHER TITLE OR RAY	SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS).

Statutory Authority: MS s 507.09

2820.4600 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.4600 FORM 59M: ASSIGNMENT OF CONTRACT FOR DEED BY A CORPORATION OR PARTNERSHIP.

Subpart 1. Scope. The recommended form for an assignment of a contract for deed by a corporate or partnership seller, purchaser, or assignee is contained in subpart 2.

Subp. 2. Form.

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Contract for Deed dated theday of, 19, made by as Seller, and as Purchaser, recorded and/or filed in the office(s) of the County Recorder and/or Registrar of Title and for the County of, 19 as (Document No, page) and in Bookof
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And that Assignor has good right to sell, transfer and assign said Contract for Deed. ASSIGNOR By
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Tax Statemate for the real property described in this instrument should be sent to the lade name and address of Assigner)

Statutory Authority: MS s 507.09

FORMS FOR CONVEYANCES OF REAL ESTATE 2820.5100

AFFIDAVITS

2820.5100 FORM 115: AFFIDAVIT REGARDING PURCHASERS.

Stat	e of Minnesota,	· · · · · ·	Affidavit Regarding Pi	urchaser(s
wing first dul	y sworn, on oath say(a) (that:		<u> </u>
1. (They are) (he is) (he knows),			
		the person(s) named as	
for record _	in the docum	nent dated 9 as Docum		19_, and filed
of	Page		in the Office of the (County Recor County, Minnesota.	der) (Registra
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			and for the last ten years (have) (h	has) resided at
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actic c. Tax except as 4. Any ban similar nam in the Prem 5. Any judg the above n 6. Said pere Premises for 7. There are knowledge. That Affian inducing the s Subscrib thisday of ascenture of	atisfied judgments of reco ons pending in any court liens filed against said 1 s herein stated: kruptcy, divorce or disse us, during the time penoc isses, are not against the mments or tax liens of reco amed person(s). ion(s) (has) (have) not ord r which payment has no s no persons in possessio other than pursuant to a t(s) know(s) the matters i acceptance of title to the ped and aworn to before r of	ord against sai ts which affect person(s); olution proceed in which the a above named rd against part lered or arrang t been made. in of any portic recorded docu herein stated ar Premises.	Id person(s) nor, to your Affiant(s) i the Premises; lings of record against parties wi bove named person(s)(has)(have)) person(s). the with the same or similar names ed for any labor or materials to be f on of the Premises of which Affiani ment, except as stated herein: re true and make(s) this Affidavit fo	th the same in the same in the same in the same is a same in the same is the s

Statutory Authority: MS s 507.09

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2820.5200 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.5200 FORM 116: AFFIDAVIT REGARDING SELLERS.

0 , ,			
	of Minnesota,	"	Affidavit Regarding Seller(s
County of		<u> </u>	
being first duly av	worn, on oath say(s) that	t:	
1. (They are) (_	_he is) (he knows)		
			named as
19 and filed	in t	the document	dated 9, as Document No
(or in Book	of strar of Titles) of	Page) in the Office of the (Coun County, Minnenota.
2. Said person((respectively) at		e and under	no legal disability with place of businesse
		ند	nd for the last ten years (has) (have) resided a
	ptcy, divorce or dissolution		s involving said person(s) during the time sa
person(s ("Premis		nterest in the	premises described in the above document
b. Unsatis	fied judgments of record		person(s) nor any actions pending in any
	which affect the Premises as against said person(s)		
 c. Tax lien except as her 		•	
similar names, o		which the abo	igs of record against parties with the same ove named person(s)(has)(have)had any intere rson(s).
5. Any judgmen the above name		against partie	s with the same of similar names are not again
6. There has be made.	en no labor or material:	s furnished to	o the Premises for which payment has not be
	unrecorded contracts, lea t as stated herein:	ises, easemen	ts, or other agreements or interests relating to t
	persons in possession of as stated herein:	any portion o	f the Premises other than pursuant to a record
9. There are no (has) (have) kno		dary line que	stions affecting the Premises of which Affiant
	(s) the matters herein s ing of title to the Premis		e and make(s) this Affidavit for the purpose
		-	
Subscribed a	and sworn to before me	-	
Subscribed a this day of	and sworn to before me	9 <i>—,</i> г 	
		- • ⁻	LIS INSTRUMENT WAS DRAFTED BY (MAME AND ADDRESS)
this day of		9 ⁻	IIS INSTRUMENT WAS DRAFTED BY (MAME AND ADDRESS)
this day of SIGNATURE OF NOT	, 14 ,	**	iis instrument was deafted by (name and address)
this day of SIGNATURE OF NOT	ARY PUBLIC OR OTHER OFFICIAL	**	IIS INSTRUMENT WAS DRAFTED BY (MAKE AND ADDRESS)
this day of SIGNATURE OF NOT	ARY PUBLIC OR OTHER OFFICIAL	**	IIS INSTRUMENT WAS DRAFTED BY (MAME AND ADDRESS)
this day of SIGNATURE OF NOT	ARY PUBLIC OR OTHER OFFICIAL	**	IIS INSTRUMENT WAS DRAFTED BY (HAME AND ADDRESS)

Statutory Authority: MS s 507.09

MINNESOTA RULES 1985 FORMS FOR CONVEYANCES OF REAL ESTATE 2820.5300

2820.5300 FORM 117: AFFIDAVIT REGARDING CORPORATION.

Otatic	of Minnesota	a, 1	
County of		\"	Affidavit Regarding Corporatio
eing first duly	sworn, on oath say(s) that:	
1. (They are)	he is) the		and the
respectively, o	f		
named as			corporation, the corporati
dated		19 and fil	ed for record 19
as Document Page	No) in the Offic	e of the (County Recorder) (Registrar of Titles) esota.
2. Said corpor	ration's principal plac	ce of business is	at and said corporatio
previous prin	cipal place(s) of busi	ness during the	past ten years (has) (have) been at:
oratio b. Unsa courtu c. Tax li	uptcy or dissolution n has had any interes	st in the premise record against s emises;	olving said corportion during the time said cor is described in the above document ("Premises sid corporation nor any actions pending in a
names. during are not again 5. Any judgm	the time period in wi at the above named c	hich the above na corporation. ecord against cos	cord against corporations with the same or simi amed corporation had any interest in the Premis rporations with the same or similar names are r
-	-		to the Premises for which payment has not be
	no unrecorded contra except as stated here		ments or other agreements or interests relating
	o persons in possessi ept as stated herein:	on of any portion	n of the Premises other than pursuant to a record
9. There are 1 (has) (have) k		boundary line qu	sections affecting the Premises of which Affian
	ow(s) the matters her assing of title to the l		ue and make(s) this Affidavit for the purpose i
Subscribe thisday	d and sworn to before	t me , 19	THIS INFRUMENT WAS DRAFTED BY (NAME AND ADDRESS
SIGNATURE OF	NOTARY PUBLIC OR OTHER OF	FICIAL	

Statutory Authority: MS s 507.09

MINNESOTA RULES 1985 2820.5400 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.5400 FORM 118: AFFIDAVIT REGARDING PARTNERSHIP.

State of Minnesota,	1	Affidavit	Regarding Partnershi
County of	(``	Amuaviti	cgarung rarmersm
being first duly sworn, on oath say(s) th	at:		
1. (They are) (he is)	par	tner(s) of	
partners	hip, the partner	rship named as	. 19.
and filed for record	in the docu	Document No	
and filed for record	Page		_) in the Office of the (Coun County, Minnesota.
2. Said partnership's principal place o	of business is at		and said partnership
previous principal place(s) of business	during the pas		
 There have been no: Bankruptcy proceedings invo 	lving said partr	nership or parts	ers thereof, or dissolution pro
ceedings involving said partne in the premises described in th b. Unsatisfied judgments of reco- courts, which affect the Premi c. Tax liens filed against said pa- except as herein stated:	rship, during the e above docume ord against said ses:	ne time said par ent ("Premises"	unership has had any interes);
 Any bankruptcy or partnership dis with the same or similar names, during interest in the Premises, are not again 	the time period at the above na	in which the ab med partnersh	ove named partnership had ar ip or the partners thereof.
 5. Any judgments or tax hens of recor against the above named partnership. 6. There has been no isbor or materia 		_	
made.	in initiatien to	the riennace t	or which payment has not bee
 There are no unrecorded contracts, the Premises except as stated herein: 	leases, easeme	nts or other agi	rements or interests relating
8. There are no persons in possession (document except as stated herein:	of any portion of	f the Premises o	ther than pursuant to a record
9. There are no encroachments or bou (has) (have) knowledge.	ndary line quest	tions affecting (he Premises of which Affiants
Affiant(s) know(s) the matters herein inducing the passing of title to the Pren		and make(s) t	his Affidavit for the purpose
Subscribed and sworn to before m thisday of	19 -	HIS INSTRUMENT W	AS DRAFTED BY (HAME AND ADDRESS
BIGNATURE OF NOTARY PUBLIC OR OTHER OFFIC	IAL		
NOTABIAL STAMP OF SEAL OR OTHER TITLE OR	RANK		

Statutory Authority: MS s 507.09

MINNESOTA RULES 1985 2191 FORMS FOR CONVEYANCES OF REAL ESTATE 2820.6000

2820.6000 FORM 119M: AFFIDAVIT OF IDENTITY AND SURVIVORSHIP.

Subpart 1. Scope. The recommended form for an affidavit of identity and survivorship for death occurring after December 31, 1979 is contained in subpart 2.

Subp. 2. Form.

AFFIDAVIT OF IDENTITY AND SURVIVORSHIP FOR DEATH OCCURRING AFTER DEC. 31, 1979	Form No. 119-M	Miller Davis Co., Minneapolis Minnesota Uniform Conveyancing Blanks (1981)
Transfer entered		Recording Data
, 19_	_	

STATE OF MINNESOTA,

NAME OF DECEDENT

COUNTY OF ____

By.

I.				
	Name of Affiant	and	Address of Affiant	

being first duly sworn, on oath state from personal knowledge:

County Auditor

Deputy

That the above named decedent is the person named in the certified copy of Certificate of Death attached hereto and made a part hereof.

That the name(s) of the survivor(s) is/are ____

That said decedent on date of death was an owner as a joint tenant/life tenant of the land legally described as follows:

		in the office of the County
		, Minnesota, or as shown on Certificate of Title
No Minnesota.		ar of Titles of County
Subseribed	and sworn to before me	Signature of Affiant
thisday o	f, 19, 19,	THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)
NOTARIAL STAMP O	R SEAL (OR OTHER TITLE OR RANK)	
		Tax Statements for the real property described in this instrument should be sent to:

Statutory Authority: MS s 507.09

MINNESOTA RULES 1985 2820.6100 FORMS FOR CONVEYANCES OF REAL ESTATE

FORMS FOR CONVEYANCES ARISING FROM ESTATES OF DECEDENTS

Mine Stat \$ 524 2 1001 # 7

2820.6100 FORMS FOR CONVEYANCES OF REAL ESTATE DISTRIBUTION.

	524.3-1002 # 6
Minnesota Un	iform Conveyancing Blanks (1978)
STATE OF MINNESOTA	PROBATE COURT COUNTY COURT-PROBATE DIVISION
COUNTY OF	Court File No
In Re: Estate of	ORDER OF COMPLETE SETTLEMENT OF THE ESTATE AND DECREE OF DISTRIBUTION
Deceased	

The petition of _

D----- 101

dated ______, 19___, for an order of complete settlement of the estate and decree of distribution in the estate of the above named decedent having duly come on for hearing before the above name Court on _____, 19____, the undersigned Judge having heard and considered such petition, be-

ing fully advised in the premises, makes the following findings and determinations:

- 1. That the petition for order of complete settlement of the estate and decree of distribution is complete.
- 2. That the time for any notice has expired and any notice as required by the laws of this State has been given and proved.
- 3. That the petitioner(s) (has) (have) declared or affirmed that the representations contained in the petition are true, correct and complete to the best knowledge or information of petitioner(s).
- 4. That the petitioner(s) appear(s) from the petition to be (an) interested person(s) as defined by the laws of this State.
- 5. That the decedent died___testate at the age of ____years on _____, 19____, at ______.
- 6. That venue for this proceeding is in the above named County of the State of Minnesota, because the decedent was domiciled in such County at the time of death, and was the owner of property located in the State of Minnesota, or because, though not domiciled in the State of Minnesota, the decedent was the owner of property located in the above named County at the time of death.
- 7. That this Court has jurisdiction of this estate, proceeding and subject matter.
- 8. That the said estate has been in all respects fully administered, and all expenses, debts, valid charges and all claims allowed against said estate have been paid.

MINNESOTA RULES 1985 507 FORMS FOR CONVEYANCES OF REAL ESTATE 2820.6100

- 9. That a final account has been filed herein by the personal representative(s) for consideration and approval.
- 10. That decedent's last will duly executed on ______, 19____, and codicil or codicils thereto duly executed on ______, 19____, (was) (were) probated by the order of this Court dated ______, 19____, or (is) (are) formally probated by this order, and should be construed to provide that under the provisions thereof, the estate of decedent is devised as follows:

(State actual legal relationship of each devisee to decedent)

11. That the following named persons are all the heirs of the decedent and their actual relationship to decedent is as stated (If decedent died testate, do not list heirs unless all heirs are ascertained):

12. That the property of the decedent on hand for distribution consists of the following:

(A) Personal property of the value of \$_____described as follows:

MINNESOTA RULES 1985 2820.6100 FORMS FOR CONVEYANCES OF REAL ESTATE

- (B) Real property described as follows:
 - (1) The homestead of the decedent situated in the County of ______, State of Minnesota, described as follows:

(2) Other real property situated in the County of ______, State of Minnesota, described as follows:

- 13. That the inheritance taxes on the herein described property have been paid or waived.
- 14. That any previous order determining testacy should be confirmed as it affects any previously omitted or un-notified persons and other interested persons.

FORMS FOR CONVEYANCES OF REAL ESTATE 2820.6100

NOW, THEREFORE, it is ORDERED, ADJUDGED, and DECREED by the Court as follows:

1. That the petition is hereby granted.

2195

- 2. That the final account of the personal representative(s) herein is approved.
- That decedent's last will duly executed on ______, 19 ____, and codicil or codicils thereto duly executed on ______, 19 ____, (is) (are) (hereby) (has or have been) formally probated and (is) (are) construed as above stated.
- 4. That the heirs of the decedent are determined to be as set forth above.
- 5. That the property of the decedent on hand for distribution is as above stated.
- 6. That title to the personal and real property described herein, subject to any lawful disposition heretofore made, is hereby assigned to and vested in the following named persons in the following proportions or parts:

- 7. That the lien of inheritance taxes, if any, on the above described property is hereby waived.
- 8. That any previous order determining testacy is hereby confirmed as it affects any previously omitted or unnotified persons and other interested persons.

Dated:__

Judge

(COURT SEAL)

FILED:

Statutory Authority: MS s 507.09

2820.6200 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.6200 FORM 102: ORDER OF SETTLEMENT AND ORDER OF DISTRIBUTION.

.3-1001 # 8 .3-1002 # 7
PROBATE COURT
OURT-PROBATE DIVISION
Court File No.
RDER OF COMPLETE
LEMENT OF THE ESTATE
RDER OF DISTRIBUTION

The petition of _______, dated ______, 19____, for an order of complete settlement of the estate and order of distribution in the estate of the above named decedent having duly come on for hearing before the above named Court on ______, 19_____, the undersigned Judge having heard and considered such petition, being fully advised in the premises, makes the following findings and determinations:

- 1. That the petition for order of complete settlement of the estate and order of distribution is complete.
- 2. That the time for any notice has expired and any notice as required by the laws of this State has been given and proved.
- 3. That the petitioner(s) (has) (have) declared or affirmed that the representations contained in the petition are true, correct and complete to the best knowledge or information of petitioner(s).
- 4. That the petitioner(s) appear(s) from the petition to be (an) interested person(s) as defined by the laws of this State.
- 5. That the decedent died___testate at the age of ____years on____, 19...., at _____.
- 6. That venue for this proceeding is in the above named County of the State of Minnesota, because the decedent was domiciled in such County at the time of death, and was the owner of property located in the State of Minnesota, or because, though not domiciled in the State of Minnesota, the decedent was the owner of property located in the above named County at the time of death.
- 7. That this Court has jurisdiction of this estate, proceeding and subject matter.
- 8. That the said estate has been in all respects fully administered, and all expenses, debts, valid charges and all claims allowed against said estate have been paid.

2197 FORMS FOR CONVEYANCES OF REAL ESTATE 2820.6200

- 9. That a final account has been filed herein by the personal representative(s) for consideration and approval.
- 10. That decedent's last will duly executed on ______, 19____, and codicil or codicils thereto duly executed on ______, 19____, (was) (were) probated by the order of this Court dated ______, 19____, or (is) (are) formally probated by this order, and should be construed to provide that under the provisions thereof, the estate of decedent is devised as follows:

(State actual legal relationship of each devisee to decedent)

11. That the following named persons are all the heirs of the decedent and their actual relationship to decedent is as stated (If decedent died testate, do not list heirs unless all heirs are ascertained):

12. That the property of the decedent on hand for distribution consists of the following:

(A) Personal property of the value of \$_____described as follows:

2820.6200 FORMS FOR CONVEYANCES OF REAL ESTATE

(B) Real property described as follows:

۰.

(1) The homestead of the decedent situated in the County of ______, State of Minnesota, described as follows:

(2) Other real property situated in the County of ______, State of Minnesota, described as follows:

13. That the inheritance taxes on the herein described property have been paid or waived.

.

14. That any previous order determining testacy should be confirmed as it affects any previously omitted or un-notified persons and other interested persons.

2199 FORMS FOR CONVEYANCES OF REAL ESTATE 2820.6200

NOW, THEREFORE, it is ORDERED, ADJUDGED, and DECREED by the Court as follows:

- 1. That the petition is hereby granted.
- 2. That the final account of the personal representative(s) herein is approved.
- That decedent's last will duly executed on _____, 19___, and codicil or codicils thereto duly executed on _____, 19___, (is) (are) (hereby) (has or have been) formally probated and (is) (are) construed as above stated.
- 4. That the heirs of the decedent are determined to be as set forth above.
- 5. That the property of the decedent on hand for distribution is as above stated.
- 6. That the personal representative(s) herein (is) (are) directed to transfer title to the personal property described herein, and to convey title to the real property described herein by Personal Representative's Deed of Distribution, subject to any lawful disposition heretofore made, to the following named persons in the following proportions or parts:

- 7. That the lien of inheritance taxes, if any, on the above described property is hereby waived.
- 8. That any previous order determining testacy is hereby confirmed as it affects any previously omitted or unnotified persons and other interested persons.

Dated:__

Judge

(COURT SEAL)

FILED:

Statutory Authority: MS s 507.09

2820.6300 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.6300 FORM 103: DECREE OF DESCENT.

Form 103	Minn. Stat. § 525.312 # 8
Minnesota Uniform Conveyancing Blanks (1978)	
STATE OF MINNESOTA	PROBATE COURT COUNTY COURT-PROBATE DIVISION
COUNTY OF	Court File No
In Re: Estate of	DECREE OF DESCENT (Testate) (Intestate)
Deceased	

The petition of....

dated _____, for determination of descent in the estate of the above named decedent having duly come on for hearing before the above named Court on_____, 19___, the undersigned Judge having heard and considered such petition, being fully advised in the premises, makes the following findings and determinations:

- 1. That the petition for determination of descent is complete.
- 2. That the time for any notice has expired and any notice as required by the laws of this State has been given and proved.
- 3. That the petitioner(s) (has) (have) declared or affirmed that the representations contained in the petition are true, correct and complete to the best knowledge or information of petitioner(s).
- 4. That the petitioner(s) appear(s) from the petition to be (an) interested person(s) as defined by the laws of this State.

5. That the decedent died____testate at the age of _____years on __ 19____, at __ and that more than three years have elapsed since the death of said decedent and it appears from the petition that the time limit for original appointment proceedings has expired.

- 6. That venue for this proceeding is in the above named County of the State of Minnesota, because the decedent was domiciled in such County at the time of death, and was the owner of property located in the State of Minnesota, or because, though not domiciled in the State of Minnesota, the decedent was the owner of property located in the above named County at the time of death.
- 7. That this Court has jurisdiction of this estate, proceeding and subject matter.
- 8. That no will or authenticated copy of a will of the decedent probated outside of this State in accordance with the laws in force in the place where probated has been probated nor administration had in this State.

2201 FORMS FOR CONVEYANCES OF REAL ESTATE 2820.6300

- 9. That the petition does not indicate the existence of a possible unrevoked testamentary instrument which may relate to property subject to the laws of this State, and which is not filed for probate in this Court.
- 10. That decedent's last will duly executed on ______, 19____, and codicil or codicils thereto duly executed on ______, 19____, (is) (are) formally probated by this order, and should be construed to provide that under the provisions thereof, the estate of decedent is devised as follows: (State actual legal relationship of each devisee to decedent)

1. That the following named persons are all the heirs of the decedent and their actual relationship to decedent is as stated (If decedent died testate, do not list heirs unless all heirs are ascertained):

12. That the property of the decedent on hand for distribution consists of the following:

(A) Personal property of the value of \$_____described as follows:

2820.6300 FORMS FOR CONVEYANCES OF REAL ESTATE

- (B) Real property described as follows:
 - (1) The homestead of the decedent situated in the County of ______, State of Minnesota, described as follows:

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(2) Other real property situated in the County of _______, State of Minnesota, described as follows:

- 13. That the devisee(s) or (his) (her) (their) successors and assigns possess(es) the property devised in accordance with the will and codicil or codicils; any heir(s) or (his) (her) (their) successors and assigns possess(es) the property which passes to such heir(s) under the laws of intestate succession in force at the decedent's death; or such property was not possessed or claimed by anyone by virtue of the decedent's title during the time period for testacy proceedings.
- 14. That the inheritance taxes on the herein described property have been paid or waived.

2203 FORMS FOR CONVEYANCES OF REAL ESTATE 2820.6300

NOW, THEREFORE, it is ORDERED, ADJUDGED and DECREED by the Court as follows:

- 1. That the petition is hereby granted.
- 2. That decedent's last will duly executed on _____, 19___, and codicil or codicils thereto duly executed on _____, 19___, (is) (are) hereby formally probated and construed as above stated.
- 3. That the heirs of the decedent are determined to be as set forth above.
- 4. That the property of the decedent on hand for distribution is as above stated.
- 5. That title to the personal and real property described herein, subject to any lawful disposition heretofore made, is hereby assigned to and vested in the following named persons in the following proportions or parts:

6. That the lien of inheritance taxes, if any, on the above described property is hereby waived.

Dated:_____Judge

(COURT SEAL) FILED:

Statutory Authority: MS s 507.09

2820.6400 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.6400 FORM 104: DECREE OF DESCENT; OMITTED OR INCORRECTLY DESCRIBED PROPERTY.

Form 104	Minn. Stat. § 524.3-413 #6
Minnesota Uniform Conveyancing Blanks (1978)	
STATE OF MINNESOTA	PROBATE COURT
	COUNTY COURT-PROBATE DIVISION
COUNTY OF	Court File No
In Re: Estate of	
	DECREE OF DESCENT
	(Omitted property)
Deceased	(Incorrectly described property)
The petition of	······································

dated ______, 19____, for decree of descent (omitted property) (incorrectly described property) in the estate of the above named decedent having duly come on for hearing before the above named Court on ______, 19_____, the undersigned Judge having heard and considered such petition, being fully advised in the premises, makes the following findings and determinations:

- 1. That the petition for decree of descent (omitted property) (incorrectly described property) is complete.
- 2. That the time for any notice has expired and any notice as required by the laws of this State has been given and proved.
- 3. That the petitioner(s) (has) (have) declared or affirmed that the representations contained in the petition are true, correct and complete to the best knowledge or information of petitioner(s).
- 4. That the petitioner(s) appear(s) from the petition to be (an) interested person(s) as defined by the laws of this State.
- 5. That the decedent died____testate at the age of ____years on____, 19___, at _____.
- 6. That venue for this proceeding is in the above named County of the State of Minnesota, because the decedent was domiciled in such County at the time of death, and was the owner of property located in the State of Minnesota, or because, though not domiciled in the State of Minnesota, the decedent was the owner of property located in the above named County at the time of death.
- 7. That this Court has jurisdiction of this estate, proceeding and subject matter.
- 8. That no will or authenticated copy of a will of decedent probated outside of this State in accordance with the laws in force in the place where probated has been admitted to probate nor administration had in this State except in the _____ Court of _____ County

FORMS FOR CONVEYANCES OF REAL ESTATE 2820.6400

under file number	in which proceedings the (Order) (De-
cree) of (Distribution) (Des	ent) was entered on, 19,
wherein the hereinafter d	escribed real and/or personal property was
(omitted) (incorrectly descri	ibed). The (Order) (Decree) in which the real
property hereinafter describ	ed was (omitted) (incorrectly described) was
(filed) (recorded) in the O	ffice of the (County Recorder) (Registrar of
Titles),	County, Minnesota, on the
day of	, 19, and was duly recorded
in Bookof	, page, or was duly filed
as Document No	

- 9. That the said (Order) (Decree) contained the following incorrect description(s):
 - (A) Personal property:

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(B) Real property:

- (1) The homestead of the decedent situated in the County of ______, State of Minnesota:
- (2) Other real property situated in the County of ______, State of Minnesota:

2820.6400 FORMS FOR CONVEYANCES OF REAL ESTATE

10. That decedent's last will duly executed on ______, 19____, and codicil or codicils thereto duly executed on ______, 19____, (was) (were) probated by the order of this Court dated ______, 19_____, and (was) (were) construed to provide that under the provisions thereof, the hereinafter described property of decedent should be decreed as follows:

(State actual legal relationship of each devisee to decedent.)

11. That the following named persons are all the heirs of the decedent and their actual relationship to decedent is as stated (If decedent died testate, Jo not list heirs unless all heirs are ascertained):

12. That the previously (omitted) (incorrectly described) property of the decedent should be (included) (correctly described) herein as follows:

(A) Personal property of the value of \$_____ described as follows:

- (B) Real property described as follows:
 - (1) The homestead of the decedent situated in the County of ______, State of Minnesota, described as follows:

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(2) Other real property situated in the County of ______, State of Minnesota, described as follows:

13. That the inheritance taxes on the herein described property have been paid or waived.

NOW, THEREFORE, it is ORDERED, ADJUDGED and DECREED by the Court as follows:

- 1. That the petition is hereby granted.
- 2. That title to the personal and real property described herein, subject to any lawful disposition heretofore made, is hereby assigned to and vested in the following named persons in the following proportions or parts:

- 3. That the prior (Order of Distribution) (Decree of Distribution) (Final Decree Summary Assignment or Distribution) (Decree of Descent) which is described above is amended or modified as provided herein, and is, in all other respects, confirmed.
- 4. That the lien of inheritance taxes, if any, on the above described property is hereby waived.

Dated:

Judge

(COURT SEAL)

FILED:

Statutory Authority: MS s 507.09.

2820.6500 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.6500 FORM 105: FINAL DECREE SUMMARY ASSIGNMENT OR DISTRIBUTION.

Form 105	Minn. Stat. § 525.51 #13
STATE OF MINNESOTA	PROBATE COURT
	COUNTY COURT-PROBATE DIVISION
COUNTY OF	Court File No
In Re: Estate of	FINAL DECREE
	SUMMARY ASSIGNMENT OR
	DISTRIBUTION
	(Exempt estate) (Non-exempt estate)
Deceased	(Testate) (Intestate)

The petition of ______, dated ______, 19____, for summary assignment or distribution of the estate of the above named decedent having come on for hearing before the above named Court on ______, 19_____, the undersigned Judge having heard and considered such petition, being fully advised in the premises, makes the following findings and determinations:

- 1. That the petition for summary assignment or distribution is complete.
- 2. That the time for any notice has expired and any notice as required by the laws of this State has been given and proved.
- 3. That the petitioner(s) (has) (have) declared or affirmed that the representations contained in the petition are true, correct and complete to the best knowledge or information of petitioner(s).
- 4. That the petitioner(s) appear(s) from the petition to be (an) interested person(s) as defined by the laws of this State.
- 5. That the decedent died___testate at the age of ____years on _____, 19___, at _____.
- 6. That venue for this proceeding is in the above named County of the State of Minnesota, because the decedent was domiciled in such County at the time of death, and was the owner of property located in the State of Minnesota, or because, though not domiciled in the State of Minnesota, the decedent was the owner of property located in the above named County at the time of death.
- 7. That this Court has jurisdiction of this estate, proceeding and subject matter.
- 8. That decedent's last will duly executed on ______, 19____, and codicil or codicils thereto duly executed on ______, 19____, (is) (are) formally probated by this order, or (was) (were) probated by the order of this Court dated ______, 19____, and should be construed to provide that under the provisions thereof, the estate of decedent is devised as follows:

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(State actual legal relationship of each devisee to decedent)

· · · ·

9. That the following named persons are all the heirs of the decedent and their actual relationship to decedent is as stated (If decedent died testate, do not list heirs unless all heirs are ascertained):

· · · ·

10. That the following named persons are preferred obligees of the estate of the decedent, and are all of the persons entitled to reimbursement (State the legal relationship of each obligee to decedent, the nature of the preference and proportion of the estate entitled to by each):

11. That the property of the decedent on hand for distribution consists of the following:

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(A) Personal property of the value of \$_____described as follows:

MINNESOTA RULES 1985 2820.6500 FORMS FOR CONVEYANCES OF REAL ESTATE

- (B) Real property described as follows:
 - (1) The homestead of the decedent situated in the County of ______, State of Minnesota, described as follows:

(2) Other real property situated in the County of ______, State of Minnesota, described as follows:

- 12. That all of said property is either exempt from all debts and charges in the Probate Court or may be appropriated in kind in reimbursement or payment of the allowances to spouse and minor children mentioned in M.S.A. Section 525.15, expenses of administration, funeral expenses, expenses of last illness, debts having a preference under the laws of the United States, and taxes, or otherwise qualified for summary assignment or distribution pursuant to M.S.A. Section 525.51.
- 13. That there is no need for the appointment of a personal representative and that the administration should be closed by summary assignment or distribution as hereinafter ordered, adjudged and decreed.

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14. That the inheritance taxes on the herein described property have been paid or waived.

NOW, THEREFORE, it is ORDERED, ADJUDGED, and DECREED by the Court as follows:

- 1. That the petition is hereby granted.
- That decedent's last will duly executed on ______, 19____, and codicil or codicils thereto duly executed on ______, 19____, (is) (are) (hereby) (has or have been) formally probated and (is) (are) construed as above stated.
- 3. That the heirs of the decedent are determined to be as set forth above.
- 4. That the property of the decedent on hand for distribution is as above stated.
- 5. That title to the personal and real property described herein, subject to any lawful disposition heretofore made, is hereby assigned to and vested in the following named persons in the following proportions or parts (State as devisee, as heir or as obligee):

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6. That the lien of inheritance taxes, if any, on the above described property is hereby waived.

Dated :___

Judge

(COURT SEAL)

FILED:

Statutory Authority: MS s 507.09

2820.6600 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.6600 FORM 106: BONA FIDE PURCHASER DECLARATION.

Form No. 106

Minnesota Uniform Conveyancing Blanks (1978)

BONA FIDE PURCHASER DEC (pursuant to Minnesota Statutes 291.14 S AND AFFIDAVIT OF NO SELF	Subd. 4)
ESTATE OF	
,	DECEDENT.
STATE OF MINNESOTA) ss.
COUNTY OF	
	, being first duly sworn, states:
named decedent, in	representative of the Estate of the above- County Probate File
No, wi	10 died on, 19, in County, Minnesota.
2. That affiant's address is:	
3 That assets of the probate esta	, , , , , , , , , , , , , , , , , , ,

 That assets of the probate estate of said decedent include real property in the County of ______, State of Minnesota, described as follows:

(If more space is needed, continue on back)

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4. That affiant (sold) (mortgaged) (leased) the above described real property by instrument dated ______, 19____, to

the full consideration of \$______; a bona fide purchaser for

5. That this transaction does not constitute a sale, mortgage or lease to affiant, affiant's personal agent or attorney, or any corporation or trust in which affiant has a substantial beneficial interest, and furthermore, this sale is not a transaction which is affected by a substantial conflict of interest on the part of affiant.

Subscribed and sworn to before me this

	Personal Representative
Notary Public	- This instrument was drafted by
Notarial Stamp or Seal	

NOTICE: CERTIFIED COPY OF LETTERS MUST BE ATTACHED TO THIS AFFIDAVIT, OR IT CANNOT BE RECORDED.

Statutory Authority: MS s 507.09

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2820.6700 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.6700 FORM 107: INDIVIDUAL PERSONAL REPRESENTATIVE'S DEED OF DISTRIBUTION.

Form No. 107-Personal Representative's Deed of Distribution

Minnesota Uniform Conveyancing Blanks (1978)

Individual Personal Representative

Note: This deed should be used only for distribution.

Transfer entered on	
, 19	
County Auditor	
by	
Deputy	
Date:, 19	
NO STATE DEED TAX DUE HEREON	(reserved for recording data)
	, Grantor,
as Personal Representative of the Estate of	
Decedent, single , married at the	time of death, hereby conveys to, Grantee(s),
real property in	
Minnesota, described as follows:	

(If more space is needed, continue on back)

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together with all hereditaments and appurtenances belonging thereto.

STATE OF MINNESOTA	SS
	knowledged before me this
	, 19, by, as Personal
Representative of the Estate of	, Decedent.
Notarial Stamp of Seal	Notary Public
THIS INSTRUMENT WAS DRAFTED BY:	Statements for real estate taxes on the real property described herein should be sent to:
Statutory Authority: MS s 507.09	

2820.6800 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.6800 FORM 108: CORPORATE PERSONAL REPRESENTATIVE'S DEED OF DISTRIBUTION.

Form No. 108-Personal Representative's Deed of Distribution

Minnesota Uniform Conveyancing Blanks (1978)

Corporate Personal Representative

Note: This deed should be used only for distribution.

and the second	
Transfer entered on	
, 19	
County Auditor	
by	
Deputy	
Date:, 19	
NO STATE DEED TAX DUE HEREON	(reserved for recording data)
	, Grantor,
aunder the laws of	as Personal
Representative of the Estate of	•
	edent, single , married at the
time of death, hereby conveys to, bec	
,	
	, Grantee(s), real property
inCount	y, minnesota, described as follows:

(If more space is needed, continue on back)

MINNESOTA RULES 1985 FORMS FOR CONVEYANCES OF REAL ESTATE 2820.6800

together with all hereditaments and appurtenances belonging thereto.

	By:
STATE OF MINNESOTA	By:
COUNTY OF	>ss. Its:
	cknowledged before me this
	_ and, 0y,
	and,
	, a,
under the laws of	, as Personal Representative , Decedent, on
behalf of the	
Notarial Stamp or Seal	Notary Public
THIS INSTRUMENT WAS DRAFTED BY:	Statements for real estate taxes on the real property described herein should be sent to:
Statution Antheniting MC - 507.0	

Statutory Authority: MS s 507.09

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MINNESOTA RULES 1985 2820.6900 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.6900 FORM 109: INDIVIDUAL PERSONAL REPRESENTATIVE'S DEED TO INDIVIDUAL.

Form No. 109-Personal Representative's Deed	
Minnesota Uniform Convey Individual Personal Representative to Individual(s)	ancing Blanks (1978)
No delinquent taxes; certificate of real estate value received; and transfer en- tered	
on, 19	
County Auditor	
by Deputy	
STATE DEED TAX DUE HEREON: \$	
Date:, 19	(reserved for recording data)
FOR VALUABLE CONSIDERATION,	
as Personal Representative of the Estate of	f, Grantor, f single], married] at the time of
death, hereby conveys to	

_____, County, Minnesota, described as follows:

(If more space is needed, continue on back)

together with all hereditaments and appurtenances belonging thereto.

in____

STATE OF MINNESOTA	
COUNTY OF	>ss
day of	cknowledged before me this , 19, by , as Personal Representative of the Estate
of	_, as reisonal Representative of the Estate

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	T
Notarial Stamp or Seal	Notary Public
	, SPOUSE OF DECEDENT,
Name of Spouse	CONSENTS TO THIS DEED.
STATE OF MINNESOTA	ss. Signature of Spouse
COUNTY OF	ss. Signature of Spouse
	knowledged before me this, spouse of, Decedent.
Notarial Stamp or Seal	Notary Public
THIS INSTRUMENT WAS DRAFTED BY:	Statements for real estate taxes on the real property described herein should be sent to:
Statutory Authority: MS s 507.09	,

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2820.7000 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.7000 FORM 110: INDIVIDUAL PERSONAL REPRESENTATIVE'S DEED TO CORPORATION OR PARTNERSHIP.

Form No. 110-Personal Representative's Deed

Minnesota Uniform Conveyancing Blanks (1978) Individual Personal Representative to Corporation or Partnership

No delinquent taxes; certificate of real estate value received; and transfer en- tered	
on, 19	•
County Auditor	
by	
Deputy	
STATE DEED TAX DUE HEREON: \$	
Date:, 19	(reserved for recording data)

FOR VALUABLE CONSIDERATION,

	, Grantor,
as Personal Representative of the Estate of	
Decedent, single	, married at the time of
death, hereby conveys to	
, Grantee, a	under the laws of
, real property in	
described as follows:	., ,

(If more space is needed, continue on back)

STATE OF MINNESOTA)
COUNTY OF	> ss
	/ acknowledged before me this _, 19, by
	_, as Personal Representative of the Estate , Decedent.

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.7000

Notarial Stamp or Seal	Notary Public
Name of Spouse	, SPOUSE OF DECEDENT, CONSENTS TO THIS DEED.
STATE OF MINNESOTA	ss. Signature of Spouse
	cknowledged before me this, spouse of, Decedent.
Notarial Stamp or Seal	Notary Public
THIS INSTRUMENT WAS DRAFTED BY:	Statements for real estate taxes on the real property described herein should be sent to:
`	
Statutory Authority: MS s 507.0	9

2820.7100 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.7100 FORM 111: INDIVIDUAL PERSONAL REPRESENTATIVE'S DEED TO JOINT TENANTS.

Form No.	111-Personal	Representative ³	's Deed

Minnesota Uniform Conveyancing Blanks (1978) Individual Personal Representative

to Joint Tenants

No delinquent taxes; certificate of real estate value received; and transfer en- tered	
on, 19	
County Auditor	
by Deputy	
STATE DEED TAX DUE HEREON: \$	
Date:, 19	(reserved for recording data)

FOR VALUABLE CONSIDERATION, _____

FOR VALUABLE CONSID	Grantor,
as Personal Representative of	
death, hereby conveys to	
real property in described as follows:	, , , , ,

(If more space is needed, continue on back)

STATE OF MINNESOTA)
COUNTY OF	SS
	acknowledged before me this
	, as Personal Representative of the Estate , Decedent.

FORMS FOR CONVEYANCES OF REAL ESTATE 2820.7100

Statutory Authority: MS s 507.	.09
THIS INSTRUMENT WAS DRAFTED BY:	Statements for real estate taxes on the real property described herein should be sent to:
Notarial Stamp or Seal	Notary Public
The foregoing instrument was day of, 19	acknowledged before me this, spouse of, Decedent.
STATE OF MINNESOTA COUNTY OF	ss. Signature of Spouse
Name of Spouse	, SPOUSE OF DECEDENT, CONSENTS TO THIS DEED.
Notarial Stamp or Seal	Notary Public

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2820.7200 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.7200 FORM 112: CORPORATE PERSONAL REPRESENTATIVE'S DEED TO INDIVIDUAL.

Form No. 112-Personal Representative's Deed

Minnesota Uniform Conveyancing Blanks (1978) Corporate Personal Representative to Individual(s)

No delinquent taxes; certificaté of real estate value received; and transfer en- tered	
on, 19	
County Auditor	
byDeputy	
STATE DEED TAX DUE HEREON: \$	
Date:, 19	(reserved for recording data)

FOR VALUABLE CONSIDERATION, _____

я	under the laws of, Grantor,
an Demonal Depresentative	,
death, hereby conveys to _	
property in	, Grantee(s), real County, Minnesota, described as follows:

(If more space is needed, continue on back)

		By:
STATE OF MINNESOTA	ss.	By: Its:

, by
······································
nd
, ا
· · · · · · · · · · · · · · · · · · ·
of,
Notary Public
, SPOUSE OF DECEDENT, CONSENTS TO THIS DEED.
Signature of Spouse
owledged before me this, spouse of , Decedent.
Notary Public
Statements for real estate taxes on

Statutory Authority: MS s 507.09

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2820.7300 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.7300 FORM 113: CORPORATE PERSONAL REPRESENTATIVE'S DEED TO CORPORATION OR PARTNERSHIP.

Form No. 113-Personal Representative's Deed

Minnesota Uniform Conveyancing Blanks (1978) Corporate Personal Representative

to Corporation or Partnership

No delinquent taxes; certificate of real estate value received; and transfer entered	
on, 19	
County Auditor	
byDeputy	
STATE DEED TAX DUE HEREON: \$	
Date:, 19	(reserved for recording data)

FOR VALUABLE CONSIDERATION, _____

	, Grantor,
a	under the laws of,
as Personal Representa	ative of the Estate of,
-	ative of the Estate of,, Decedent, single, married at the time of
	to
	, Granteè, a
	, real property in
County, Minnesota, de	

(If more space is needed, continue on back)

		By: Its:
STATE OF MINNESOTA	ss.	By: Its:
COUNTY OF)	

	cknowledged before me this
•	_, 19, by _and,
	and,
	, a,
under the laws of	
as Personal Representative of the Es on behalf of the	state of,
Notarial Stamp or Seal	Notary Public
] , SPOUSE OF DECEDENT,
Name of Spouse	CONSENTS TO THIS DEED.
STATE OF MINNESOTA	ss. Signature of Spouse
COUNTY OF	
	cknowledged before me this
day of, 19_	, by, spouse of, Decedent.
	, Decedent.
Notarial Stamp or Seal	Notary Public
THIS INSTRUMENT WAS DRAFTED BY:	Statements for real estate taxes on the real property described herein should be sent to:

Statutory Authority: MS s 507.09

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2820.7400 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.7400 FORM 114: CORPORATE PERSONAL REPRESENTATIVE'S DEED TO JOINT TENANTS.

Form No. 114-Personal Representative's Deed

Minnesota Uniform Conveyancing Blanks (1978) Corporate Personal Representative to Joint Tenants

No delinquent taxes; certificate of real estate value received; and transfer en- tered	
on, 19	-
County Auditor	-
byDeputy	_
STATE DEED TAX DUE HEREON: \$	
Date:, 19	(reserved for recording data)

FOR VALUABLE CONSIDERATION, _____

	, Grantor,
a	under the laws of,
as Personal Represe	entative of the Estate of
	, Decedent, single , married at the time of
death, hereby conv	
	, Grantees, as joint tenants, real
property in	County, Minnesota, described as follows:

(If more space is needed, continue on back)

together with all hereditaments and appurtenances belonging thereto.

		By: Its:
STATE OF MINNESOTA		By:
COUNTY OF	$-\int^{ss.}$	its:

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cnowledged before me this
19, by
nd, _ and
te of,
Notary Public
, SPOUSE OF DECEDENT,
CONSENTS TO THIS DEED.
s. Signature of Spouse
cnowledged before me this, spouse of, by, pecedent.
Notary Public
Statements for real estate taxes on the real property described herein should be sent to:

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