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### FORMS FOR CONVEYANCES OF REAL ESTATE

#### FORMS FOR CONVEYANCES ARISING FROM ESTATES OF DECEDENTS

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### FORMS FOR CONVEYANCES OF REAL ESTATE

#### FORMS FOR CONVEYANCES OF REAL ESTATE

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### 2820.0010 PURPOSE.

The purpose of this chapter is to make clear, modern, and uniform forms consistent with the laws of this state available for use in conveying real property in the state.

The forms in this chapter have been recommended for use in Minnesota by the Uniform Conveyancing Blanks Advisory Task Force appointed by the commissioner of commerce under Minnesota Statutes, section 507.09. They have been adopted by the commissioner under the rulemaking provisions of Minnesota Statutes, chapter 14.

**Statutory Authority:** *MS s 507.09*

**History:** *14 SR 216*
WARRANTY DEEDS

2820.0200 FORM 1M: INDIVIDUAL TO INDIVIDUAL.

For valuable consideration, 

[Grantor(s)] hereby convey(s) and warrant(s) to 

[Grantee(s)], real property in 

County, Minnesota, described as follows:

No delinquent taxes and transfer entered. Certificate of Real Estate Value ( ) filed ( ) not required

Certificate of Real Estate Value No.

County Auditor

by Deputy

STATE DEED TAX DUE HEREON: $  

Date: 19

(reserved for recording data)

For valuable consideration, 

[Grantor(s)] hereby convey(s) and warrant(s) to 

[Grantee(s)], real property in 

County, Minnesota, described as follows:

No delinquent taxes and transfer entered. Certificate of Real Estate Value ( ) filed ( ) not required

Certificate of Real Estate Value No.

County Auditor

by Deputy

STATE DEED TAX DUE HEREON: $  

Date: 19

(reserved for recording data)

For valuable consideration, 

[Grantor(s)] hereby convey(s) and warrant(s) to 

[Grantee(s)], real property in 

County, Minnesota, described as follows:

No delinquent taxes and transfer entered. Certificate of Real Estate Value ( ) filed ( ) not required

Certificate of Real Estate Value No.

County Auditor

by Deputy

STATE DEED TAX DUE HEREON: $  

Date: 19

(reserved for recording data)

For valuable consideration, 

[Grantor(s)] hereby convey(s) and warrant(s) to 

[Grantee(s)], real property in 

County, Minnesota, described as follows:

No delinquent taxes and transfer entered. Certificate of Real Estate Value ( ) filed ( ) not required

Certificate of Real Estate Value No.

County Auditor

by Deputy

STATE DEED TAX DUE HEREON: $  

Date: 19

(reserved for recording data)

For valuable consideration, 

[Grantor(s)] hereby convey(s) and warrant(s) to 

[Grantee(s)], real property in 

County, Minnesota, described as follows:

No delinquent taxes and transfer entered. Certificate of Real Estate Value ( ) filed ( ) not required

Certificate of Real Estate Value No.

County Auditor

by Deputy

STATE DEED TAX DUE HEREON: $  

Date: 19

(reserved for recording data)
FORM 2M: EXCEPT ASSESSMENTS; INDIVIDUAL TO INDIVIDUAL.

For valuable consideration, ____________, the Grantor(s), hereby convey(s) and warrant(s) to ____________, the Grantee(s), real property in ____________, County, Minnesota, described as follows:

[together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: the lien of all unpaid special assessments and interest thereon;]

State Deed Tax Due Hereon: $ ____________

Date: ____________ 19

[reserved for recording date]

For Valuable Consideration, ____________, the Grantor(s),

[Internet]

[Signature of person taking acknowledgment]

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):
FORM 3M: INDIVIDUAL TO CORPORATION OR PARTNERSHIP.

FOR VALUABLE CONSIDERATION, , Grantor(s), hereby convey(s) and warrant(s) to , Grantee, real property in County, Minnesota, described as follows:

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Affix Deed Tax Stamp Here

STATE OF MINNESOTA
COUNTY OF

The foregoing instrument was acknowledged before me this day of , 19

by

MOTARIAL STAMP OR SEAL
Signature of person taking acknowledgment

This instrument was drafted by (name and address):

Statutory Authority: MS s 507.09
FORMS FOR CONVEYANCES OF REAL ESTATE 2820.0500

2820.0500 FORM 4M: EXCEPT ASSESSMENTS; INDIVIDUAL TO CORPORATION OR PARTNERSHIP.

No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed ( ) not required.
Certificate of Real Estate Value No. ___________ County Auditor
by ______________________ Deputy

STATE DEED TAX DUE HEREON: $ ___________ (reserved for recording data)
Date: ______________________, 19____________

FOR VALUABLE CONSIDERATION, _______________, Grantor(s),
hereby convey(s) and warrant(s) to _______________, Grantee,
a real property in ________ County, Minnesota, described as follows:

Affix Deed Tax Stamp Here

STATE OF MINNESOTA
COUNTY OF ___________

The foregoing instrument was acknowledged before me this ___________ day of ___________, 19____________, by _______________, Grantor(s).

This instrument was drafted by (NAME AND ADDRESS):

Statutory Authority: MS s 507.09
No delinquent taxes and transfer entered. Certificate of Real Estate Value filed not required.

Certificate of Real Estate Value

County Auditor

Deputy

STATE DEED TAX DUE HEREON:

Date: ________________ 19__

(reserved for recording data)

FOR VALUABLE CONSIDERATION, ____________

Grantee(s),

hereby convey(s) and warrant(s) to ____________

Grantee(s) as joint tenants, real property in ____________, County, Minnesota, described as follows:

(subject to the following exceptions)

Affix Deed Tax Stamp Here

STATE OF MINNESOTA

COUNTY OF ____________

The foregoing instrument was acknowledged before me this ________________ day of ____________, 19__. by ____________, ____________, County Auditor.

NOTARIAL SEAL OR SEAL

Signature of person taking acknowledgment

Signature of person taking acknowledgment

Signature of person taking acknowledgment

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Statutory Authority: MS s 507.09
FORMS FOR CONVEYANCES OF REAL ESTATE 2820.0700

2820.0700 FORM 6M: EXCEPT ASSESSMENTS; INDIVIDUAL TO JOINT TENANTS.

Form No. 6M - WARRANTY DEED, Except Assessments

Individual to Joint Tenants

No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed ( ) not required
Certificate of Real Estate Value No. __________________________

________________________
County Auditor
by __________________________
Deputy

STATE DEED TAX DUE HEREON: $ ______
Date: ___________ , 19 ______
(reserved for recording date)

FOR VALUABLE CONSIDERATION, __________________________, Grantor(s),
hereby convey (s) and warrant (s) to __________________________, Grantee(s) as joint
Tenants, real property in __________________________, County, Minnesota, described as follows:

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

STATE OF MINNESOTA
COUNTY OF __________________________

The foregoing instrument was acknowledged before me this ______ day of _______ , 19 ________,
by __________________________
(Grantor(s)).

NOTARIAL SEAL OR SEAL
(or other title or rank)

Signature of person taking acknowledgment

Tax Exemption for the real property described; the instrument should be filed to indicate name and address of Grantor.

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Statutory Authority: MS s 507.09
FORMS FOR CONVEYANCES OF REAL ESTATE

2820.0800 FORM 7M: CORPORATION OR PARTNERSHIP TO INDIVIDUAL.

No delinquent taxes and transfer entered. Certificate of Real Estate Value filed not required Certificate of Real Estate Value No.

County Auditor
by.

Deputy

STATE DEED TAX DUE HEREON $ .
Date .

reserved for recording data.

FOR VALUABLE CONSIDERATION, under the laws of .
Grantor, hereby conveys and warrants to Grantee(s).
real property in County, Minnesota, described as follows:

Affix Deed Tax Stamp Here

By its

STATE OF MINNESOTA

COUNTY OF

The foregoing was acknowledged before me this day of , 19 .

by the and

under the laws of , on behalf of the

Signature of person taking acknowledgment

TD-009-09-09

MINNESOTA RULES 1993

2820.0800 FORMS FOR CONVEYANCES OF REAL ESTATE

686

2820.0800 FORM 7M: CORPORATION OR PARTNERSHIP TO INDIVIDUAL.

Statutory Authority: MS s 507.09

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FORM 8M: EXCEPT ASSESSMENTS; CORPORATION OR PARTNERSHIP TO INDIVIDUAL.

No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed ( ) not required
Certificate of Real Estate Value No.

County Auditor
by
Deputy

STATE DEED TAX DUE HEREON: $ ____________ (reserved for recording data)

Date: ____________ , 19

FOR VALUABLE CONSIDERATION, ____________ under the laws of

Grantor, hereby conveys and warrants to, ____________, Countee(s),
real property in ____________, County, Minnesota, described as follows.

(Lease, option, easement, or other right or interest)

affixed 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 ____________

By ____________

STATE OF MINNESOTA
COUNTY OF ____________

The foregoing was acknowledged before me this ____________ day of ____________, 19 ____________.

by the ____________

and

under the laws of ____________, on behalf of the ____________

(u Notarial Stamp or Seal)

Signature of person taking acknowledgment

Tax Stamp for the real property described in this instrument should be used to include sales tax and interest of Countee.

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Statutory Authority: MS s 507.09
FORM 9M: CORPORATION OR PARTNERSHIP TO CORPORATION OR PARTNERSHIP.

No delinquent liens and transfer entered. Certificate of Real Estate Value filed 19 not required.

County Auditor
by
Deputy

STATE DEED TAX DUE HEREON $     
Date:       19

FOR VALUABLE CONSIDERATION, under the laws of Grantor, hereby conveys and warrants to Grantee, a real property in County, Minnesota, described as follows:

Affix Deed Tax Stamp Here

STATE OF MINNESOTA
COUNTY OF

The foregoing was acknowledged before me this day of 19 by of under the laws of , on behalf of .

NOTARIAL STAMP OR SEAL

Signature of person taking acknowledgment

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Statutory Authority: MS s 507.09
FORM 10M: EXCEPT ASSESSMENTS; CORPORATION OR PARTNERSHIP TO CORPORATION OR PARTNERSHIP.

No delinquent taxes and transfer entered: Certificate of Real Estate Value filed not required.

Certificate of Real Estate Value No.

County Auditor

Deputy

STATE DEED TAX DUE HEREON

Date: , 19

FOR VALUABLE CONSIDERATION, under the laws of

Grantor, hereby conveys and warrants to, under the laws of, real property in

County, Minnesota, described as follows:

Affix Deed Tax Stamp Here

The foregoing was acknowledged before me this day of , 19.

by , and

under the laws of, on behalf of the

Signature of person taking acknowledgment

NOTARIAL SEAL OR SEAL
(or other title or rank)

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Statutory Authority: MS s 507.09
2820.1200 FORM 11M: CORPORATION OR PARTNERSHIP TO JOINT TENANT.

No delinquent taxes and transfer entered. Certificate of Real Estate Value filed not required.

Certificate of Real Estate Value No.

County Auditor

Deputy

STATE DEED TAX DUE HEREBY $ .19

Date .19

FOR VALUABLE CONSIDERATION, , under the laws of

Grantor hereby conveys and warrants to 

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, subject to the following exceptions:

Affix Deed Tax Stamp Here

By Its

By Its

STATE OF MINNESOTA

COUNTY OF

The foregoing was acknowledged before me this day of .19

by 

and 

of , under the laws of , on behalf of .

NOTARIAL STAMP OR SEAL

Signature of person taking acknowledgment

Statutory Authority: MS s 507.09

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FORM 12M: EXCEPT ASSESSMENTS; CORPORATION OR PARTNERSHIP TO JOINT TENANTS.

No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed ( ) not required  
Certificate of Real Estate Value No.:  

County Auditor  
by  

STATE DEED TAX DUE HEREAON: $  
Date: _______________ 19  
(reserved for recording data)  
FOR VALUABLE CONSIDERATION, _______________ $  
under the laws of  

Grantor, hereby conveys and warrants to  

Grantees  
as joint tenants, real property in  

County, Minnesota, described as follows:  

Affix Deed Tax Stamp Here  
By  

STATE OF MINNESOTA  
COUNTY OF  

The foregoing was acknowledged before me this _______________ day of _______________ 19  
by  

under the laws of  

notarial stamp or seal  
(or other title or rank)  

Signature of person taking acknowledgment  
The Description of the real property described in this instrument should be made in statutory scale and address of Minnesota)  

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):  

Statutory Authority: MS s 507.09
FORMS FOR CONVEYANCES OF REAL ESTATE

FORMS FOR GUARDIANS AND CONSERVATORS

2820.1350 FORM NO. 13-M; GUARDIAN'S DEED.

Subpart 1. Recommended form. The recommended form for a guardian's deed is contained in subpart 2.

Subp. 2. Contents.

---

FORM NO. 13-M; GUARDIAN'S DEED

No delinquent taxes and transfer entered: Certificate of Real Estate Value (if filed) not required.

Certificate of Real Estate Value No. ____________

County Auditor

Deputy

DEED TAX DUE HEREON: $ ____________

Date: ____________ 19__

FOR VALUABLE CONSIDERATION,

of the Estate of ____________ Ward, single __ married __

on the date hereof (and) ____________

hereby convey(s) to ____________

real property in ____________ County, Minnesota, described as follows:

(to be used if needed, continue on back)

Affix Deed Tax Stamp Here

GUARDIAN(S)

STATE OF MINNESOTA

COUNTY OF ____________

The foregoing was acknowledged before me this ____________ day of ____________, 19__, as Guardian(s) of the Estate of ____________, Ward, Grantor(s).

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

STATE OF MINNESOTA

COUNTY OF ____________

The foregoing was acknowledged before me this ____________ day of ____________, 19__, by ____________, spouse of ____________, Ward, Grantor(s).

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS): ____________

Statutory Authority: MS s 507.09

History: 14 SR 216

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FORM NO. 14-M; GUARDIAN'S DEED TO JOINT TENANTS.

Subpart 1. Recommended form. The recommended form for a guardian's deed to joint tenants is contained in subpart 2.

Subp. 2. Contents.

2820.1351 FORM NO. 14-M; GUARDIAN'S DEED TO JOINT TENANTS.

Subpart 1. Recommended form. The recommended form for a guardian's deed to joint tenants is contained in subpart 2.

Subp. 2. Contents.

For valuable consideration, of the estate of , on the date hereof (and) hereby conveys to , Ward, single , married , Grantor(s), real property in , County, Minnesota, described as follows:

Guardian(s)

STATE OF MINNESOTA
COUNTY OF

The foregoing was acknowledged before me this day of , 19 , by as Guardian(s) of the Estate of Ward, Grantor(s).

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

STATE OF MINNESOTA
COUNTY OF

The foregoing was acknowledged before me this day of , 19 , by .

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

This instrument was drafted by , name and address.

Statutory Authority: MS s 507.09
History: 14 SR 216
2820.1352 FORM NO. 33-M; CONSERVATOR’S DEED.

Subpart 1. Recommended form. The recommended form for a conservator’s deed is contained in subpart 2.

Subp. 2. Contents.

Form No. 33-M, CONSERVATOR’S DEED

No delinquent taxes and transfer entered: Certificate of Real Estate Value ( ) filed; Certificate of Real Estate Value No. ___ ( ) not required

County Auditor
by

Deputy

DEED TAX DUE HEREON: $ ____________

Date: ____________, 19 ____________

[reserved for recording data]

FOR VALUABLE CONSIDERATION, ____________, as Conservator(s) of the Estate of ____________, Conservatee, single ☐, married ☐, hereunder and (and) ____________, Grantor(s), hereby convey(s) to ____________, Conservatee, single ☐, married ☐, real property in ____________, County, Minnesota, described as follows:

(If more space is needed, continue on back)

[...]

Affix Deed Tax Stamp Here

STATE OF MINNESOTA

COUNTY OF ____________, ss.

Signature of Auditor of Conservation

The foregoing was acknowledged before me this ____________, day of ____________, 19 ____________, as Conservator(s) of the Estate of ____________, Grantor(s).

[signature]

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

STATE OF MINNESOTA

COUNTY OF ____________, ss.

The foregoing was acknowledged before me this ____________, day of ____________, 19 ____________, by ____________, husband of ____________, Conservatee.

[signature]

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

Statutory Authority: MS s 507.09

History: 14 SR 216
FORM NO. 34-M; CONSERVATOR'S DEED TO JOINT TENANTS.

Subpart 1. Recommended form. The recommended form for a conservator's deed to joint tenants is contained in subpart 2.

Subp. 2. Contents.

<table>
<thead>
<tr>
<th>Form No. 34-M: CONSERVATOR'S DEED TO JOINT TENANTS</th>
<th>Uniform Conveyancing Banks</th>
</tr>
</thead>
<tbody>
<tr>
<td>No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed ( ) not required; Certificate of Real Estate Value No. 19</td>
<td></td>
</tr>
<tr>
<td>County Auditor by ________________________________</td>
<td>Deputy ____________________</td>
</tr>
<tr>
<td>DEED TAX DUE HEREON: $ __________________________</td>
<td>(reserved for recording data)</td>
</tr>
<tr>
<td>Date: ________________ 19 ________________________</td>
<td></td>
</tr>
<tr>
<td>FOR VALUABLE CONSIDERATION, ________________________</td>
<td>as Conservator(s)</td>
</tr>
<tr>
<td>of the Estate of _________________________________</td>
<td>Conservator, single O, married O</td>
</tr>
<tr>
<td>on the date hereof (and) __________________________</td>
<td>(name of conservator; Grantor(s),</td>
</tr>
<tr>
<td>hereby conveys to ________________________________</td>
<td>Grantees as Joint Tenants,</td>
</tr>
<tr>
<td>real property in _________________________________</td>
<td>County, Minnesota, described as follows:</td>
</tr>
<tr>
<td>together with all hereditaments and appurtenances belonging thereto.</td>
<td></td>
</tr>
<tr>
<td>Affix Deed Tax Stamp Here</td>
<td>CONSERVATOR(S)</td>
</tr>
<tr>
<td>STATE OF MINNESOTA</td>
<td></td>
</tr>
<tr>
<td>COUNTY OF __________________________</td>
<td>Signature of Estate of Conservator</td>
</tr>
<tr>
<td>The foregoing was acknowledged before me this ________________ day of ________________, 19 ________________</td>
<td>as Conservator(s) of the Estate of ________________________________</td>
</tr>
<tr>
<td>by ________________________________</td>
<td>Conservator, Grantor(s).</td>
</tr>
<tr>
<td>NOTARIAL STAMP OR SEAL OR OTHER TITLE OR RANK:</td>
<td></td>
</tr>
<tr>
<td>STATE OF MINNESOTA</td>
<td></td>
</tr>
<tr>
<td>COUNTY OF __________________________</td>
<td>Signature of Person Taking Acknowledgment</td>
</tr>
<tr>
<td>The foregoing was acknowledged before me this ________________ day of ________________, 19 ________________</td>
<td></td>
</tr>
<tr>
<td>by ________________________________</td>
<td>________________________________</td>
</tr>
<tr>
<td>NOTARIAL STAMP OR SEAL OR OTHER TITLE OR RANK:</td>
<td></td>
</tr>
<tr>
<td>THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)</td>
<td></td>
</tr>
</tbody>
</table>

Statutory Authority: MS s 507.09
History: 14 SR 216
LIMITED WARRANTY DEEDS

2820.1400 FORM NO. 15-M: INDIVIDUAL(S) TO INDIVIDUAL(S).

No delinquent taxes and transfer entered: Certificate of Real Estate Value filed not required.

County Auditor
by

STATE DEED TAX DUE HEREON: $________ 19

Date: __________________________ , 19

FOR VALUABLE CONSIDERATION, , Grantor (whether one or more), hereby conveys and quitclaims to , Grantee (whether one or more), real property in County, Minnesota, described as follows:

(If more space is needed, continue on back.)
together with all hereditaments and appurtenances belonging thereto. Grantor covenants and represents that:
1) This Deed conveys after acquired title; and
2) Grantor has not made, done, executed or suffered any act or thing whereby the above-described property or any part thereof, now or at any time hereafter, shall or may be imperiled, charged or incumbered in any manner, and Grantor will warrant the title to the above-described property against all persons claiming the same from or through Grantor as a result of any such act or thing, EXCEPT:

Alvis Deed Tax Stamp Here

STATE OF MINNESOTA

COUNTY OF

The foregoing instrument was acknowledged before me this day of , 19.

Statutory Authority: MS s 507.09
History: 10 SR 838

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FORM NO. 16-M: EXCEPT ASSESSMENTS; INDIVIDUAL(S) TO INDIVIDUAL(S).

For Valuable Consideration, 
hereby conveys and quitclaims to , 
real property in County, Minnesota, described as follows:

(If more space is needed, continue on back)

(1) This Deed conveys after-acquired title; and
(2) Grantor has not made, done, executed or suffered any act or thing whereby the above-described property or any part thereof, now or at any time hereafter, shall or may be impaired, charged or incumbered in any manner, and Grantor will warrant the title to the above-described property against all persons claiming the same from or through Grantor as a result of any such act or thing, EXCEPT the lien of all unpaid special assessments and interest thereon; and

Affix Deed Tax Stamp Here

STATE OF MINNESOTA
COUNTY OF
The foregoing instrument was acknowledged before me this day of , 19

Statutory Authority: MS s 507.09
History: 10 SR 838
2820.1500 FORM NO. 17-M: INDIVIDUAL(S) TO CORPORATION OR PARTNERSHIP.

[Form details]

STATE DEED TAX DUE HEREBY. $_____

Date: ______________________ 19__

(Reserved for recording data)

FOR VALUABLE CONSIDERATION, _____, Grantor (whether one or more), hereby conveys and quitclaims to ___________, Grantee, a _______________________ under the laws of ___________, County, Minnesota, described as follows:

[Description of property]

(If more space is needed, continue on back)

Grantor covenants and represents that:

1) This deed conveys after acquired title; and
2) Grantor has not made, done, executed or suffered any act or thing whereby the above-described property or any part thereof, now or at any time hereafter, shall or may be imperiled, charged or incumbered in any manner, and Grantor will warrant the title to the above-described property against all persons claiming the same from or through Grantor as a result of any such act or thing, EXCEPT:

[Additional conditions]

Affix Deed Tax Stamp Here

STATE OF MINNESOTA

COUNTY OF ____________

The foregoing instrument was acknowledged before me this ___ day of __________, 19__.

[Notary's signature]

Statutory Authority: MS s 507.09

History: 10 SR 838
FORM NO. 18-M: EXCEPT ASSESSMENTS; INDIVIDUAL(S) TO CORPORATION OR PARTNERSHIP.

FOR VALUABLE CONSIDERATION, hereby conveys and quitclaims to real property in County. Minnesota, described as follows: (If more space is needed, continue on back.) together with all hereditaments and appurtenances belonging thereto. Grantor covenants and represents that: (1) This Deed conveys after-acquired title; and (2) Grantor has not made, done, executed or suffered any act or thing whereby the above-described property or any part thereof, now or at any time hereafter, shall or may be imperiled, charged or incumbered in any manner, and Grantor will warrant the title to the above-described property against all persons claiming the same from or through Grantor as a result of any such act or thing, EXCEPT: the lien of all unpaid special assessments and interest thereon, and

Affix Deed Tax Stamp Here

STATE OF MINNESOTA
COUNTY OF
The foregoing instrument was acknowledged before me this day of , 19,

Statutory Authority: MS s 507.09
History: 10 SR 838
2820.1600 FORM NO. 19-M: INDIVIDUAL(S) TO JOINT TENANTS.

FOR VALUABLE CONSIDERATION, hereby conveys and quitclaims to _, Grantor (whether one or more), tenants, real property in County, Minnesota, described as follows:

(If more space is needed, continue on back.)

(1) This Deed conveys after-acquired title; and
(2) Grantor has not made, done, executed or suffered any act or thing whereby the above-described property or any part thereof, now or at any time hereafter, shall or may be imperiled, charged or incumbered in any manner, and Grantor will warrant the title to the above-described property against all persons claiming the same from or through Grantor as a result of any such act or thing. EXCEPT: ____________________________

Affix Deed Tax Stamp Here

STATE OF MINNESOTA

COUNTY OF ____________________________

The foregoing instrument was acknowledged before me this ____ day of ________, 19____, by

Statutory Authority: MS s 507.09

History: 10 SR 838
FORM NO. 20–M: EXCEPT ASSESSMENTS: INDIVIDUAL(S) TO JOIN TENANTS.

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

STATE DEED TAX DUE HEREON: $______
Date: __________, 19___

FOR VALUABLE CONSIDERATION, hereby conveys and quitclaims to
Grantee, as joint tenants, real property in County, Minnesota, described as follows:

(If more space is needed, continue on back.)

Affix Deed Tax Stamp Here

STATE OF MINNESOTA
COUNTY OF
The foregoing instrument was acknowledged before me this ___ day of __________, 19___
by...

Statutory Authority: MS s 507.09
History: 10 SR 838
2820.1700 FORM NO. 21-M: CORPORATION OR PARTNERSHIP TO INDIVIDUAL(S).

For valuable consideration, .................................................., under the laws of .................................................., Grantor, hereby conveys and quiets title to .................................................., Grantor whether one or more.

 Description of Property:

real property in .................................................. County, Minnesota described as follows:

(If more space is needed, continue on back.)

Afters Deed Tax Stamp Here

By

Its

By

Its

STATE OF MINNESOTA
COUNTRY OF

The foregoing instrument was acknowledged before me the day of , 19, by

, and

under the laws of , on behalf of the.

Statutory Authority: MS s 507.09

History: 10 SR 838
2820.1750 FORM NO. 22-M: EXCEPT ASSESSMENTS; CORPORATION OR PARTNERSHIP TO INDIVIDUAL(S).

For Conveyances of Real Estate

No delinquent taxes and transfer on record; Certificate of Real Estate Value (filed) not required.

Certificate of Real Estate Value No. __________.

______________________________
County Auditor

By ____________________________
Deputy

STATE DEED TAX DUE HEREBY: $___________.

Date: __________________________

(reserved for recording data)

FOR VALUABLE CONSIDERATION, ____________ under the laws of ____________, Grantor, hereby conveys and quitts claim to ____________, Grantee (whether one or more), real property in ____________, County, Minnesota, described as follows:

(If more space is needed, continue on back.)

together with all hereditaments and appurtenances belonging thereto. Grantor covenants and represents that:

1. This Deed conveys after-quoted title, and
2. Grantor has not made, done, executed or suffered any act or thing whereby the above-described property or any part thereof, now or at any time hereafter, shall or may be impaired, charged or encumbered in any manner, and Grantor will warrant the title to the above-described property against all persons claiming the same from or through Grantor as a result of any such act or thing. EXCEPT the lien of all unpaid special assessments and interest thereon; and

Afx Deed Tax Stamp Here

By ____________________________
Its

By ____________________________
Its

STATE OF MINNESOTA

COUNTY OF ____________,

The foregoing instrument was acknowledged before me this ____ day of ____________, 19____, by ____________________________ and ____________________________, under the laws of ____________, on behalf of ____________________________.

Statutory Authority: MS s 507.09

History: 10 SR 838
2820.1800 FORM NO. 23-M: CORPORATION OR PARTNERSHIP TO CORPORATION OR PARTNERSHIP.

**Corporation or Partnership to Corporation or Partnership**

No delinquent taxes and transfer entered. Certificate of Real Estate Value filed, not required. Certificate of Real Estate Value No. ________________.

County Auditor

Deputy

STATE DEED TAX DUE HEREFOR: $ ________________

Date: ________________ 19____

(reserved for recording data)

FOR VALUABLE CONSIDERATION, ________________ under the laws of ________________ Grantor, hereby conveys and quitclaims to ________________, Grantee, a ________________ real property in ________________ County, Minnesota, described as follows:

(If more space is needed, continue on back.)

1) This Deed conveys after-acquired title and
2) Grantor has not made, done, executed or suffered any act or thing whereby the above-described property or any part thereof, now or at any time hereafter, shall or may be imperiled, charged or incumbered in any manner, and Grantor will warrant the title to the above-described property against all persons claiming the same from or through Grantor as a result of any such act or thing, EXCEPT:

________________

Affix Deed Tax Stamp Here

By ________________

Its

By ________________

Its

STATE OF MINNESOTA

COUNTY OF ________________

The foregoing instrument was acknowledged before me this ________________ day of ________________ 19____, and

________________

(signed)

The said ________________ day of ________________ 19____, and

________________

(signed)

under the laws of ________________ on behalf of the

Statutory Authority: MS s 507.09

History: 10 SR 838
2820.1850 FORM NO. 24-M: EXCEPT ASSESSMENTS; CORPORATION OR PARTNERSHIP TO CORPORATION OR PARTNERSHIP.

FOR VALUABLE CONSIDERATION, , under the laws of

Grantee, hereby conveys and quitclaims to , under the laws of , real property in

County, Minnesota, described as follows:

(If more space is needed, continue on back)

Affix Deed Tax Stamp Here

By

Its

By

ITS

STATE OF MINNESOTA

COUNTY OF

The foregoing instrument was acknowledged before me this day of , 19 , by , and of , under the laws of , on behalf of the

Statutory Authority: MS s 507.09

History: 10 SR 838
2820.1900 FORM NO. 25-M: CORPORATION OR PARTNERSHIP TO JOINT TENANTS.

FOR VALUABLE CONSIDERATION, under the laws of , Grantor, hereby conveys and quitclaims to , 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. Grantor covenants and represents that:

(1) This Deed conveys after-acquired title and
(2) Grantor has not made, done, executed or suffered any act or thing whereby the above-described property or any part thereof, now or at any time hereafter, shall or may be imperiled, charged or incumbered in any manner, and Grantor will warrant the title to the above-described property against all persons claiming the same from or through Grantor as a result of any such act or thing, EXCEPT:

Affix Deed Tax Stamp Here

STATE OF MINNESOTA

COUNTY OF

The foregoing instrument was acknowledged before me this day of , 19, by and
under the laws of on behalf of

Statutory Authority: MS s 507.09
History: 10 SR 838

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2820.1950 FORM NO. 26-M: EXCEPT ASSESSMENTS; CORPORATION OR PARTNERSHIP TO JOINT TENANTS.

No delinquent taxes and transfer entire. (Reserved for recording data)

FORM NO. 26-M

STATUTORY AUTHORITY: MS s 507.09

HISTORY: 10 SR 838

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QUITCLAIM DEEDS

2820.2100 FORM 27M: INDIVIDUAL TO INDIVIDUAL.

No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed ( ) not required
Certificate of Real Estate Value No.

County Auditor
by

Deputy

STATE DEED TAX DUE HEREON: $ 

Date: _______ .19

FOR VALUABLE CONSIDERATION, 

hereby convey (s) and quitclaim (s) to

real property in

County, Minnesota, described as follows:

(If more space is needed, continue on back)

Affix Deed Tax Stamp Here

STATE OF MINNESOTA

COUNTY OF

The foregoing instrument was acknowledged before me this day of , 19.

by

(Notarial Stamp or Seal)

Signature of person taking acknowledgment:

Tax Stamps for the real property described in this instrument should be one to indicate value and address of Grantee.

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Statutory Authority: MS s 507.09
FORM 28M: INDIVIDUAL TO PARTNERSHIP OR CORPORATION.

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

STATE DEED TAX DUE HEREON: $ 

(reserved for recording data)

FOR VALUABLE CONSIDERATION, hereby convey ( ) and quitclaim ( ) to , underr the laws of , real property in , County, Minnesota, described as follows:

(If more space is needed, continue on back)

Affix Deed Tax Stamp Here

STATE OF MINNESOTA COUNTY OF

The foregoing instrument was acknowledged before me the day of , 19, by , Grantor(s).

Signature of person taking acknowledgment

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Statutory Authority: MS s 507.09
STATE DEED TAX DUE HEREON: $ .

FOR VALUABLE CONSIDERATION,

hereby convey(s) and quitclaim(s) to

as joint tenants, real property in

County, Minnesota, described as follows:

together with all hereditaments and appurtenances belonging thereto.

Affix Deed Tax Stamp Here

STATE OF MINNESOTA

COUNTY OF

The foregoing instrument was acknowledged before me this day of , 19

by

Signature of person taking acknowledgment

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Statutory Authority: MS s 507.09
711 FORMS FOR CONVEYANCES OF REAL ESTATE 2820.2400

2820.2400 FORM 30M: CORPORATION OR PARTNERSHIP TO INDIVIDUAL.

FORM 30M - QUIT CLAIM DEED

Corporation or Partnership
to Individual

No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed ( ) not required
Certificate of Real Estate Value No. 19

County Auditor
by

Date: 19

STATE DEED TAX DUE HEREON: $ (reserved for recording data)

FOR VALUABLE CONSIDERATION,

Grantee(s), therefor conveys and quitclaims to Grantee(s),

real property in County, Minnesota, described as follows:

Affix Deed Tax Stamp Here

STATE OF MINNESOTA
COUNTY OF

The foregoing was acknowledged before me this day of , 19,

by the , under the laws of , on behalf of the ,

signature of person taking acknowledgment

NOTARIAL SEAL OR SEAL
(or other title or rank)

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Statutory Authority: MS s 507.09
FORM 31M: CORPORATION OR PARTNERSHIP TO CORPORATION OR PARTNERSHIP.

No delinquent taxes and transfer entered: Certificate of Real Estate Value I I filed ( ) not required Certificate of Real Estate Value No. __________

County Auditor

by

Deputy

STATE DEED TAX DUE HEREBY: $ ________

Date: ____________ . 19 (reserved for recording data)

FOR VALUABLE CONSIDERATION, ____________, under the laws of ________, Grantor, hereby conveys and quitclaims to ____________, under the laws of ________, real property in ________, County, Minnesota, described as follows:

Affix Deed Tax Stamp Here

STATE OF MINNESOTA

COUNTY OF ________

The foregoing was acknowledged before me this ________ day of ________, 19 ________

by ____________, and the ________, under the laws of ________, ________

and ____________, ________

notarial (or other title or rank)

Signature of person taking acknowledgment

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Statutory Authority: MS s 507.09
FORM 32M: CORPORATION OR PARTNERSHIP TO JOINT TENANTS.

No delinquent taxes and transfer entered. Certificate of Real Estate Value filed not required. Certificate of Real Estate Value No.

County Auditor

Deputy

STATE DEED TAX DUE HEREON $ 19.

FOR VALUABLE CONSIDERATION, Grandor, hereby conveys and quitclaims to Grandees as joint tenants, real property in County, Minnesota, described as follows:

Affix Deed Tax Stamp Here.

STATE OF MINNESOTA COUNTY OF

The foregoing was acknowledged before me this day of , 19. by the and of under the laws of

STATE OF MINNESOTA COUNTY OF

Notarial stamp or seal

Signature of person taking acknowledgment

Statutory Authority: MS s 507.09
TRUSTEE’S DEEDS

2820.2700 FORM NO. 37-M; TRUSTEE’S DEED BY INDIVIDUAL.

Subpart 1. Recommended form. The recommended form for a trustee’s deed by individual is contained in subpart 2.

Subp. 2. Contents.

2820.2700 FORM NO. 37-M; TRUSTEE’S DEED BY INDIVIDUAL.

Subpart 1. Recommended form. The recommended form for a trustee’s deed by individual is contained in subpart 2.

Subp. 2. Contents.

No delinquent taxes and transfer entered; Certificate of Real Estate Value filed; Certificate of Real Estate Value No. 19 required.

County Auditor
by

Deputy

DEED TAX DUE HEREON: 

Date: , 19

FOR VALUABLE CONSIDERATION, , as Trustee(s) of

hereby convey(s) to , , Grantor(s), Grantee(s),

real property in , County, Minnesota, described as follows:

together with all hereditaments and appurtenances belonging thereto.

TRUSTEE(S)

Affix Deed Tax Stamp Here

STATE OF MINNESOTA
COUNTY OF

The foregoing was acknowledged before me this day of , 19

by

as Trustee(s) of

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

This instrument was drafted by

Statutory Authority: MS s 507.09

History: 14 SR 216

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Subpart 1. Recommended form. The recommended form for a trustee’s deed by an individual to joint tenants is contained in subpart 2.

Subp. 2. Contents.

No delinquent taxes and transfer entered: Certificate of Real Estate Value filed: not required Certificate of Real Estate Value No. 19

County Auditor

DEED TAX DUE HEREON: $ __________________

Date: ____________________ 19

FOR VALUABLE CONSIDERATION,

_________________________ as Trustee(s) of _______________________

Granter(s).

hereby convey(s) to

Grantees as Joint Tenants,

real property in ________________________ County, Minnesota, described as follows:

together with all hereditaments and appurtenances belonging thereto.

TRUSTEE(S)

Affix Deed Tax Stamp Here:

STATE OF MINNESOTA

COUNTY OF

The foregoing was acknowledged before me this day of ____________________ 19

as Trustee(s) of ________________________

Granter(s).

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

This instrument was drafted by __________________ and address:

Statutory Authority: MS s 507.09

History: 14 SR 216

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2820.2702 FORM NO. 39–M; TRUSTEE’S DEED BY CORPORATION.

Subpart 1. Recommended form. The recommended form for a trustee’s deed by a corporation is contained in subpart 2.

Subp. 2. Contents.

For valuable consideration, (reserved for recording data)

Jointly or severally, as Trustee of
(.Name of trust)

hereby convey(s) to
(Grantor(s)),
real property in
(County, State), described as follows:

together with all hereditaments and appurtenances belonging thereto.

TRUSTEE

By ____________________________

(Notary Public or other title or rank)

STATE OF MINNESOTA

COUNTY OF ____________________________

The foregoing instrument was acknowledged before me this ________________ day of ________________ 19___.

by ____________________________

the ________________ and ________________ of ________________ on behalf of ________________.

(Notary Public or other title or rank)

This instrument was drafted by ____________________________

(Notary Public or other title or rank)

Statutory Authority: MS § 507.09

History: 14 SR 216
2820.2703 FORM NO. 40-M; TRUSTEE'S DEED BY CORPORATION TO JOINT TENANTS.

Subpart 1. Recommended form. The recommended form for a trustee's deed by a corporation to joint tenants is contained in subpart 2.

Subp. 2. Contents.

Form No. 40-M: TRUSTEE'S DEED

By Corporation to Joint Tenants

No delinquent taxes and transfer entered. Certificate of Real Estate Value filed if required. Certificate of Real Estate Value No. 19.

County Auditor

by

Deputy

DEED TAX DUE HEREON:

Date:

19

FOR VALUABLE CONSIDERATION,

as Trustee of

(Name of Trust)

hereby convey(s) to

Grantees as Joint Tenants,

real property in

County, Minnesota, described as follows:

together with all hereditaments and appurtenances belonging thereto.

TRUSTEE

Affix Deed Tax Stamp Here

By

STATE OF MINNESOTA

COUNTY OF

By

The foregoing instrument was acknowledged before me this day of , 19

by

of , a corporation

under the laws of

as Trustee of

(Name of Trust)

Signature of Person Taking Acknowledgment

THIS INSTRUMENT WAS DRAFTED BY

Statutory Authority: MS s 507.09

History: 14 SR 216
2820.2900 FORM 35-M. INDIVIDUAL TO INDIVIDUAL; QUIT CLAIM DEED RESERVING LIEN IN MARRIAGE DISSOLUTION (DIVORCE) JUDGMENT AND DECREES.

Subpart 1. Recommended form. The recommended form for a quit claim deed reserving a lien in marriage dissolution (divorce) judgment and decree, individual to individual, is contained in subpart 2.

Subp. 2. Contents.

QUIT CLAIM DEED RESERVING LIEN IN MARRIAGE DISSOLUTION (DIVORCE) JUDGMENT AND DECREES

Form No. 35-M

DEED TAX DUE HEREON: $ ____________

Date: ____________ 19__

FOR VALUABLE CONSIDERATION, hereby convey(s) and quitclaim(i) to

real property in County, Minnesota, described as follows:

together with all hereditaments and appurtenances belonging thereto, but reserving the lien(s), if any, in favor of Grantor, created in Marriage Dissolution (Divorce) Case No. in County, Minnesota.

Affix Deed Tax Stamp Here

STATE OF MINNESOTA

COUNTY OF ____________

The foregoing instrument was acknowledged before me this day of ____________ 19__,

by ____________

GRANTOR(S)

STATUTORY STAMP OR SEAL (FOR OTHER TITLE OR RANK)

This instrument was drafted by ____________

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

Statutory Authority: MS s 507.09

History: 12 SR 2392
**FORM 36-M. RELEASE OF LAND FROM LIEN IN MARRIAGE DISSOLUTION (DIVORCE) JUDGMENT AND DECREES.**

Subpart 1. **Recommended form.** The recommended form for the release of land in marriage dissolution (divorce) judgment and decree is contained in subpart 2.

Subp. 2. **Contents.**

```
RELEASE OF LAND FROM LIEN IN MARRIAGE DISSOLUTION (DIVORCE) JUDGMENT AND DECREES
Form No. 36-M

Release of Land from Lien in Marriage Dissolution (Divorce) Judgment and Decree

Date: _____________________________, 19__

FOR VALUABLE CONSIDERATION, the real property in __________ County, Minnesota, legally described as follows:

[Reserved for recording data]

is hereby released from the lien(s) owned by the undersigned, created in Marriage Dissolution (Divorce) Case No. ____________________________ in __________ County, Minnesota.

(If registered land, Judgment and Decree is filed as Document Number(s) ______________________ in the files of the Register of Titles.)

STATE OF MINNESOTA
COUNTY OF ____________

The foregoing instrument was acknowledged before me this ________ day of ____________________, 19__

by

[Signature of Person Taking Acknowledgment]

This instrument was drafted bystate and surety:

[Notary Seal or Seal of Other Title or Name]

Statutory Authority: MS s 507.09

History: 12 SR 2392
```
2820.2955 FORM 126-M: SUMMARY REAL ESTATE DISPOSITION JUDGMENT.

Subpart 1. Recommended form. The recommended form for a summary real estate disposition judgment pursuant to Minnesota Statutes, section 518.191 is contained in subpart 2.

Subp. 2. Contents.

STATE OF MINNESOTA
COUNTY OF 

In Re the Marriage of: Petitioner, and Respondent

SUMMARY REAL ESTATE DISPOSITION JUDGMENT

Date of Parties' marriage: ________________________________

Date of entry of Judgment and Decree of Dissolution: ________________________________

Name(s) of Petitioner's Attorney(s):

Name(s) of Respondent's Attorney(s):

OR Check here if parties appeared pro se: Petitioner Respondent

Name of Judge who signed Order for Judgment and Decree: ________________________________

Name of Referee, if any, who signed Order for Judgment and Decree: ________________________________

The Judgment and Decree resulted from (check one):

Stipulation Default With No Appearance Trial

Appearances at the Default or Trial: ________________________________

Name change (if any) of parties in Judgment and Decree: (if none check here )

Petitioner from (former name) to (present name)

Respondent from (former name) to (present name)

THE FOLLOWING ARE THE REAL ESTATE DISPOSITIONS IN THE JUDGMENT AND DECREE:

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Legal Description: Certificate of Title No. 
(if land is Torrens) County, Minnesota

Names of persons awarded an interest in the above real estate: Interest awarded:

Liens, mortgages, encumbrances or other interests in the above real estate created by the Judgment and Decree (include name of person to whom awarded and interest awarded):

Triggering or contingent events set forth in the Judgment and Decree affecting the disposition of the above real estate:

(File a certified copy of this Summary Real Estate Disposition Judgment with the Registrar of Titles and/or County Recorder in the county where each Parcel is located.)
Approval of Summary Real Estate Disposition Judgment:

By the Court:

____________________________________________
Judge
Date: ________________________________________

(space for Approval Stamp of Referee, if any)

COURT ADMINISTRATOR

Date: ________________, 19______

By ________________________________
Deputy

Statutory Authority: MS s 45.023; 507.09
History: 17 SR 1829
MORTGAGES

2820.3000 FORM 41-M: MORTGAGE BY INDIVIDUAL.

Subpart 1. Recommended form. The recommended form for a mortgage by an individual is contained in subpart 2.

Subp. 2. Contents.

MORTGAGE

Form No. 41-M

MORTGAGE REGISTRY TAX DUE HEREFON:

THIS INDENTURE, Made this ___________ day of ___________, 19__,

between

__________________________________________, Mortgagor (whether one or more),

and

__________________________________________, Mortgagor (whether one or more),

WITNESSETH, That Mortgagor, in consideration of the sum of ___________ DOLLARS,

to Mortgagor in hand paid by Mortgagor, the receipt whereof is hereby acknowledged, does hereby convey unto Mortgagor forever real property in ___________ County Minnesota described as follows:

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

That Mortgagor shall pay to 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 ___________, together with interest at the rate provided in the Note, and shall repay to Mortgagee, 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 and assessments payable thereon, insurance premiums covering buildings thereon, principal or interest on any prior loans, expenses and attorney's fees hereunder or sums owed 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 Mortgagor's expense.

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AND MORTGAGOR covenants with MORTGAGEE to the following:
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 due against the Property before they become a lien;
3. to keep all buildings, improvements, and fixtures on or hereafter erected upon or on a part of the Property insured against loss by fire, extended coverage, theft, vandalism, malicious molestation, and all applicable, storm, wind, and explosion, for at least the amount of
4. 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, at rates, and with insurers satisfactory to Mortgagor. Each insurance policy shall contain a loss payable clause in favor of Mortgagor, the proceeds of which shall be added to the principal amount of the Note. The insurance policies shall be issued by an insurer whose policies are listed by the State of Minnesota as acceptable to Mortgagor. The insurance policies shall provide for a minimum of ten days written notice to Mortgagor before cancellation, nonrenewal, termination, or other disruption of coverage and Mortgagor shall deliver to Mortgagor a duplicate original or certificate of such insurance policies;
5. to pay, when due, both principal and interest of all judgments or encumbrances, if any, and to keep the Property free and clear of all other judgments or encumbrances;
6. to construct and maintain the Property and to keep it in good repair; and
7. to pay any other expenses and attorneys' fees incurred by Mortgagor 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, assessments, prior liens or encumbrances, expenses and attorneys' fees as above specified, or in case said buildings, improvements, and fixtures are damaged or destroyed by any cause, Mortgagor may pay such taxes, assessments, prior liens, expenses, and attorneys' fees and interest thereon, or obtain such insurance, and the sums so paid shall be interest from the date of such payment at the same rate set forth in the Note, and shall be reimbursed as an additional lien upon the Property and be immediately due and payable from Mortgagor to Mortgagor and this Mortgage shall from date thereof secure the repayment of such advances with interest.

In case of default upon any of the foregoing covenants, Mortgagor reserves upon the Mortgage 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 without prejudice to exercise any and all remedies provided by law, and in case of sale by the public auction of the Property, the same shall be sold to the purchaser at the simple interest in accordance with the statute, and upon the sale of the Property, the proceeds of such sale shall be applied to the payment of the indebtedness due and payable under this Mortgage, and in case of default in the payment of the indebtedness due and payable under this Mortgage, the maximum amount of attorneys' fees permitted by law, which costs, charges, and fees Mortgagor agrees to pay.

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

IN TESTIMONY WHEREOF: 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____, to be a true and correct copy of the original instrument executed by the parties thereto.

NOTARY PUBLIC IN AND FOR THE STATE OF MINNESOTA

FAILURE TO RECORD OR FILE THIS MORTGAGE MAY AFFECT THE PRIORITY OF THIS MORTGAGE.

Statutory Authority: MS s 507.09

History: 11 SR 534

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

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

Subp. 2. Contents.

RESIDENTIAL MORTGAGE

Form No. 41M—M

Mortgage Registry Tax Due Hereon: $________________________

THIS INDENTURE, Made this ______________________ day of ______, 19____, between

_________________________________________, Mortgagor (whether one or more),

and_________________________________________, Mortgagee (whether one or more),

WITNESSETH, That the Mortgagor, in consideration of the sum of ______________________ DOLLARS, to the Mortgagee in hand paid by the Mortgagor, the receipt whereof is hereby acknowledged, does hereby convey unto the Mortgagee, forever, all of the land located in the County of ______________________, and State of Minnesota, described 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. That Mortgagor is lawfully seized of the Property and has good right to convey the same; that the Property is free from all encumbrances, except 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 ________________ percent per annum, and shall repay to the Mortgagee, 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 due against the Property before penalty attaches thereon;
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 Mortgagee. Each insurance policy shall contain a loss

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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 policies 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 Mortgagee shall deliver to the Mortgagee a duplicate original or certificate of such insurance policies.

4. 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;

6. 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 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 Mortgagee may declare 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 Mortgagee and the Mortgagor 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.

2. 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 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:

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

[Signature]

NOTARIAL SEAL OR SEAL OF OTHER TITLE OR RANK

This instrument was executed by Marcia and Alexander

FAILURE TO RECORD OR FILE THIS MORTGAGE MAY GIVE OTHER PARTIES PRIORITY OVER THIS MORTGAGE.

Statutory Authority: MS § 507.09
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. Recommended form. 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. Contents.

RESIDENTIAL MORTGAGE
Punuit ii. Minn Sim S*.-
Form No. 42—M
Millen Data Co. Mortgagor

MORTGAGE REGISTRY TAX DUE HEREOF: $ ____________

THIS INDENTURE, Made this ____________ day of ____________ , 19__________ , between _______________, Mortgagor (whether one or more),

and _______________ under the laws of _______________, Mortgagee,

WITNESSETH, That the Mortgagor, in consideration of the sum of _______________ DOLLARS to the Mortgagor in hand paid by the Mortgagee, the receipt whereof is hereby acknowledged, does hereby convey unto the Mortgagee, Forever, all of the land located in the County of _______________ and State of Minnesota, described 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: That Mortgagor is lawfully seized of the Property and has good right to convey the same; that the Property is free from all encumbrances, except 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 herein before 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 Mortgagee 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 therein, principal or interest on any prior liens, expenses and attorney's fees herein provided for and waives all encumbrances and other sums herein contained, then this Mortgage shall be null and void, and shall be released at the Mortgagor's expense.

AND THE MORTGAGEE covenants with the Mortgagor 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, storm, water, 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, Mortgagee shall procure and maintain flood insurance in amounts reasonable satisfactory to the Mortgagor. Each insurance policy shall contain a loss
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 Mortgagee shall deliver to the Mortgagee a duplicate original or certificate of such insurance policies.

4. 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 maintain or repair the Property and to keep it in good repair.

6. 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 parties 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 maintain and repair the 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 rate hereof 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 shall pay the Mortgagee the sum of the unpaid balance of the Note and the interest accrued thereon, together with all sums advanced hereunder, immediate 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 local costs and charges of such foreclosure and the maximum attorneys 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. The Mortgagee shall be furnished a bound copy of the Note and of this Mortgage at the time of execution or after recordation herein.

2. 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 action required to cure such default, i.e., at date and not less than thirty (30) days from the date the notice is mailed to Mortgagor by which such default must be cured, and (c) that failure to cure such default on or before the date specified on the notice may result in acceleration of the sum 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 the event any notice required under applicable law to be given in another manner, such notice to the Mortgagor may be 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 Mortgagee may designate by notice in writing to the Mortgagor as provided herein, and the notice to the Mortgagee shall be given by certified mail, return receipt requested, to the 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 his hand the day and year first aboved written.

MORTGAGOR

[Signature]

State of Minnesota

County of

The foregoing instrument was acknowledged before me this day of , 19.

by

[Notary Stamp]

[Signature of Notary Public]
FORM 43-M: MORTGAGE BY CORPORATION OR PARTNERSHIP.

Subpart 1. Recommended form. The recommended form for a mortgage by a corporation or partnership is contained in subpart 2.

Subp. 2. Contents.

MORTGAGE
Form No. 43-M

MINNESOTA RULES 1993
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AND MORTGAGOR covenants with 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 due against the Property before penalty attaches thereto.
3. To keep all buildings, improvements and fixtures now or hereafter erected or located on or a part of the Property insured against loss by fire, extended coverage, windstorm, hail, vandalism, malicious mischief and, if applicable, storm before explosion, for at least the amount of
   4. any amount remaining unpaid under this Mortgage. If any of the buildings, improvements and fixtures are located on a federally designated flood zone area, and if flood insurance is available for that area, Mortgagee shall procure and maintain flood insurance in amounts reasonably satisfactory to Mortgagee. Each insurance policy shall contain a low payable clause in favor of Mortgagee affording all rights and protection accorded under the so-called standard mortgage clause. In the event of damage to the Property by fire or other casualty, Mortgagee shall promptly give notice of such damage to Mortgagee and the mortgagee and, upon receipt of such notice, shall inspect the Property.
   5. To pay all taxes, assessments, and other sums due on the Property, and to keep the Property free and clear of all prior liens or encumbrances:
   6. To pay for all labor, materials, and fixtures erected thereon and to keep the Property in good repair.
   7. To make all repairs and improvements which may hereafter be necessary for the protection of the interest of the mortgagee.

In case of failure to pay said taxes, assessments, prior liens or encumbrances, expenses and attorney’s fees as above specified or to keep said buildings, improvements, and fixtures and deliver the same as specified, Mortgagee may, by suit, assesses, prior liens, expenses and attorney’s fees and interest thereon, or said insurance, remove each and all of the said buildings, improvements, and fixtures from the Property and, if the same is not destroyed or removed, and payable from the Property to Mortgagee and the mortgagee, shall be removed or destroyed from the Property and immediately due and payable from Mortgagee to Mortgagee and the mortgagee shall from time to time secure the repayment of such expenses with interest.

In case of default in any of the foregoing covenants, Mortgagee may, upon the Mortgagee’s option, upon the specified day and interest and the unpaid balance of the Note and the interest accrued thereon, together with all sums advanced hereunder, interest thereon, and payable without notice, and herein authorized and empowers Mortgagee to foreclose the Mortgage by judicial proceedings or sell the Property at public auction and receive the same at the time of the purchase for, or upon insolvency in accordance with the statute, and at or out of the money arising from such sale to retain all sums secured hereby, with interest and all legal costs and charges of such foreclosures and the maximum attorney’s fees permitted by law, which costs, charges, and fees Mortgagee agrees to pay.

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

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

MORTGAGOR

By

STATE OF MINNESOTA

COUNTY OF

The foregoing instrument was acknowledged before me this day of , 19, by the of

under the laws of , on behalf of

This instrument was acknowledged by

Signature of person taking acknowledgment

Notarial stamp or real or other title or form

Statutory Authority: MS s 507.09

History: 11 SR 534

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FORM 46-M: ASSIGNMENT OF MORTGAGE BY INDIVIDUAL.
Subpart 1. Recommended form. The recommended form for an assignment of a mortgage by an individual is contained in subpart 2.
Subp. 2. Contents.

ASSIGNMENT OF MORTGAGE

For valuable consideration.

_Assignee (whether one or more), hereby sells, assigns and transfers to _____________

Assignor (whether one or more), the Assignor’s interest in the Mortgage dated _____________, 19__, executed by ________
as Mortgagor, to ________
as Mortgagee, and filed for record _____________, 19__, as Document Number _____________, in the Office of the (Registrar of Titles) of ________ County, Minnesota, together with all right and interest in the note and obligations therein specified and the debt thereby secured. Assignor covenants with Assignee, its successors and assigns, that there is still due and unpaid of the debt secured by the Mortgage the sum of _____________, 19__, and that Assignor has good right to sell, assign and transfer the same.

ASSIGNOR(S)

STATE OF MINNESOTA
COUNTY OF

The foregoing instrument was acknowledged before me this day of _____________, 19__.

[Signature]

Statutory Authority: MS s 507.09
History: 11 SR 534
ASSIGNMENT OF MORTGAGE

Assignment Of Mortgage

Date: __________________________ 19________ (reserved for recording data)

FOR VALUABLE CONSIDERATION,

a __________ under the laws of __________ Assignor (whether one or more), hereby sells, assigns and transfers to __________

Assignee (whether one or more), the Assignor's interest in the Mortgage dated __________ 19________ executed by __________

as Mortgagee, and filed for record __________ 19________ as Document Number __________ in the Office of the (County Recorder) of __________ County, Minnesota, together with all right and interest in the note and obligations therein specified and the debt thereby secured. Assignor covenants with Assignee, its successors and assigns, that there is still due and unpaid of the debt secured by the Mortgage the sum of __________ DOLLARS, with interest thereon from __________ 19________ and that Assignor has good right to sell, assign and transfer the same.

ASSIGNOR

______________________________

By its ______________________

______________________________

By its ______________________

STATE OF MINNESOTA
COUNTY OF __________

The foregoing instrument was acknowledged before me this day of __________ 19________ by __________ and __________ under the laws of __________ on behalf of the

______________________________

SIGNATURE OF PERSON AUTHORIZING ACKNOWLEDGMENT

______________________________

NOTARY-LEGAL SEAL OR OTHER SEAL OF OFFICE

Statutory Authority: MS s 507.09

History: 11 SR 534
2820.3900 FORM 50-M: SATISFACTION OF MORTGAGE BY INDIVIDUAL.

Subpart 1. Recommended form. The recommended form for a satisfaction of a mortgage by an individual is contained in subpart 2.

Subp. 2. Contents.

SATISFACTION OF MORTGAGE

Satisfaction Of Mortgage

Date: __________________________ 19___ (reserved for recording data)

THAT CERTAIN MORTGAGE owned by the undersigned, dated __________________________ 19___,
executed by __________________________ as Mortgagor, to

________________________________________ as Mortgagee,

and filed for record ______________ 19___ as Document Number ______________, in the Office of the County Recorder
(Registrar of Titles) of ______________ County, Minnesota, is with the indebtedness thereby
secured, fully paid and satisfied.

STATE OF MINNESOTA

COUNTY OF ______________

The foregoing instrument was acknowledged before me this __________ day of ______________ 19___,
by __________________________

_______________________________

STATUTORY AUTHORITY: MS s 507.09

HISTORY: 11 SR 534

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2820.4000 FORM 51-M: SATISFACTION OF MORTGAGE BY CORPORATION OR PARTNERSHIP.

Subpart 1. **Recommended form.** The recommended form for a satisfaction of a mortgage by a corporation or partnership is contained in subpart 2.

Subp. 2. **Contents.**

---

**SATISFACTION OF MORTGAGE**

**Form No. 51-M**

**Satisfaction Of Mortgage**

Date: ________________________, 19____ (reserved for recording data)

THAT CERTAIN MORTGAGE owned by the undersigned, a ______________________ under the laws of ______________________, dated ______________________, 19____, executed by ______________________, as Mortgagor, to ______________________, as Mortgagee, and filed for record ______________________, 19____, as Document Number ______________________, in the Office of the (County Recorder) Registrar of Titles of ______________________ County, Minnesota, is, with the indebtedness thereby secured, fully paid and satisfied.

By ______________________, its ______________________

By ______________________, its ______________________

STATE OF MINNESOTA

COUNTY OF ______________________

The foregoing instrument was acknowledged before me this ______ day of ______________________, 19____, by ______________________ and ______________________, of ______________________, a ______________________ under the laws of ______________________, on behalf of the ______________________.

---

**Statutory Authority:** *MS s 507.09*

**History:** *11 SR 534*
FORMS FOR CONVEYANCES OF REAL ESTATE  2820.4005

2820.4005 FORM 51 1/2-M: SATISFACTION OF MORTGAGE BY CORPORATION WITH CHANGE OF NAME OR IDENTITY.

Subpart 1. Recommended form. The recommended form for a satisfaction of a mortgage by a corporation with a change of its name or identity pursuant to Minnesota Statutes, section 507.411 is contained in subpart 2.

Subp. 2. Contents.

Satisfaction Of Mortgage

Data: ________________________ , 19____

THAT CERTAIN MORTGAGE owned by the undersigned, a ______________________
under the laws of ______________________, dated ______________________ , 19____
executed by ______________________, as Mortgagor, to ______________________
and filed for record ______________________, as Document Number, as Mortgagee, to ______________________
in Book ______________________ of ______________________, Page ______________________ in the Office of the (County Recorder)
(Registrar of Titles) of ______________________, in the State of Minnesota, is, with the indebtedness thereby secured, fully paid and satisfied.

The undersigned has changed its name or identity from ______________________
as a result of (check appropriate box [es]) ☐ merger ☐ consolidation ☐ amendment to charter or articles of incorp­oration ☐ conversion of articles of incorporation or charter from federal to state, state to federal, or from one form of entity to another.

By ______________________

By ______________________

STATE OF ______________________
COUNTY OF ______________________

The foregoing instrument was acknowledged before me this ______________________ day of ______________________ , 19____
by ______________________

____________________

under the laws of ______________________, on behalf of ______________________
which has changed its name or identity as a result of (check appropriate box [es]) ☐ merger ☐ consolidation ☐ amendment to charter or articles of incorporation ☐ conversion of articles of incorporation or charter from federal to state, state to federal, or from one form of entity to another.

THIS INSTRUMENT WAS DRAFTED BY IHAMI 4 ADDRESS'S SHONATU or PERSON TAKING ACKNOWLEDGMENT

Statutory Authority: MS s 45.023; 507.09

History: 17 SR 1829
Partial Release of Mortgage

FOR VALUABLE CONSIDERATION, the real property in County, Minnesota, legally described as follows:

Date: ________________ , 19...

(If more space is needed, continue on back)

is hereby released from the lien of the Mortgage, owned by the undersigned, dated ________________ , 19..., executed by ________________ , 19..., as Mortgagor, to ________________ , 19..., as Mortgagee, and filed for record ________________ , 19..., as Document Number ________________ , in the Office of the (County Recorder) (Registrar of Titles) of ________________ , ________________ , County, Minnesota.

STATE OF MINNESOTA
COUNTY OF ________________

The foregoing instrument was acknowledged before me this ________________ day of ________________ , 19...

by ________________.

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS): ________________

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

STATUTORY AUTHORITY: MS s 507.09

HISTORY: 11 SR 534
FORM 53-M: PARTIAL RELEASE OF MORTGAGE BY CORPORATION OR PARTNERSHIP.

Subpart 1. Recommended form. The recommended form for a partial release of a mortgage by a corporation or partnership is contained in subpart 2.

Subp. 2. Contents.

FOR VALUABLE CONSIDERATION, the real property in County, Minnesota, legally described as follows:

is hereby released from the lien of the Mortgage, owned by the undersigned, dated , 19 , executed by as Mortgagor, to as Mortgagee, and filed for record in Book Page Section of (Registrar of Titles) of County, Minnesota, in the Office of the (County Recorder) By

STATE OF MINNESOTA

COUNTY OF

The foregoing instrument was acknowledged before me this day of , 19 , by and of under the laws of , on behalf of

This instrument was drafted by and addressed to

Statutory Authority: MS s 507.09

History: 11 SR 534
PARTIAL RELEASE OF MORTGAGE

Form No. 53 1/2-M

Minnesota Uniform Conveyancing Acts (1993)

Partial Release of Mortgage

FOR VALUABLE CONSIDERATION, the real property in , Minnesota, legally described as follows:

is hereby released from the lien of the Mortgage, owned by the undersigned, dated , executed by , and filed for record , in Book , Page , of the Office of the, County, Minnesota.

The undersigned has changed its name or identity from , as a result of (check appropriate box(es)) □ merger □ consolidation □ amendment to charter or articles of incorporation □ conversion of articles of incorporation or charter from federal to state, state to federal, or from one form of entity to another.

By

By

STATE OF

COUNTY OF

The foregoing instrument was acknowledged before me this day of , 19 .

under the laws of on behalf of the, which has changed its name or identity as a result of (check appropriate box(es)) □ merger □ consolidation □ amendment to charter or articles of incorporation □ conversion of articles of incorporation or charter from federal to state, state to federal, or from one form of entity to another.

THEREFORE, I DO HEREBY ACKNOWLEDGE said instrument to be the free and voluntary act and deed of the person or persons whose name(s) is are is are set out above.

Statutory Authority: MS s 45.023; 507.09

History: 17 SR 1829
CONTRACTS FOR DEED

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

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

Subp. 2. Contents.

**CONTRACT FOR DEED**, Form No. 54-M

<table>
<thead>
<tr>
<th>Individual Seller</th>
<th>County Auditor</th>
</tr>
</thead>
<tbody>
<tr>
<td>No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed ( ) not required, 19____ .</td>
<td>By ________________________________ Deputy</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(reserved for mortgage registry tax payment data)</th>
<th>MORTGAGE REGISTRY TAX DUE HEREON:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date: ________________________________ , 19____</td>
<td>$______________________________</td>
</tr>
</tbody>
</table>

THIS CONTRACT FOR DEED is made on the above date by ________________________________ (marital status), Seller (whether one or more), and ________________________________, Purchaser (whether one or more).

Seller and Purchaser agree to the following terms:

1. **PROPERTY DESCRIPTION.** Seller hereby sells, and Purchaser hereby buys, 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 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

(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 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.

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 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.

DAMAGE TO THE PROPERTY.

(a) APPLICATION OF INSURANCE PROCEEDS. If the Property is damaged by fire or other casually, 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.
(b) PURCHASER'S ELECTION TO REBUILD. If Purchaser is not in default under this contract, or after curing any such default, and if the mortgagee in any prior mortgage or seller in any prior contract 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) performed in accordance with prevailing safety and health codes, department rules and regulations, and any applicable law, by Purchaser or by Seller. Pursuant to all applicable law, Purchaser shall give Seller notice of the election to rebuild within sixty days after the damage occurs. Pursuant to all applicable law, Seller shall not unreasonably withhold or delay, and if 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, the Seller shall, before the commencement of the repair work, deposit 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, Purchaser shall at all times be responsible to pay the full cost of the repair work. All escrowed funds, if used for the repair work, shall be disbursed by the escrowee in accordance with the construction disbursement procedures. The costs 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. Purchase may 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 the repair work, there remain any undischarged escrow funds, such funds shall be applied to payment of amounts payable by Purchaser under this contract in accordance with paragraph 9 (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 or in the management or control thereof. Seller shall not be liable for any 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 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 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 copy of such insurance policy or policies. All right, title and interest acquired under this contract by Purchaser shall not create or permit to accrue liens or adverse claims against the Property which are 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. If there now exists, or if Seller hereafter creates, suffers or permits to accrue, any mortgage, contract for deed or any other 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. If there now exists, or if Seller hereafter creates, suffers or permits to accrue, any mortgage, contract for deed or any other 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. Any right, title and interest acquired under this contract 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 extinguishment 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 for default by reason of any manner effect 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 final notice of default within the period allowed, upon demand, Seller shall be entitled to possession of the Property to Seller, but Purchaser 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 successors in interest.
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 superseded 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:

SELLER(S)                                                  PURCHASERS

__________________________________________________________              ________________________________
__________________________________________________________              ________________________________
__________________________________________________________              ________________________________

State of Minnesota

County of ________________________________

The foregoing instrument was acknowledged before me this ___ day of ______________, 19___, by ________________________________

NOTARY, SEAL OR SEAL FOR OTHER TITLE OR BANK

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

State of Minnesota

County of ________________________________

The foregoing instrument was acknowledged before me this ___ day of ______________, 19___, by ________________________________

NOTARY, SEAL OR SEAL FOR OTHER TITLE OR BANK

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.

Statutory Authority: MS § 507.09
2820.4200 FORM 55M: CONTRACT FOR DEED WITH JOINT TENANTS AS PURCHASERS.

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

Subp. 2. Contents.

CONTRACT FOR DEED

Form No. 55-M

Mortgage Registry Tax Due Hereon:

Date: __________________________, 19____

THIS CONTRACT FOR DEED is made on the above date by __________________________, Seller (whether one or more), and __________________________, Purchasers, as joint tenants.

Seller and Purchasers agree to the following terms:

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

   (Reserved for mortgage registry tax payment data)

   (Reserved for recording data)
(iii) The following liens or encumbrances:

(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 ___________________________, 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.
   (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.

   (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.
(b) PURCHASERS' ELECTION TO REBUILD. If Purchasers are not in default under this contract, and if any such default occurs, and if the mortgagors in any prior mortgages and lienholders in any prior deeds for deed do not require otherwise, Purchasers may elect to have that portion of such insurance proceeds necessary to repair or replace the damaged Property (the repair work) performed and all improvements made by Purchasers in the repairing of such damage, if the repair work is 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, Purchasers shall at all times be responsible to pay for the full cost of the repair work. All escrowed funds shall be deposited 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 undischarged 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 at or after the date of this contract to 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 the result of negligence or intentional wrong act or omission of Seller or of any of Seller's successors in interest.
(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 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 of condemnation, the money paid pursuant to such condemnation or conveyance shall be divided equally between Purchasers and Seller. If there remain any undisbursed escrow funds, such funds 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 ordered of their maturity. Such payments 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, improvements or fixtures now or later located on or a part of the Property nor 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 conflict with or impair the interest in the Property of Seller's successor in interest.

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 and to give notice of non-compliance 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 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 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. Payment made by Seller shall be deemed to be a payment by Purchasers and Seller shall be subrogated to all rights of Purchasers against Seller. All rights and remedies of Seller in the event Seller so elects to perform shall be the same as if Seller had never assigned or sold their interest in the Property.

16. DEFAULT. The time of performance by Purchasers of the terms of this contract is an essential part of this contract. 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 pass to and become the property of Seller and all improvements made upon the Property 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 of Seller's rights to declare this contract forfeited by reason of any breach shall in any way affect Seller's right to cancel this contract by paying the default or defaults specified in this contract. No notice of default shall be valid unless agreed to in writing. After service of notice of default and failure to cure such default within the period required, 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 successors in interest.
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.
   (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 superseded 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:

SELLER

By ____________________________________________

Its ____________________________________________

By ____________________________________________

Its ____________________________________________

PURCHASERS

State of Minnesota

County of ____________________________

The foregoing instrument was acknowledged before me this ___ day of __________, 19___, by _______________________________ and _______________________________, under the laws of _______, under the laws of ________, on behalf of the ____________________________

____________________________

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

State of Minnesota

County of ____________________________

The foregoing instrument was acknowledged before me this ___ day of __________, 19___, by _______________________________, under the laws of _________, under the laws of ________, on behalf of the ____________________________

____________________________

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

Tax Statements for the real property described in this instrument must 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 § 507.09

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

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

Subp. 2. Contents.

CONTRACT FOR DEED
Corporation or Partnership Seller
Form No. 56-M

No delinquent taxes and transfer entered;
Certificate of Real Estate Value
( )filed ( )not required

__________________________
County Auditor
By ________________
Deputy

MORTGAGE REGISTRY TAX DUE HEREON:
$ __________
Date: ________________

THIS CONTRACT FOR DEED is made on the above date by ____________________________
Seller, and ____________________________
Purchaser (whether one or more).

Seller and Purchaser agree to the following terms:

1. PROPERTY DESCRIPTION. Seller hereby sells, and Purchaser hereby buys, 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
      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 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:

(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 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.
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 before the date of the execution of this contract or subsequent to the date of the execution of this contract, unless the injury or damage is caused by the negligence, intentional wrongful act, or the negligent or intentional wrongful act of Purchaser or any of Purchaser's agents, employees, successors, assignees, or invitees.

(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 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 or by agreement or by operation of law governing default and service of notice of termination of this contract, the money paid in satisfaction of the condemnation or conveyance 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 order of their maturity. Such payments 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, 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 or create a lien or claim against Seller's interest in the Property. If, however, such liens or adverse claims are not then due to be paid, 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 5 of this contract, as an additional amount due under this contract.

13. DEED AND MORTGAGE REGISTRY TAXES. Seller shall, upon Purchaser's full performance of this contract, pay the tax due upon recording of this contract. The mortgage registry tax due upon the recording 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 of such assignment shall promptly be furnished to the non-assigning party. 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 5 of this contract, as an additional amount due under this contract.

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 the 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 5 of this contract, as an additional amount due under this contract.

16. DEFAULT. The time of performance of 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 Seller shall be lost by Seller if Purchaser shall not make all required payments and all improvements made upon the Property in accordance with this contract or by Seller 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 such default, and no such 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 EFFECT. The terms of this contract shall run with the land and bind the parties hereto and their successors in interest.
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 superseded 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:

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<thead>
<tr>
<th>SELLER</th>
<th>PURCHASER(S)</th>
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<tr>
<td>By</td>
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<td>Its</td>
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</tbody>
</table>

State of Minnesota

County of

The foregoing instrument was acknowledged before me this day of , 19__

by:—

the and of

the laws of

on behalf of

HOURS FOR THE REAL OR OTHER TITLE OR RANK:

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

State of Minnesota

County of

The foregoing instrument was acknowledged before me this day of , 19__

by:—

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

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

Subp. 2. Contents.

CONTRACT FOR DEED Form No. 57-M

[Form layout with specific details]

THIS CONTRACT FOR DEED is made on the above date by , Seller, and Purchasers, as joint tenants.

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

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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(iii) The following liens or encumbrances:

(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 , 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.
   (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.

   (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.
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, except as follows:

(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 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 or 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, improvements or fixtures now or later located on or under the Property, 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 the conditions precedent to the delivery of the deed and recording of this contract, pay all taxes due in connection with the recording of this contract, as well as any delinquent mortgage registry tax due upon this contract. Purchasers shall pay to Seller all amounts, costs and expenses, including reasonable attorneys' fees, incurred by 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 6 (a) above, as an additional amount due Seller under this contract.

16. DEFAULT. The time of performance by Purchasers of the terms of this contract is an essential part of this contract and Purchasers shall timely perform any of the terms of this contract. If Purchasers fail to timely perform, then 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 cease and terminate and all improvements made upon the Property 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 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 under this contract. 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 successors in interest.
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

County of

The foregoing instrument was acknowledged before me this ___ day of ____________, 19__.


State of Minnesota

County of

The foregoing instrument was acknowledged before me this ___ day of ____________, 19__.


Statutory Authority: MS s 507.09

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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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.4500

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

Subpart 1. Recommended form. 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. Contents.

ASSIGNMENT OF CONTRACT FOR DEED

By Individual Seller, Purchaser or Assignee

No delinquent taxes and transfer entered; Certificate of Real Estate Value

( ) filed ( ) not required

County Auditor

By

Deputy

Date: _______________________________ 19

FOR VALUABLE CONSIDERATION,

Assignor (whether one or more), hereby sells, assigns and transfers unto

Assignee (whether one or more), the interest in that certain

Contract for Deed dated the day 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 Titles in and for the County of , State of Minnesota, on the day of , 19 , as (Document No. in Book of , page ) and/or

in Book of , page

for the sale and conveyance of real property in said County and State described as follows:

(If more space is needed, continue on back)

Subject to all the covenants of Assignor in said Contract for Deed contained, which Assignee hereby assumes and agrees to keep and perform.

Assignor hereby covenants that there remains unpaid under said Contract for Deed the sum of $ , with interest thereon from the day of , 19 , and that Assignor has good right to sell, transfer and assign said Contract for Deed.

ASSIGNOR(S)

State of Minnesota

County of

The foregoing instrument was acknowledged before me this day of , 19 , by

Notarial Seal or Seal of Title Registrar

Signature of person taking acknowledgment

This instrument was recorded and/or filed

Statutory Authority: MS s 507.09

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ASSIGNMENT OF CONTRACT FOR DEED

No delinquent taxes and transfer entered.
Certificate of Real Estate Value
Filing Date: 18

Date: [insert date]

By: [assignee]

ASSIGNMENT OF CONTRACT FOR DEED
Form No. 59-M

Statutory Authority: MS s 507.09

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NOTICE OF CANCELLATION  
OF CONTRACT FOR DEED  
Form No. 60M  

NOTICE OF CANCELLATION  
OF CONTRACT FOR DEED

YOU ARE NOTIFIED:

1. Default has occurred in the Contract for Deed ("Contract") dated ____________, 19____, and filed for record ____________, 19____, as Document Number ____________ in the Office of the ________ County Recorder (Registrar of Titles) of ________ County, Minnesota, as seller(s), sold to ____________, as purchaser(s), the real property in ________ County, Minnesota, described as follows:

2. The default is as follows:

3. For contracts executed after August 1, 1976, and prior to August 1, 1985, the purchase price was $ ____________, and the amount of the purchase price paid by purchaser is $ ____________, which is ________% of the purchase price, as calculated in the manner required by Minnesota Statutes § 559.21, subd. 1a.

4. The conditions contained in Minnesota Statutes § 559.209 have been complied with or are not applicable.
5. THIS NOTICE IS TO INFORM YOU THAT BY THIS NOTICE THE SELLER HAS BEGUN PROCEEDINGS UNDER MINNESOTA STATUTES, SECTION 559.21, TO TERMINATE YOUR CONTRACT FOR THE PURCHASE OF YOUR PROPERTY FOR THE REASONS SPECIFIED IN THIS NOTICE. THE CONTRACT WILL TERMINATE [DAYS AFTER (SERVICE OF THIS NOTICE UPON YOU) (THE FIRST DATE OF PUBLICATION OF THIS NOTICE)] UNLESS BEFORE THEN:

(A) THE PERSON AUTHORIZED IN THIS NOTICE TO RECEIVE PAYMENTS RECEIVES FROM YOU:

(1) THE AMOUNT THIS NOTICE SAYS YOU OWE; PLUS

(2) THE COSTS OF SERVICE (TO BE SENT TO YOU); PLUS

(3) [AMOUNT TO APPLY TO ATTORNEYS’ FEES ACTUALLY EXPENDED OR INCURRED]; PLUS

(4) FOR CONTRACTS EXECUTED ON OR AFTER MAY 1, 1980, ANY ADDITIONAL PAYMENTS BECOMING DUE UNDER THE CONTRACT TO THE SELLER AFTER THIS NOTICE WAS SERVED ON YOU; PLUS

(5) FOR CONTRACTS EXECUTED ON OR AFTER AUGUST 1, 1985, $ (WHICH IS TWO PERCENT OF THE AMOUNT IN DEFAULT AT THE TIME OF SERVICE OTHER THAN THE FINAL BALloon PAYMENT, ANY TAXES, ASSESSMENTS, MORTGAGES, OR PRIOR CONTRACTS THAT ARE ASSUMED BY YOU); OR

(B) YOU SECURE FROM A COUNTY OR DISTRICT COURT AN ORDER THAT THE TERMINATION OF THE CONTRACT BE SUSPENDED UNTIL YOUR CLAIMS OR DEFENSES ARE FINALLY DISPOSED OF BY TRIAL, HEARING OR SETTLEMENT. YOUR ACTION MUST SPECIFICALLY STATE THOSE FACTS AND GROUNDS THAT DEMONSTRATE YOUR CLAIMS OR DEFENSES.

IF YOU DO NOT DO ONE OR THE OTHER OF THE ABOVE THINGS WITHIN THE TIME PERIOD SPECIFIED IN THIS NOTICE, YOUR CONTRACT WILL TERMINATE AT THE END OF THE PERIOD AND YOU WILL LOSE ALL THE MONEY YOU HAVE PAID ON THE CONTRACT; YOU WILL LOSE YOUR RIGHT TO POSSESSION OF THE PROPERTY; YOU MAY LOSE YOUR RIGHT TO ASSERT ANY CLAIMS OR DEFENSES THAT YOU MIGHT HAVE, AND YOU WILL BE EVICTED. IF YOU HAVE ANY QUESTIONS ABOUT THIS NOTICE, CONTACT AN ATTORNEY IMMEDIATELY.

6. YOU MAY BE ELIGIBLE FOR AN EXTENSION OF THE TIME PRIOR TO TERMINATION UNDER MINNESOTA STATUTES SECTIONS 583.01 TO 583.12.

7. The name, address and telephone number of the seller or of an attorney authorized by the seller to accept payments pursuant to this notice is:

☐ Seller ☐ Attorney for Seller

Address: ____________________________

Telephone: __________

This person is authorized to receive the payments from you under this notice.

Signature [Optional - See Minn. Stat. § 559.21, subd.4(*)]
AFFIDAVIT OF PERSONAL SERVICE

STATE OF MINNESOTA
County of ____________

______________________, 19____, I served the foregoing notice upon ________________________________, being duly sworn on oath says that he, she being duly sworn on oath says that on ________________________________, personally at County of ________________________________, State of Minnesota, by handing to and leaving with ________________________________, a true and correct copy thereof.

Subscribed and sworn to before me this ____________ day of ____________, 19____.

____________________, Notary Public

AFFIDAVIT OF SUBSTITUTED SERVICE

STATE OF MINNESOTA
County of ____________

______________________, 19____, I served the foregoing notice upon ________________________________, being duly sworn on oath says that: on ________________________________, by leaving a true and correct copy thereof at his or her usual place of abode with ________________________________, a person of suitable age and discretion then residing therein.

Subscribed and sworn to before me this ____________ day of ____________, 19____.

____________________, Notary Public

SHERIFF'S RETURN OF PERSONAL SERVICE

STATE OF MINNESOTA
County of ____________

I hereby certify and return that in the ____________ of ____________, 19____, I served the foregoing notice upon ________________________________, personally by handing to and leaving with ________________________________, a true and correct copy thereof.

Dated: ________________________________, 19____.

FEES: Service $ ________________________________ Sheriff of ____________, County, Minnesota
Mileage $ ________________________________
TOTAL $ ________________________________ By ________________________________, Deputy

SHERIFF'S RETURN OF SUBSTITUTED SERVICE

STATE OF MINNESOTA
County of ____________

I hereby certify and return that in the ____________ of ____________, 19____, I served the foregoing notice upon ________________________________, by leaving a true and correct copy thereof at his or her usual place of abode with ________________________________, a person of suitable age and discretion then residing therein.

Dated: ________________________________, 19____.

FEES: Service $ ________________________________ Sheriff of ____________, County, Minnesota
Mileage $ ________________________________
TOTAL $ ________________________________ By ________________________________, Deputy
AFFIDAVIT OF SERVICE ON OCCUPANT

STATE OF MINNESOTA
Count of __________________________

being duly sworn on oath says that:
on __________________________, 19___ I went upon the real estate described in the foregoing notice for the purpose of serving the notice upon the persons in possession thereof; on said date __________________________ was were in possession of the real estate; and on said day I served the notice on __________________________ by handing to and leaving with __________________________ a true and correct copy thereof.

Subscribed and sworn to before me this __________________________ day of __________________________, 19___

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

NOTARY STAMP OR SEAL (OR OTHER TITLE OR RANK)

AFFIDAVIT OF VACANCY

STATE OF MINNESOTA
Count of __________________________

being duly sworn on oath says that:
on __________________________, 19___ I went upon the real estate described in the foregoing notice for the purpose of serving the notice upon the persons in possession thereof; and on said date the real estate was vacant and unoccupied.

Subscribed and sworn to before me this __________________________ day of __________________________, 19___

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

NOTARY STAMP OR SEAL (OR OTHER TITLE OR RANK)

AFFIDAVIT OF FAILURE TO COMPLY WITH NOTICE

STATE OF MINNESOTA
Count of __________________________

being duly sworn on oath says that: I am __________________________ the person authorized to receive payments; more than __________________________ days have elapsed since the service of the notice on __________________________: the terms of the notice have not been complied with; and the default set forth in the notice still continues. I make this affidavit for the purpose of terminating the Contract and recording the notice, the proofs of the service of the notice, and this affidavit.

Subscribed and sworn to before me this __________________________ day of __________________________, 19___

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

NOTARY STAMP OR SEAL (OR OTHER TITLE OR RANK)

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

Statutory Authority: MS s 507.09
History: 14 SR 216
**MECHANIC’S LIENS**

**2820.4750 FORM 81-M: ASSIGNMENT OF MECHANIC’S LIEN BY INDIVIDUAL.**

Subpart 1. Recommended form. The recommended form for an assignment of a mechanic’s lien by an individual is contained in subpart 2.

Subp. 2. Contents.

---

**ASSIGNMENT OF MECHANIC’S LIEN**

**Form No. 81-M**

**Minnf.«.min**

**If**

**ASSIGNMENT OF MECHANIC’S LIEN**

FOR VALUABLE CONSIDERATION,

Assignor (whether one or more), hereby sells, assigns and transfers to

Assignee (whether one or more), a mechanic's lien, the verified statement and claim for which is dated __________ executed by

and filed for record __________ as Document Number __________ in the Office of the (County Recorder) of County, Minnesota, together with all right and interest in and to the debt thereby secured.

ASSIGNOR(S)

---

STATE OF MINNESOTA

COUNTY OF

The foregoing instrument was acknowledged before me this __________ day of __________, 19__

by

---

**Statutory Authority:** *MS s 507.09*

**History:** 11 SR 534
ASSIGNMENT OF MECHANIC'S LIEN

Assignor (whether one or more), hereby sells, assigns and transfers to Assignee (whether one or more), a mechanic's lien, the verified statement and claim for which is dated , executed by , and filed for record , as Document Number , (or in Book of Page ), in the Office of the (County Recorder) of County, Minnesota, together with all right and interest in and to the debt thereby secured.

ASSIGNOR

By

Its

By

Its

STATE OF MINNESOTA

COUNTY OF

The foregoing instrument was acknowledged before me this day of , 19 by , and of under the laws of on behalf of .

Statutory Authority: MS s 507.09

History: 11 SR 534
FORMS FOR CONVEYANCES OF REAL ESTATE  2820.4770

2820.4770 FORM 83-M: SATISFACTION OF MECHANIC'S LIEN BY INDIVIDUAL.

Subpart 1. Recommended form. The recommended form for a satisfaction of a mechanic's lien by an individual is contained in subpart 2.

Subp. 2. Contents.

SATISFACTION OF MECHANIC'S LIEN

Form No. 83-M

Satisfaction of Mechanic's Lien

Date: ____________________________, 19____ (reserved for recording data)

THAT CERTAIN MECHANIC'S LIEN owned by the undersigned, the verified statement and claim for which is dated ________________, 19____, executed by ________________, 19____, and filed for record ________________, 19____, as Document Number ________________, in the Office of the County Recorder of _______ County, Minnesota, is, with the indebtedness thereby secured, fully paid and satisfied.

STATE OF MINNESOTA

COUNTY _______________________

The foregoing instrument was acknowledged before me this _______ day of ________________, 19____, by ______________________.

Statutory Authority: MS s 507.09

History: 11 SR 534
2820.4780 FORM 84-M: SATISFACTION OF MECHANIC'S LIEN BY CORPORATION OR PARTNERSHIP.

Subpart 1. Recommended form. The recommended form for a satisfaction of a mechanic's lien by a corporation or partnership is contained in subpart 2.

Subp. 2. Contents.

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<th>SATISFACTION OF MECHANIC'S LIEN</th>
<th>Form No. 84-M</th>
</tr>
</thead>
</table>

Satisfaction of Mechanic's Lien

Date: __________________________, 19____ (reserved for recording data)

THAT CERTAIN MECHANIC'S LIEN owned by the undersigned, a ________

under the laws of ______________________, the verified statement and claim for which is dated ______________________, 19____, executed by ______________________

and filed for record ______________________, 19____, as Document Number ______________________ (or in Book ______________________ of Page ______________________ ). in the Office of the (County Recorder) of ______________________ County, Minnesota, is, with the indebtedness thereby secured, fully paid and satisfied.

By _______________________________

Its _______________________________

By _______________________________

Its _______________________________

STATE OF MINNESOTA

COUNTY ______________________

The foregoing instrument was acknowledged before me this day of ______________________, 19____, by ______________________ and ______________________ of ______________________ under the laws of ______________________, on behalf of the ______________________.

_____________________________

_____________________________

Statutory Authority: MS s 507.09

History: 11 SR 534
Subpart 1. **Recommended form.** The recommended form for a receipt and waiver of mechanic's lien rights is contained in subpart 2.

**Subp. 2. Contents.**

---

**RECEIPT AND WAIVER OF MECHANIC'S LIEN RIGHTS**

_Dated: ___ _______________________, 19_________

The undersigned hereby acknowledges receipt of the sum of $ _______________.

CHECK ONLY ONE

1) [ ] as partial payment for labor, skill and material furnished  
2) [ ] as payment for all labor, skill and material furnished or to be furnished (except the sum of $ _______________ retainage or holdback)  
3) [ ] as full and final payment for all labor, skill and material furnished or to be furnished to the following described real property: (legal description, street address or project name)

and for value received hereby waives all rights acquired by the undersigned to file or record mechanic's liens against said real property for labor, skill or material furnished to said real property (only for the amount paid if Box 1 is checked, and except for retainage shown if Box 2 is checked). The undersigned affirms that all material furnished by the undersigned has been paid for, and all subcontractors employed by the undersigned have been paid in full, EXCEPT:

---

**NOTE:** If this instrument is executed by a corporation, it must be signed by an officer, and if executed by a partnership, it must be signed by a partner.

---

**Statutory Authority:** *MS s 507.09*

**History:** *11 SR 534*
Power Of Attorney
To Convey
Real Property

STATE OF MINNESOTA
COUNTY OF

KNOW ALL BY THESE PRESENTS, that

hereby appoints

as Grantor's Attorney-in-Fact to sell and convey real property in

County, Minnesota, legally described as follows:

(If more space is needed, continue on back.)

Grantor hereby gives the Attorney-in-Fact full authority to perform any other acts necessary or incident to the execution of the powers granted herein including, but not limited to, authority to execute, deliver or accept delivery of listing agreements, purchase agreements, deeds, contracts for deed, mortgages, notes, bills of sale, and closing statements, if any, incident to such sale, and to perform all acts authorized hereby, as fully as the Grantor could do if personally present, with full power of substitution. This Power of Attorney shall not be affected by disability of the principal. This Power of Attorney is granted pursuant to the common law of the State of Minnesota.

Dated: ___________________________ 19___

STATE OF MINNESOTA
COUNTY OF

The foregoing instrument was acknowledged before me this _______day of ___________________ 19___.

________________________________________

State of Minnesota

Statutory Authority: MS s 507.09

History: 10 SR 838

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STATE OF MINNESOTA
(COUNTY OF

being first duly sworn, saith:

1. Affiant is the Attorney-in-Fact for agent named in that certain Power of Attorney dated ____________
   _________, 19_____, and filed for record ____________ as Document Number
   ____________, in the Office of
   the County Recorder (Registrar of Titles) of ________, County, Minnesota, executed by
   ____________, as Grantor and principal, relating to real property in
   ____________, County, Minnesota, legally described as follows:

(If more space is needed, continue on back)

2. Affiant does not have actual knowledge and has not received actual notice of the revocation or termination
   of the Power of Attorney by Grantor's death, disability, incompetence or otherwise, or notice of any facts
   indicating the same.

Subscribed and sworn to before me this

____________________

Statutory Authority: MS s 507.09
History: 10 SR 838
State of Minnesota, County of Affidavit Regarding Purchaser(s)

being first duly sworn, on oath says that:

1. (They are) (he is) (she knows) _______________, the person(s) named as _______________ in the document dated _______________ and filed for record _______________ as Document No. _______________ in the Office of the County Recorder/Registrar of Titles of _______________ County, Minnesota.

2. Said person(s) (is) (are) of legal age and under no legal disability with place of business(es) (respectively at) _______________, and for the last ten years have resided at:

3. There are no:
   a. Bankruptcy, divorce or dissolution proceedings involving said person(s) during the time period in which said person(s) have had any interest in the Premises described in the above document (the "Premises");
   b. Unsatisfied judgments of record against said person(s) nor, to your Affiant's knowledge, any actions pending in any courts which affect the Premises;
   c. Tax liens filed against said person(s) except as herein stated:

4. Any bankruptcy, divorce or dissolution proceedings of record against parties with the same or similar names, during the time period in which the above named person(s) have had any interest in the Premises, are not against the above named person(s).

5. Any judgments or tax liens of record against parties with the same or similar names are not against the above named person(s).

6. Said person(s) have not ordered or arranged for any labor or materials to be furnished to the Premises for which payment has not been made.

7. There are no persons in possession of any portion of the Premises of which Affiant(s) have knowledge, other than pursuant to a recorded document, except as stated herein:

That Affiant(s) knows the matters herein stated are true and makes this Affidavit for the purpose of inducing the acceptance of title to the Premises

Subscribed and sworn to before me this _______________ day of _______________, 19__

________________________________________

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

NOTARIAL STAMP OR SEAL FOR OTHER TITLE OR BANK

Statutory Authority: MS s 507.09
State of Minnesota, COUNTY OF

being first duly sworn, on oath sayeth that:

1. (They are) the person(s) named as in the document dated .

2. Said person(s) is are of legal age and under no legal disability with place of business(s) at and for the last ten years has(have) resided at:

3. There have been no:
   a. Bankruptcy, divorce or dissolution proceedings involving said person(s) during the time said person(s) has(have) had any interest in the premises described in the above document.
   b. Unsatisfied judgments of record against said person(s) nor any actions pending in any court which affect the Premises.
   c. Tax liens against said person(s) except as herein stated:

4. Any bankruptcy, divorce or dissolution proceedings of record against parties with the same or similar names, during the time period in which the above named person(s) has(have) had any interest in the Premises, are not against the above named person(s):

5. Any judgments or tax liens of record against parties with the same of similar names are not against the above named person(s):

6. There has been no labor or materials furnished to the Premises for which payment has not been made:

7. There are no unrecorded contracts, leases, easements, or other agreements or interests relating to the Premises except as stated herein:

8. There are no persons in possession of any portion of the Premises other than pursuant to a recorded document except as stated herein:

9. There are no encroachments or boundary line questions affecting the Premises of which Affiant(s) knows without knowledge.

Affiant(s) knows the matters herein stated are true and makes this Affidavit for the purpose of inducing the passing of title to the Premises:

Subscribed and sworn to before me this day of , 19

This instrument was drafted by and administered by:
State of Minnesota, 
County of ____________________________  

Affidavit Regarding Corporation 

being first duly sworn, on oath say(s) that:

1. (They are) _____________________________________________ and the _____________________________________________ corporation, the corporation named as _____________________________________________, dated _____________________________________________ and filed for record _____________________________________________, in the Office of the _____________________________________________ County Recorder (Registrar of Titles) of County, Minnesota.

2. Said corporation's principal place of business is at _____________________________________________ and said corporation's previous principal place(s) of business during the past ten years (has) (have) been at:

3. There have been no:
   a. Bankruptcy or dissolution proceedings involving said corporation during the time said corporation has had any interest in the premises described in the above document ("Premises");
   b. Unsatisfied judgments of record against said corporation nor any actions pending in any court, which affect the Premises;
   c. Tax liens filed against said corporation, except as herein stated:

4. Any bankruptcy or dissolution proceedings of record against corporations with the same or similar names, during the time period in which the above named corporation had any interest in the Premises, are not against the above named corporation.

5. Any judgments or tax liens of record against corporations with the same or similar names are not against the above named corporation.

6. There has been no labor or materials furnished to the Premises for which payment has not been made.

7. There are no unrecorded contracts, leases, easements or other agreements or interests relating to the Premises except as stated herein:

8. There are no persons in possession of any portion of the Premises other than pursuant to a recorded document except as stated herein:

9. There are no encroachments or boundary line questions affecting the Premises of which Affiant(s) (has) (have) knowledge.

Affiant(s) know(s) the matters herein stated are true and makes) this Affidavit for the purpose of inducing the passing of title to the Premises.

Subscribed and sworn to before me this __________ day of __________, 19__

Signature of Notary Public or Other Official

Statutory Authority: MS s 507.09

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State of Minnesota,  
County of ____________________________  

Affidavit Regarding Partnership

being first duly sworn, on oath say(s) that:

1. (They are / he is / she is) ____________________________ partner(s) of ____________________________ partnership, the partnership named as ____________________________, and filed for record (or in Book of ____________ Page ____________ of ____________) in the Office of the (County Recorder / Registrar of Titles) of ____________, Minnesota. Said partnership's principal place of business is at ____________________________, and said partnership's previous principal places of business during the past ten years has / have been at ____________________________.

2. There have been no:
   a. Bankruptcy proceedings involving said partnership or partners thereof, or dissolution proceedings involving said partnership, during the time said partnership has had any interest in the premises described in the above document ("Premises");
   b. Unsatisfied judgments of record against said partnership nor any actions pending in any court, which affect the Premises;
   c. Tax liens filed against said partnership except as herein stated.

3. Any bankruptcy or partnership dissolution proceedings of record against partnerships or persons with the same or similar names, during the time period in which the above named partnership had any interest in the Premises, are not against the above named partnership or the partners thereof.

4. Any judgments or tax liens of record against partnerships with the same or similar names are not against the above named partnership.

5. There has been no labor or materials furnished to the Premises for which payment has not been made.

6. There are no unrecorded contracts, leases, easements or other agreements or interests relating to the Premises except as stated herein:

7. There are no possession of any portion of the Premises other than pursuant to a recorded document except as stated herein:

8. There are no encroachments or boundary line questions affecting the Premises of which Affiant(s) know(s) he / she know(s) the matters herein stated are true and make(s) this Affidavit for the purpose of inducing the passing of title to the Premises.

9. This instrument was drafted by ____________________________.

Subscribed and sworn to before me this ____________ day of ____________, 19_________.

STATE OF MINNESOTA

County of ____________

__________________________
NOTARY PUBLIC OR OTHER OFFICIAL

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2820.5500 FORM 122-M: AFFIDAVIT BY INITIAL TRANSFEREE (INDIVIDUAL).

Subpart 1. Recommended form. The recommended form for an affidavit by an initial transferee (individual) is contained in subpart 2.

Subp. 2. Contents.

**Affidavit By An Initial Transferee**

STATE OF MINNESOTA  
COUNTY OF  

being first duly sworn, on oath says that:

1. Affiant is an initial transferee named in that certain deed dated ——, 19——, and filed for record ——, 19——, as Document Number ——, in the Office of the County Recorder (Registrar of Titles) of County, Minnesota, as Attorney-in-Fact for as Grantor and principal, relating to real property in County, Minnesota, legally described as follows:

(If more space is needed, continue on back)

2. Affiant had not received, at the time of the conveyance, a written instrument of revocation of that certain Power of Attorney dated ——, 19——, and filed for record ——, 19——, as Document No. ——, in the Office of the County Recorder (Registrar of Titles) of County, Minnesota.

Subscribed and sworn to before me this —— day of ——, 19——.

**Statutory Authority:** MS s 507.09

**History:** 11 SR 534
2820.5600 FORM 123-M: AFFIDAVIT BY AN INITIAL TRANSFEREE (CORPORATION OR PARTNERSHIP).

Subpart 1. Recommended form. The recommended form for an affidavit by an initial transferee (corporation or partnership) is contained in subpart 2.

Subp. 2. Contents.

AFFIDAVIT BY AN INITIAL TRANSFEREE
State of Minnesota
COUNTY OF

being first duly sworn, on oath says that:

1. Affiant is (a) (the) of

a

initial transferee named in that certain deed dated

and filed for record , 19 , as Document Number_.

(or in Book of Page)_ County Recorder (Registrar of Titles) of

Attorney-in-Fact for

as Grantor and principal, relating to real property in County, Minnesota, legally described as follows:

(If more space is needed, continue on back)

2. The above initial transferee had not received, at the time of the conveyance, a written instrument of revocation of that certain Power of Attorney dated , 19 , as Document Number_.

(or in Book of Page)_ County Recorder (Registrar of Titles) of

Subscribed and sworn to before me this day of . 19_

Statutory Authority: MS s 507.09

History: 11 SR 534
2820.5700 FORM 124-M: AFFIDAVIT OF AUTHORITY OF SUCCESSOR ATTORNEY-IN-FACT.

Subpart 1. Recommended form. The recommended form for an affidavit of authority of successor attorney-in-fact is contained in subpart 2.

Subp. 2. Contents.

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<th></th>
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</thead>
<tbody>
<tr>
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<td></td>
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</tbody>
</table>

**Affidavit of Authority of Successor Attorney-in-Fact**

**STATE OF MINNESOTA**

**COUNTY OF**

(reserved for recording data)

being first duly sworn, on oath says that:

1. Affiant is the successor Attorney-in-Fact under that certain Power of Attorney dated , and filed for record , as Document Number , in the Office of the (County Recorder) (Registrar of Titles) of , County, Minnesota, from , as Grantor and principal, to Attorney-in-Fact, relating to real property in , County, Minnesota, legally described as follows:

2. The Power of Attorney provides as conditions precedent to affiant’s authority to act, the following:

3. Those conditions have occurred.

Subscribed and sworn to before me this day of .

**Statutory Authority:** MS s 507.09

**History:** 11 SR 534
2820.6000 FORM 119M: AFFIDAVIT OF IDENTITY AND SURVIVORSHIP.

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

Subp. 2. Contents.

STATE OF MINNESOTA,
COUNTY OF ____________________________

I, ____________________________, Name of Affiant

and

_________________________________, Address of Affiant

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

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:

as shown by instrument recorded in Book _______ of _______ Reed of Minnesota, or as shown on Certificate of Title County, Files of the Registrar of Titles of _______ County Minnesota.

Subscribed and sworn to me this ______ day of __________, 19________.

___________________________
Signature of Affiant

Statutory Authority: MS s 507.09
STATE OF MINNESOTA PROBATE COURT
COUNTY COURT—PROBATE DIVISION

In Re: Estate of

ORDER OF COMPLETE SETTLEMENT OF THE ESTATE
AND DECREE OF DISTRIBUTION

The petition of __________, 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, 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 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.
9. That a final account has been filed herein by the personal representa-
tive(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 de-
vised 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:
(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.
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.

3. 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
In Re: Estate of ________________

ORDER OF COMPLETE SETTLEMENT OF THE ESTATE AND ORDER 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.
9. That a final account has been filed herein by the personal representa-
tive(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 de-
vised 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:
(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.
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.

3. 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
Form 103

Minn. Stat. § 525.312 #8

Minnesota Uniform Conveyancing Blanks (1978)

STATE OF MINNESOTA

COUNTY COURT—PROBATE DIVISION

COUNTY OF

Court File No.

In Re: Estate of

DECREE OF DESCENT

(Testate) (Intestate)

Deceased

The petition of , dated , 19 , 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 , 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.
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)

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:
(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 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.
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
STATE OF MINNESOTA

PROBATE COURT

COUNTY COURT—PROBATE DIVISION

In Re: Estate of _________________________

Deceased

DECREE OF DESCENT
(Ordained property)
(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.
under file number_____________ in which proceedings the (Order) (Decree) of (Distribution) (Descent) was entered on_____________ , 19_____, wherein the hereinafter described real and/or personal property was (omitted) (incorrectly described). The (Order) (Decree) in which the real property hereinafter described was (omitted) (incorrectly described) was (filed) (recorded) in the Office of the (County Recorder) (Registrar of Titles), ________________County, Minnesota, on the _______ day of_______________, 19_____, and was duly recorded in Book __________of__________, page __________, or was duly filed as Document No. ____________________________.

9. That the said (Order) (Decree) contained the following incorrect description(s):

(A) Personal property:

(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:
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, do 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:
(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 De-
scent) 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: ____________________________

[Signature]

(COURT SEAL)

FILED:

Statutory Authority: MS s 507.09
In Re: Estate of

Deceased

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:
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:

(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:

(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.
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.

2. 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):

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

Statutory Authority: MS s 507.09
BONA FIDE PURCHASER DECLARATION
(pursuant to
Minnesota Statutes 291.14 Subd. 4)
AND AFFIDAVIT OF NO SELF DEALING

ESTATE OF _____________________________________

_________________________________________________, DECEDE.

STATE OF MINNESOTA
COUNTY OF _________________________________

_________________________________________________, being first duly sworn, states:

1. That affiant is the personal representative of the Estate of the above-
named decedent, in _______________ County Probate File
No. ____________________, who died on ________________, 19___, in
_______________ County, Minnesota.

2. That affiant's address is: ____________________________________________

__________________________________________________;

3. 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)
4. That affiant (sold) (mortgaged) (leased) the above described real property by instrument dated ________________, 19__, to 

__________________________________________, a bona fide purchaser for 

the full consideration of $__________________:

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

day of______________, 19__. 

Personal Representative

Notary Public

Notarial Stamp or Seal

This instrument was drafted by:

______________________________

NOTICE: CERTIFIED COPY OF LETTERS MUST BE ATTACHED TO

THIS AFFIDAVIT, OR IT CANNOT BE RECORDED.

Statutory Authority: MS s 507.09
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)

as Personal Representative of the Estate of , Grantor,

Decedent, single □, married □ at the time of death, hereby conveys to

, Grantee(s),

real property in , County, Minnesota, described as follows:

(If more space is needed, continue on back)
together with all hereditaments and appurtenances belonging thereto.

STATE OF MINNESOTA

COUNTY OF ____________ ss.

The foregoing instrument was acknowledged before me this __________ day of ________________, 19__, by ________________________________, as Personal Representative of the Estate of ______________________________, Decedent.

Representative of the Estate of ______________________________, Decedent.

Notarial Stamp of Seal

Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

______________________________

______________________________

______________________________

______________________________

______________________________

______________________________

Statutory Authority: MS s 507.09
Transfer entered on ____________________________ , 19________

_________________________ County Auditor
by ________________ Deputy

Date: ____________________________ , 19________

NO STATE DEED TAX DUE HEREON (reserved for recording data)

______________________________________, Grantor,
a__________________________ under the laws of ________________________, as Personal
Representative of the Estate of ________________________, Decedent, single □, married □ at the
time of death, hereby conveys to ________________________, Grantee(s), real property
in ____________________________ County, Minnesota, described as follows:

(If more space is needed, continue on back)
together with all hereditaments and appurtenances belonging thereto.

STATE OF MINNESOTA  
COUNTY OF__________________________

By:______________________________  
Its:______________________________

The foregoing instrument was acknowledged before me this ________
day of______________, 19____, by
______________________________,

the ______________________ and
______________________________, a

of ______________________, under the laws of_____________________, as Personal Representative
of the Estate of ______________________, Decedent, on
behalf of the ______________________.

Notarial Stamp or Seal

THIS INSTRUMENT WAS
DRAFTED BY:

______________________________

______________________________

______________________________

Statutory Authority: MS s 507.09
FOR VALUABLE CONSIDERATION, ____________________________ , Grantor, as Personal Representative of the Estate of ____________________________ , Decedent, single [ ] , married [ ] at the time of death, hereby conveys to ____________________________ , Grantee(s), real property in ____________________________ , County, Minnesota, described as follows:

(If more space is needed, continue on back)

together with all hereditaments and appurtenances belonging thereto.

STATE OF MINNESOTA  
COUNTY OF ____________________________  

The foregoing instrument was acknowledged before me this ______________ day of ____________________________ , 19____ , by ____________________________ , as Personal Representative of the Estate of ____________________________ , Decedent.
STATE OF MINNESOTA
COUNTY OF

The foregoing instrument was acknowledged before me this day of , 19 , by , spouse of , Decedent.

STATEMENT FOR REAL ESTATE TAXES ON THE REAL PROPERTY DESCRIBED HEREIN SHOULD BE SENT TO:

Statutory Authority: MS s 507.09
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 entered

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
depth, hereby conveys to ________________________________, Grantee, a ________________________________, under the laws of
__________________________, real property in __________________________, County, Minnesota, described as follows:

(If more space is needed, continue on back)

together with all hereditaments and appurtenances belonging thereto.

STATE OF MINNESOTA

COUNTY OF ____________________________

The foregoing instrument was acknowledged before me this ________________

day of ____________________________, 19__, by ____________________________,

__________________________________________, as Personal Representative of the Estate

of ____________________________, Decedent.
STATE OF MINNESOTA
COUNTY OF ____________________________

The foregoing instrument was acknowledged before me this __________ day of __________, 19 ____, by ______________________, spouse of ______________________, Decedent.

________________________
Notary Public

________________________
Notary Public

Statements for real estate taxes on the real property described herein should be sent to:

________________________
________________________
________________________

Statutory Authority: MS s 507.09
Form No. 111—Personal Representative's Deed
Minnesota Uniform Conveyancing Blanks (1978)
Individual Personal Representative
to Joint Tenants

No delinquent taxes; certificate of real estate value received; and transfer entered 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______________________________, 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.

STATE OF MINNESOTA ______________________________ ss.
COUNTY OF ______________________________

The foregoing instrument was acknowledged before me this_______
day of______________________, 19____, by ______________________________, as Personal Representative of the Estate
of______________________________, Decedent.
STATE OF MINNESOTA
COUNTY OF ____________________________

__________________________
Name of Spouse

__________________________
Signature of Spouse

The foregoing instrument was acknowledged before me this __________ day of __________, 19__, by ______________________, spouse of ______________________, Decedent.

__________________________
Notary Public

Statements for real estate taxes on the real property described herein should be sent to:

__________________________
__________________________
__________________________

Statutory Authority: MS s 507.09
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; certificate of real estate value received; and transfer entered on ________________, 19_.

County Auditor

by ____________________

Deputy

STATE DEED TAX DUE HERON: $ __________

Date: ________________, 19_. (reserved for recording data)

FOR VALUABLE CONSIDERATION, ________________________________, Grantor, a ___________________________ under the laws of ___________________________, as Personal Representative of the Estate of ___________________________, Decedent, single [], married [] at the time of death, hereby conveys to ___________________________, Grantee(s), 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

COUNTY OF ____________________
The foregoing instrument was acknowledged before me this date of ____ day of ____________, 19____, by ______________________________, and ______________________________, the ______________________________ and ______________________________ of ______________________________, a ______________________________, under the laws of ______________________________, as Personal Representative of the Estate of ______________________________, Decedent, on behalf of the ______________________________ on behalf of ______________________________. 

Notarial Stamp or Seal

Notary Public


Name of Spouse ______________________________, SPOUSE OF DECEDENT, CONSENTS TO THIS DEED.

STATE OF MINNESOTA 

COUNTY OF ______________________________ 

ss. Signature of Spouse ______________________________

The foregoing instrument was acknowledged before me this day of ____________, 19____, by ______________________________, spouse of ______________________________, Decedent.

Notarial Stamp or Seal

Notary Public


THIS INSTRUMENT WAS DRAFTED BY: ______________________________

____________________________

____________________________

____________________________

Statutory Authority: MS $ 507.09
2820.7300 FORM 113: CORPORATE PERSONAL REPRESENTATIVE'S DEED TO CORPORATION OR PARTNERSHIP.

Form No. 113—Personal Representative's Deed

Corporate Personal Representative to Corporation or Partnership

No delinquent taxes; certificate of real estate value received; and transfer entered 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 ________________, 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}

COUNTY OF ________________

By: ________________

ss. Its: ________________

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The foregoing instrument was acknowledged before me this ______ day of ______________________, 19____, by __________________________ and __________________________, the __________________________ and __________________________, of __________________________, a __________________________, under the laws of __________________________, as Personal Representative of the Estate of __________________________, on behalf of the __________________________.

Notarial Stamp or Seal

Notary Public

________________________, SPOUSE OF DECEDEDENT, CONSENDS TO THIS DEED.

STATE OF MINNESOTA \\
COUNTY OF __________________________ \\

The foregoing instrument was acknowledged before me this ______ day of ______________________, 19____, by __________________________, 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
FORM NO. 114—PERSONAL REPRESENTATIVE’S DEED

Minneapolis Uniform Conveyancing Blanks (1978)

Corporate Personal Representative
to Joint Tenants

No delinquent taxes; certificate of real estate value received; and transfer entered on ______, 19______

County Auditor

by _______ Deputy

STATE DEED TAX DUE HEREON: $______

Date: ________, 19______ (reserved for recording data)

FOR VALUABLE CONSIDERATION, ____________, Grantor,
a ________ under the laws of _____________, as Personal Representative of the Estate of _____________, Decedent, single □, married □ at the time of death, hereby conveys to _____________, Grantees, as joint tenants, real property in _____________ County, Minnesota, described as follows:

(If more space is needed, continue on back)

(a) together with all hereditaments and appurtenances belonging thereto.

By: ____________________

Its: ____________________

STATE OF MINNESOTA SS.

COUNTY OF _____________

By: ____________________

Its: ____________________

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The foregoing instrument was acknowledged before me this __________________________ day of __________________________, 19___, by __________________________

_____________________________ and __________________________,
the __________________________ and __________________________,
of __________________________, a __________________________,
under the laws of __________________________, as Personal Representative of the Estate of __________________________, as Decedent, on behalf of the __________________________.

Notarial Stamp or Seal

Notary Public

__________________________________________, SPOUSE OF DECEDENT, CONSENTS TO THIS DEED.

STATE OF MINNESOTA

COUNTY OF __________________________

The foregoing instrument was acknowledged before me this __________________________ day of __________________________, 19___, by __________________________, 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
2820.8000 FORM 121-M: REVOCATION OF POWER OF ATTORNEY.

Subpart 1. Recommended form. The recommended form for a revocation of a power of attorney is contained in subpart 2.

Subp. 2. Contents.

 KNOW ALL BY THESE PRESENTS, that

and filed for record in the Office of the

relating to real property in County, Minnesota, legally described as follows:

(If more space is needed, continue on back)

STATE OF MINNESOTA
COUNTY OF

by

The foregoing instrument was acknowledged before me this day of , 19.

NOTE: To constitute "actual notice of revocation" in a real property transaction under Minn. Stat. Sec. 523.11, subd. 2 (1984), this document must be recorded or filed.

Statutory Authority: MS s 507.09
History: 11 SR 534
MISCELLANEOUS FORMS

2820.9000 FORM 88-M. RELEASE OF LAND FROM JUDGMENT LIEN.

Subpart 1. Recommended form. The recommended form for a release of land from a judgment lien is contained in subpart 2.

Subp. 2. Contents.

Release of Land from Judgment Lien

FOR VALUABLE CONSIDERATION, the real property in County, Minnesota, legally described as follows:

(is reserved for recording data)

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

STATE OF MINNESOTA
COUNTY OF...

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

Statutory Authority: MS s 507.09

History: 12 SR 2392
2820.9050 FORM 125-M: SEVERANCE OF JOINT TENANCY.

Subpart 1. Recommended form. The recommended form for a severance of a joint tenancy is contained in subpart 2.

Subp. 2. Contents.

<table>
<thead>
<tr>
<th>Severance of Joint Tenancy</th>
<th>Form No. 125-M</th>
<th>Minnesota Uniform Conveyancing Rules (1980)</th>
</tr>
</thead>
<tbody>
<tr>
<td>No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed ( ) not required Certificate of Real Estate Value No. , 19</td>
<td></td>
<td></td>
</tr>
<tr>
<td>County Auditor by _______________________________ Deputy</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DEED TAX DUE HEREBON: $ ___________________________</td>
<td>(reserved for recording data)</td>
<td></td>
</tr>
<tr>
<td>Date: _____________________________ , 19</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

I, ______________________________, am one of the owners in joint tenancy of real property in ______________________________ County, Minnesota described as follows:

(If more space needed, continue on back.)

In accordance with Minnesota Statutes Section 500.19, subd. 5 (1), I hereby sever and terminate the joint tenancy with the intention that I hold my interest in the real property as a tenant in common.

STATE OF MINNESOTA
COUNTY OF ______________________________

The foregoing instrument was acknowledged before me this ____ day of _________________, 19 ___
by______________________________________________________

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

This instrument will be legally effective only if recorded in the office of the County Recorder or the Registrar of Titles in the County where the real estate is situated.

Statutory Authority: MS s 45.023; 507.09

History: 17 SR 1829

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