CHAPTER 2820
DEPARTMENT OF COMMERCE

FORMS FOR CONVEYANCES OF REAL ESTATE

2820.0010 PURPOSE.

WARRANTY DEEDS

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**FORMS FOR CONVEYANCES OF REAL ESTATE**

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**FORMS FOR CONVEYANCES OF REAL ESTATE**

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<tr>
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</table>
FORMS FOR CONVEYANCES OF REAL ESTATE

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

2820.0200 [Repealed, 23 SR 348]
2820.0201 FORM NO. 1-M: INDIVIDUAL TO INDIVIDUAL.

Subpart 1. Recommended form. The recommended form for a warranty deed, individual(s) to individual(s) is contained in subpart 2.

Subp. 2. Contents.

WARRANTY DEED
Form No. 1-M

Individually

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

(Ok)

County Auditor

by: ________________________________ Deputy

DEED TAX DUE: ________________________________

Date: ________________________________

FOR VALUABLE CONSIDERATION, hereby conveys and warrants to ________________________________
real property in ________________________________, County, Minnesota, described as follows:

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

   - Check box if applicable:
   - The Seller certifies that the Seller does not know of any wells on the described real property.
   - A well disclosure certificate accompanies this document.
   - I am familiar with the property described in this instrument and certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

   Affix Deed Tax Stamp Here

STATE OF MINNESOTA
COUNTY OF ________________________________

This instrument was acknowledged before me. ________________

by ________________________________

Statutory Authority: MS s 14.386; 507.09
History: 23 SR 348

2820.0300 [Repealed, 23 SR 348]
FORM NO. 2-M: EXCEPT ASSESSMENTS, INDIVIDUAL TO INDIVIDUAL

Subpart 1. **Recommended form.** The recommended form for a warranty deed, except assessments, individual(s) to individual(s), is contained in subpart 2.

Subp. 2. **Contents.**

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**STATE OF MINNESOTA**

**COUNTY OF**

This instrument was acknowledged before me on ____________________________.

by ____________________________

**Statutory Authority:** *MS s 14.386; 507.09*

**History:** 23 SR 348

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FORM NO. 3-M: INDIVIDUALS TO CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY.

Subpart 1. Recommended form. The recommended form for a warranty deed, individual(s) to corporation, partnership, or limited liability company is contained in subpart 2.

Subp. 2. Contents.

```
WMWWTT DEED
Form No. 3-M
No delinquent taxes and transfer en
Real Estate Value ( ) filed ( ) not required.

County Auditor
by: Deputy

DEED TAX DUE: $ ________________________________

FOR VALUABLE CONSIDERATION, _
hereby conveys and warrants to _
under the laws of _, County, Minnesota, described as follows:

The Seller certifies that the Seller does not know of any wells on the described real property.
A well disclosure certificate accompanies this document.

real property in _


Check box if applicable.

\[\text{Statutory Authority: } MS s 14.386; 507.09\]
\[\text{History: } 23 SR 348\]

Statutory Authority: MS s 14.386; 507.09
History: 23 SR 348

\[2820.0500 \text{ [Repealed, 23 SR 348]}\]
```
FORM NO. 4-M: EXCEPT ASSESSMENTS, INDIVIDUAL TO CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY.

Subpart 1. Recommended form. The recommended form for a warranty deed, except assessments, individual(s) to corporation, partnership, or limited liability company is contained in subpart 2.

Subp. 2. Contents.

WARRANTY DEED (Excluding Assessments)

MINNESOTA DEED CONVEYANCE FORMS (4-M)

No delinquent taxes and transfer entered. Certificate of
Real Estate Value filed. 1.2a, 1.2c required.

Certificate of Real Estate Value No. __________________________

Issued __________________________

County Auditor

Deputy

DEED TAX DUE: $ __________________________

Date: __________________________

FOR VALUABLE CONSIDERATION,

hereby conveys and warrants to __________________________,

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

(Reserved for recording data)

Check box if applicable:

☑ The seller certifies that the seller does not know of any wells on the described real property.

☐ A well disclosure certificate accompanies this document.

I, the seller, have reviewed the property described in this instrument and certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Affix Deed Tax Stamp Here

STATE OF MINNESOTA

COUNTY OF __________________________

This instrument was acknowledged before me on _______________ by __________________________.

Statutory Authority: MS s 14.386; 507.09

History: 23 SR 348
2820.0601 FORM NO. 5-M: INDIVIDUAL TO JOINT TENANTS.

Subpart 1. Recommended form. The recommended form for a warranty deed, individual(s) to joint tenants is contained in subpart 2.

Subp. 2. Contents.

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<th>warranted deed</th>
<th>Form No. 5-M</th>
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<tbody>
<tr>
<td>warranty deed, individual(s) to joint tenants</td>
<td></td>
</tr>
</tbody>
</table>

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

| (Deed) |
| County Auditor |
| Deputy |

DEED TAX DUE: $________________________

Date: __________________________

FOR VALUABLE CONSIDERATION, ________________________________________________________________________________________________

hereby conveys and warrants to ________________________________________________________________________________________________

by ________________________________________________________________________________________________

real property in ________________________________________________________________________________________________

State of Minnesota

COUNTY OF ________________________________________________________________________________________________

This instrument was acknowledged before me on ____________________________

by ________________________________________________________________________________________________

Statutory Authority: MS s 14.386; 507.09

History: 23 SR 348

2820.0700 [Repealed, 23 SR 348]
FORM NO. 6-M: EXCEPT ASSESSMENTS, INDIVIDUAL TO JOINT TENANTS.

Subpart 1. Recommended form. The recommended form for a warranty deed, except assessments, individual(s) to joint tenants is contained in subpart 2.

Subp. 2. Contents.

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<th>WARRANTY DEED WITHOUT ASSESSMENTS</th>
<th>FORM NO. 6-M</th>
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<td>No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed ( ) not required.</td>
<td>County Auditor</td>
</tr>
<tr>
<td>Certificate of Real Estate Value No. ( ) filed ( ) not required</td>
<td>Deputy</td>
</tr>
<tr>
<td>DEED TAX DUE: $ ____________________</td>
<td>(reserved for recording data)</td>
</tr>
<tr>
<td>Date: ______________________________</td>
<td></td>
</tr>
</tbody>
</table>

FOR VALUABLE CONSIDERATION, hereby conveys and warrants to ___________________________ (residual for recording data), Grantee,

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

Check box if applicable:
- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document.
- I am familiar with the property described in this instrument and certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Affix Deed Tax Stamp Here

STATE OF MINNESOTA
COUNTY OF ____________________________

This instrument was acknowledged before me on ____________________________

by ____________________________

REGISTRAR OF DEEDS OR OTHER TITLE OFFICIAL

Affix Deed Tax Stamp Here

Statutory Authority: MS s 14.386; 507.09
History: 23 SR 348

2820.0800 [Repealed, 23 SR 348]
2820.0801 FORM NO. 7-M: CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY TO INDIVIDUAL.

Subpart 1. Recommended form. The recommended form for a warranty deed, corporation, partnership, or liability company to individual(s) is contained in subpart 2.

Subp. 2. Contents.

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<td>Corporation, Partnership, or Limited Liability Company to Individual(s)</td>
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<td></td>
</tr>
<tr>
<td>No delinquent taxes and transfer fees entered. Certificate of Real Estate Value is filed ( ) not required. Certificate of Real Estate Value No. ( )</td>
<td>County Auditor</td>
<td>Deputy</td>
</tr>
<tr>
<td>DEED TAX DUE: $</td>
<td></td>
<td>(reserved for recording data)</td>
</tr>
</tbody>
</table>

FOR VALUABLE CONSIDERATION, , Grantor, hereby conveys, and warrants to , County, Minnesota, described as follows:

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

- [ ] The Seller certifies that the Seller does not know of any wells on the described real property.
- [ ] A well disclosure certificate accompanies this document.
- [ ] I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Affix Seal Here

STATE OF MINNESOTA
COUNTY OF

This instrument was acknowledged before me
by
under the laws of , on behalf of the

Statutory Authority: MS s 14.386; 507.09
History: 23 SR 348

2820.0900 [Repealed, 23 SR 348]
Subpart 1. Recommended form. The recommended form for a warranty deed, except assessments, corporation, partnership, or limited liability company to individual(s) is contained in subpart 2.

Subp. 2. Contents.

WARRANTY DEED (Except Assessments, Corporation, Partnership, or Limited Liability Company to Individual)

Form No. 8-M

Recommended form.
The recommended form for a warranty deed, except assessments, corporation, partnership, or limited liability company to individual(s) is contained in subpart 2.

Subp. 2. Contents.

Form No. B-M

Date: ____________________________

DEED TAX DUE: $ ____________________________

FOR VALUABLE CONSIDERATION, $ ____________________________, under the laws of ____________________________, Grantor, hereby conveys and warrants to ____________________________, Grantee, 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:

Check box if applicable:

☐ The Seller certifies that the Seller does not know of any wells on the described real property.
☐ A well disclosure certificate accompanies this document.
☐ I am familiar with the property described in this instrument and certify that the name and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Affix Deed Tax Stamp Here

STATE OF MINNESOTA
COUNTY OF ____________________________

This instrument was acknowledged before me on ____________________________, and ____________________________, under the laws of ____________________________, on behalf of the ____________________________

INDICATIONS OF NOTARY PUBLIC OR OTHER OFFICIAL

Check here if part or all of the land is Registered (Thereis) ☐

The documents for the real property described in this instrument should be used on backside meter and address of Grantor.

Statutory Authority: MSs 14.386; 507.09

History: 23 SR 348

2820.1000 [Repealed, 23 SR 348]
2820.1001 FORM NO. 9-M: CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY TO CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY.

Subpart 1. **Recommended form.** The recommended form for a warranty deed, corporation, partnership, or limited liability company to corporation, partnership, or limited liability company is contained in subpart 2.

**Subp. 2. Contents.**

<table>
<thead>
<tr>
<th>WARRANTED SEID</th>
<th>Form No. 9-M</th>
<th>Warranty Under Conveyance (Caution)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corporation, Partnership, or Limited Liability Company to Corporation, Partnership, or Limited Liability Company</td>
<td>No delinquent taxes and transfer on record; Certificate of Real Estate Value (if filed) not required. Certificate of Real Estate Value No.</td>
<td></td>
</tr>
<tr>
<td>Date:</td>
<td>Date:</td>
<td>(reserved for recording data)</td>
</tr>
<tr>
<td>Deputy Auditor</td>
<td>Deputy Auditor</td>
<td></td>
</tr>
<tr>
<td>DEED TAX DUE:</td>
<td>DEED TAX DUE:</td>
<td></td>
</tr>
<tr>
<td>County Auditor</td>
<td>County Auditor</td>
<td></td>
</tr>
<tr>
<td>FOR VALUABLE CONSIDERATION,</td>
<td>FOR VALUABLE CONSIDERATION,</td>
<td></td>
</tr>
<tr>
<td>Grantor, hereby conveys and warrants to</td>
<td>Grantor, hereby conveys and warrants to</td>
<td></td>
</tr>
<tr>
<td>under the laws of</td>
<td>under the laws of</td>
<td></td>
</tr>
<tr>
<td>Grantee, under the laws of</td>
<td>Grantee, under the laws of</td>
<td></td>
</tr>
<tr>
<td>County, Minnesota, described as follows:</td>
<td>County, Minnesota, described as follows:</td>
<td></td>
</tr>
<tr>
<td>together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:</td>
<td>together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:</td>
<td></td>
</tr>
<tr>
<td>Check box if applicable:</td>
<td>Check box if applicable:</td>
<td></td>
</tr>
<tr>
<td>☐ The Seller certifies that the Seller does not know of any wells on the described real property.</td>
<td>☐ The Seller certifies that the Seller does not know of any wells on the described real property.</td>
<td></td>
</tr>
<tr>
<td>☐ A well disclosure certificate accompanies this document.</td>
<td>☐ A well disclosure certificate accompanies this document.</td>
<td></td>
</tr>
<tr>
<td>☐ Seller is familiar with the property described in this instrument and certifies that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.</td>
<td>☐ Seller is familiar with the property described in this instrument and certifies that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.</td>
<td></td>
</tr>
<tr>
<td>Affix Deed Tax Stamp Here</td>
<td>Affix Deed Tax Stamp Here</td>
<td></td>
</tr>
<tr>
<td>By</td>
<td>By</td>
<td></td>
</tr>
<tr>
<td>STATE OF MINNESOTA</td>
<td>STATE OF MINNESOTA</td>
<td></td>
</tr>
<tr>
<td>COUNTY OF</td>
<td>COUNTY OF</td>
<td></td>
</tr>
<tr>
<td>This instrument was acknowledged before me on</td>
<td>This instrument was acknowledged before me on</td>
<td></td>
</tr>
<tr>
<td>under the laws of</td>
<td>under the laws of</td>
<td></td>
</tr>
<tr>
<td>and</td>
<td>and</td>
<td></td>
</tr>
<tr>
<td>of</td>
<td>of</td>
<td></td>
</tr>
<tr>
<td>at,</td>
<td>at,</td>
<td></td>
</tr>
<tr>
<td>appointed as Notary Public of State of Minnesota.</td>
<td>appointed as Notary Public of State of Minnesota.</td>
<td></td>
</tr>
<tr>
<td>Check here if part or all of the land is Registered (Transfer)</td>
<td>Check here if part or all of the land is Registered (Transfer)</td>
<td></td>
</tr>
<tr>
<td>The Description for the real property described in this instrument should be used to indicate names and address of Grantor.</td>
<td>The Description for the real property described in this instrument should be used to indicate names and address of Grantor.</td>
<td></td>
</tr>
</tbody>
</table>

Statutory Authority: MS s 14.386; 507.09

History: 23 SR 348

2820.1100 [Repealed, 23 SR 348]
Subpart 1. **Recommended form.** The recommended form for a warranty deed, except assessments, corporation, partnership, or limited liability company to corporation, partnership, or limited liability company is contained in subpart 2.

Subp. 2. **Contents.**

**Warranty Deed Exemplary Form.**

**Form No. 10-M**

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

Certificate of Real Estate Value No. _______________

[Signature]

County Auditor

[Signature]

Deputy

**DEED TAX DUE: $__________**

Date: ____________

**FOR VALUABLE CONSIDERATION.**

[reserved for recording data]

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

[description of property]

Check box if applicable:

☐ The Seller certifies that the Seller does not know of any wells on the described real property.

☐ I am familiar with the property described in this instrument and certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Affix Deed Tax Stamp Here

STATE OF MINNESOTA

COUNTY OF ____________

This instrument was acknowledged before me on ____________, 20__ by ____________, and ____________, in behalf of the ____________, on behalf of the ____________

[Signature]

Notary Public

[Notary Public's Seal]

**Statutory Authority:** MS s 14.386; 507.09

**History:** 23 SR 348

2820.1200 [Repealed, 23 SR 348]
Subpart 1. **Recommended form.** The recommended form for a warranty deed, corporation, partnership, or limited liability company to joint tenants is contained in subpart 2.

Subp. 2. **Contents.**

<table>
<thead>
<tr>
<th>Warranty Deed</th>
<th>Form No. 11-M</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corporation, Partnership, or Limited Liability Company to Joint Tenants</td>
<td></td>
</tr>
</tbody>
</table>

No delinquent taxes or interest entered; Certificate of Real Estate Value filed if required. (See County Auditor)

**County Auditor**

**Deputy**

**DEED TAX DUE:** $____

Date:____

FOR VALUABLE CONSIDERATION, ___

Grantor, hereby conveys and warrants to_, Grantee, under the laws of

___ County, Minnesota, described as follows:

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

Check box if applicable:
- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document.
- I am familiar with the property described in this instrument and certify that the status and number of wells on the described real property has not changed since the last previously filed well disclosure certificate.

**Affix Deed Tax Stamp Here**

**STATE OF MINNESOTA**

**COUNTY OF**

This instrument was acknowledged before me on___

By _____________

COUNTY PUBLIC OFFICIAL

**Statutory Authority:** *MS s 14.386; 507.09*

**History:** 23 SR 348

2820.1300 [Repealed, 23 SR 348]
2820.1301 FORM NO. 12-M: EXCEPT ASSESSMENTS, CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY TO JOINT TENANTS.

Subpart 1. **Recommended form.** The recommended form for a warranty deed, except assessments, corporation, partnership, or limited liability company to joint tenants is contained in subpart 2.

Subp. 2. **Contents.**

---

**WARRANTY DEED**

**Form No. 12-M**

**State of Minnesota**

**County of**

**STATE OF MINNESOTA**

**COUNTY OF**

This instrument was acknowledged before me on the day of , under the laws of , on behalf of the

**NOTARIAL SEAL**

**Statutory Authority:**  *MS s 14.386; 507.09*

**History:** 23 SR 348
FORMS OF CONVEYANCE FOR GUARDIANS AND CONSERVATORS

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.

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

DEED TAX DUE HEREBY: $______

Date __________ 19__

FOR VALUABLE CONSIDERATION, of the Estate of __________ ( ), Ward, single ( ), married ( ), on the date hereof ( ), hereby convey(s) to __________ ( ), Grantor(s), real property in _________ County, Minnesota, described as follows:

together with all hereditaments and appurtenances belonging thereto.

GUARDIAN(S)

Affix Deed Tax Stamp Here

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).

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

STATE OF MINNESOTA COUNTY OF __________

The foregoing was acknowledged before me this _________ day of _________ 19__, as _____, _____ of _________ ( ), Grantor(s).

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

STATUTORY AUTHORITY: MS s 507.09

HISTORY: 14 SR 216
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.

<table>
<thead>
<tr>
<th>Form No.</th>
<th>TAX-GUARDIAN'S DEED</th>
</tr>
</thead>
<tbody>
<tr>
<td>14-M</td>
<td>GUARDIAN'S DEED</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>No delinquent taxes and transfer entered: Certificate of Real Estate Value [ ] filed [ ] not required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Certificate of Real Estate Value No. 19</td>
</tr>
<tr>
<td>County Auditor</td>
</tr>
<tr>
<td>by Deputy</td>
</tr>
<tr>
<td>DEED TAX DUE HEREON: 8</td>
</tr>
<tr>
<td>Date: 19</td>
</tr>
<tr>
<td>FOR VALUABLE CONSIDERATION,</td>
</tr>
<tr>
<td>of the Estate of [ ] Ward, single [ ] married [ ]</td>
</tr>
<tr>
<td>on the date hereof (and)</td>
</tr>
<tr>
<td>hereby convey(s) to</td>
</tr>
<tr>
<td>real property in [ ] County, Minnesota, described as follows:</td>
</tr>
<tr>
<td>together with all hereditaments and appurtenances belonging</td>
</tr>
<tr>
<td>GUARDIAN(S)</td>
</tr>
<tr>
<td>STATE OF MINNESOTA</td>
</tr>
<tr>
<td>COUNTY OF [ ]</td>
</tr>
<tr>
<td>The foregoing was acknowledged before me this day of 19</td>
</tr>
<tr>
<td>by as Guardian(s) of the Estate of [ ] Ward, Grantor(s).</td>
</tr>
<tr>
<td>NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR BANK):</td>
</tr>
<tr>
<td>STATE OF MINNESOTA</td>
</tr>
<tr>
<td>COUNTY OF [ ]</td>
</tr>
<tr>
<td>The foregoing was acknowledged before me this day of 19</td>
</tr>
<tr>
<td>by as [ ] Ward, Spouse of [ ]</td>
</tr>
<tr>
<td>NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR BANK):</td>
</tr>
<tr>
<td>THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):</td>
</tr>
</tbody>
</table>

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.

For valuable consideration,
of the Estate of _, 19_
on the date hereof (and) _, as Conservator(s)
 hereby convey(i) to
 real property in _, County, Minnesota, described as follows:

together with all hereditaments and appurtenances belonging thereto.

Signature of Conservatee, Grantor(s).

This instrument was drafted by \(\text{NAME AND ADDRESS}\):
2820.1353 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.**

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

Certificate of Real Estate Value No. ____________.

County Auditor by ____________

Deputy

DEED TAX DUE HEREON: $__________ 19.

FOR VALUABLE CONSIDERATION, ____________, as Conservator(s),

Transfers, single  O, married  □

on the date hereof (and) ________ 19, Conservatee, Grantor(s).

hereby convey(i) to ____________, as Joint Tenants, Grantor(s).

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

(To be filled in by the clerk, continue on back)

together with all hereditaments and appurtenances belonging thereto.

Affix Deed Tax Stamp Here:

CONSERVATOR(S)

STATE OF MINNESOTA
COUNTY OF ____________

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

as Conservator(s) of the Estate of ____________, Conservatee, 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, ____________, spouse of ____________, Conservatee.

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**

2820.1400 [Repealed, 22 SR 95]
LIMITED WARRANTY DEEDS

2820.1410 FORM NO. 15-M: INDIVIDUAL(S) TO INDIVIDUAL(S).

Subpart 1. **Recommended form.** The recommended form for a limited warranty deed, individual(s) to individual(s), is contained in subpart 2.

Subp. 2. **Contents.**

---

**Limited Warranty Deed**

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

Date: __________

**Deed Tax Due:** __________

**For Valuable Consideration,** __________

conveys and quitclaims to __________

County, Minnesota, described as follows:

This Deed conveys after-acquired title. Grantor warrants that Grantor has not done or suffered anything to encumber the property, EXCEPT:

Check box if applicable:

☐ The Seller certifies that the seller does not know of any wells on the described real property.

☐ A well disclosure certificate accompanies this document.

☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

---

**Signature**

Affix Deed Tax Stamp Here

**State of Minnesota**

**County of __________**

This instrument was acknowledged before me on __________

by __________

Notary Public or Other Official

[Seal]

---

**Statutory Authority:** MS s 507.09

**History:** 22 SR 95

2820.1450 [Repealed, 22 SR 95]
2820.1460 FORM NO. 16-M: EXCEPT ASSESSMENTS, INDIVIDUAL(S) TO INDIVIDUAL(S).

Subpart 1. Recommended form. The recommended form for a limited warranty deed, except assessments, individual(s) to individual(s), is contained in subpart 2.

Subp. 2. Contents.

<table>
<thead>
<tr>
<th>Limited Warranty Deed Except Assessments Form No. 16-M</th>
<th>Munising Township Conveyancing Plate (U.S.A.1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed ( ) not required.</td>
<td>(Title)</td>
</tr>
<tr>
<td>Certificate of Real Estate Value ( ) filed ( ) not required.</td>
<td>County Auditor</td>
</tr>
<tr>
<td>by:</td>
<td>Deputy</td>
</tr>
<tr>
<td>DEED TAX DUE: $</td>
<td>(reserved for recording data)</td>
</tr>
<tr>
<td>Date:</td>
<td></td>
</tr>
<tr>
<td>FOR VALUABLE CONSIDERATION,</td>
<td></td>
</tr>
<tr>
<td>hereby conveys and quitclaims to</td>
<td>Grantor,</td>
</tr>
<tr>
<td>real property in</td>
<td>County, Minnesota, described as follows:</td>
</tr>
<tr>
<td>together with all hereditaments and appurtenances.</td>
<td></td>
</tr>
<tr>
<td>This Deed conveys after-acquired title. Grantor warrants that Grantor has not done or suffered anything to encumber the property, EXCEPT: the lien of all unpaid special assessments and interest thereon; and</td>
<td></td>
</tr>
<tr>
<td>Checkbox If applicable:</td>
<td></td>
</tr>
<tr>
<td>[ ] The Seller certifies that the seller does not know of any wells on the described real property.</td>
<td></td>
</tr>
<tr>
<td>[ ] A well disclosure certificate accompanies this document.</td>
<td></td>
</tr>
<tr>
<td>[ ] I am familiar with the property described in this instrument and certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.</td>
<td></td>
</tr>
<tr>
<td>Affix Deed Tax Stamp Here:</td>
<td></td>
</tr>
<tr>
<td>STATE OF MINNESOTA</td>
<td></td>
</tr>
<tr>
<td>COUNTY OF</td>
<td></td>
</tr>
<tr>
<td>This instrument was acknowledged before me on</td>
<td></td>
</tr>
<tr>
<td>by</td>
<td></td>
</tr>
<tr>
<td>Statutory Authority: MS s 507.09</td>
<td></td>
</tr>
<tr>
<td>History: 22 SR 95</td>
<td></td>
</tr>
<tr>
<td>2820.1500 [Repealed, 22 SR 95]</td>
<td></td>
</tr>
</tbody>
</table>
2820.1510 FORM NO. 17-M: INDIVIDUAL(S) TO CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY.

Subpart 1. Recommended form. The recommended form for a limited warranty deed, individual(s) to a corporation, partnership, or limited liability company, is contained in subpart 2.

Subp. 2. Contents.

<table>
<thead>
<tr>
<th>Permanent Tax Identification Number</th>
<th>Country, State, or Federal Tax Identification Number (if available)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

For valuable consideration, hereby conveys and quitclaims to , Grantee, under the laws of County, Minnesota, described as follows:

This Deed conveys after-acquired title. Grantee warrants that Grantee has not done or suffered anything to encumber the property, EXCEPT:

- Check box if applicable:
  - [ ] The Seller certifies that the seller does not know of any wells on the described real property.
  - [ ] A well disclosure certificate accompanies this document.
  - [ ] I am familiar with the property described in this instrument and certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Affix Deed Tax Stamp Here

STATE OF MINNESOTA
COUNTY OF

This instrument was acknowledged before me on

by

Statutory Authority: MS s 507.09
History: 22 SR 95
FORM NO. 18-M: EXCEPT ASSESSMENTS, INDIVIDUAL(S) TO CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY.

Subpart 1. Recommended form. The recommended form for a limited warranty deed, except assessments, individual(s) to a corporation, partnership, or limited liability company, is contained in subpart 2.

Subp. 2. Contents.

LIMITED WARRANTY DEED (EXCEPT ASSESSMENTS, INDIVIDUAL(S) TO CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY)

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

by: County Auditor
by: Deputy

DEED TAX DUE: $ __________
Date: ____________________

FOR VALUABLE CONSIDERATION,
hereby convey and quitclaim to ____________________________, under the laws of ______________, County, Minnesota, described as follows:

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

together with all hereditaments and appurtenances.

This Deed conveys after-acquired title. Grantor warrants that Grantor has not done or suffered anything to encumber the property, EXCEPT: the lien of all unpaid special assessments and interest thereon; and

Check box if applicable:
☐ The Seller certifies that the seller does not know of any wells on the described real property.
☐ A well disclosure certificate accompanies this document.
☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Affix Deed Tax Stamp Here:

STATE OF MINNESOTA
COUNTY OF ____________________________

This instrument was acknowledged before me on ____________________.

Notarial Stamp for Real or Other Title or Bank

RECORDING NOTARY PUBLIC OR OTHER OFFICIAL

Check here if part or all of the land is Registered Timber:

Tax Return for the real property described in this instrument should be filed in the names and address of Grantor.

Statutory Authority: MS 507.09
History: 22 SR 95

2820.1600 [Repealed, 22 SR 95]
2820.1610 FORM NO. 19-M: INDIVIDUAL(S) TO JOINT TENANTS.

Subpart 1. **Recommended form.** The recommended form for a limited warranty deed, individual(s) to joint tenants, is contained in subpart 2.

Subp. 2. **Contents.**

![Limited Warranty Deed Form](image)

- **Recommended form.** The recommended form for a limited warranty deed, individual(s) to joint tenants, is contained in subpart 2.

- **Contents.**

  - **For Valuable Consideration,** hereby conveys and quitclaims to
    - **Grantee(s), as joint tenants,** real property in...

  - **County, Minnesota,** described as follows:

  - together with all hereditaments and appurtenances.

  - **This Deed conveys after-acquired title.** Grantor warrants that Grantor has not done or suffered anything to encumber the property, **EXCEPT:**

    - **Check box if applicable:**
      - Seller certifies that the seller does not know of any wells on the described real property.
      - A well disclosure certificate accompanies this document.
      - I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

  - **Affix Deed Tax Stamps If, 70:

  - **STATE OF MINNESOTA**
  - **COUNTY OF**

  - **This instrument was acknowledged before me on**

  - **Notarial seal:** Real or Other Title or Bank

  - **Signature of Notary Public or Other Official:**

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

  - **History:** 22 SR 95
FORM NO. 20-M: EXCEPT ASSESSMENTS, INDIVIDUAL(S) TO JOINT TENANTS.

Subpart 1. **Recommended form.** The recommended form for a limited warranty deed, except assessments, individual(s) to joint tenants, is contained in subpart 2.

Subp. 2. **Contents.**

- **Limited Warranty Deed Except Assessments Form No. 20-M**
  - No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed ( ) not required.
  - County Auditor: ____________________________ Deputy: ____________________________
  - DEED TAX DUE: ____________________________
  - FOR VALUABLE CONSIDERATION, _ , hereby conveys and quitclaims to _ , tenants, real property in _ County, Minnesota, described as follows:
  - together with all hereditaments and appurtenances.
  - This Deed conveys after-acquired title. Grantor warrants that Grantor has not done or suffered anything to encumber the property, EXCEPT: the lien of all unpaid special assessments and interest thereon; and
  - Check box if applicable:
    - The Seller certifies that the seller does not know of any wells on the described real property.
    - A well disclosure certificate accompanies this document.
    - I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.
    - ____________________________
    - ____________________________
    - ____________________________
  - Affix Deed Tax Stamp Here:
  - STATE OF MINNESOTA
  - COUNTY OF ____________________________
  - This instrument was acknowledged before me on ____________________________
  - __________________________________
  - __________________________________
  - ____________________________
  - ____________________________
  - ____________________________
  - ____________________________
  - ____________________________

Statutory Authority: **MS s 507.09**

History: 22 SR 95

2820.1700 [Repealed, 22 SR 95]
**Recommended form.** The recommended form for a limited warranty deed, corporation, partnership, or limited liability company to individual(s), is contained in subpart 2.

**Subp. 2. Contents.**

<table>
<thead>
<tr>
<th>Form No. 21-M: Corporation, Partnership, or Limited Liability Company to Individual(s).</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LIMITED WARRANTY DEED</strong></td>
</tr>
<tr>
<td><strong>Corporation, Partnership or Limited Liability Company to Individual(s)</strong></td>
</tr>
<tr>
<td>No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed ( ) not required. Certificate of Real Estate Value No. ( Blank)</td>
</tr>
<tr>
<td>by: County Auditor Deputy</td>
</tr>
<tr>
<td>DEED TAX DUE: $ Date: (reserved for recording data)</td>
</tr>
<tr>
<td>FOR VALUABLE CONSIDERATION, under the laws of Grantor, hereby conveys and quitclaims to Grantee, real property in County, Minnesota, described as follows:</td>
</tr>
<tr>
<td>together with all hereditaments and appurtenances. This Deed conveys after-acquired title. Grantor warrants that Grantor has not done or suffered anything to encumber the property, EXCEPT:</td>
</tr>
<tr>
<td>[Check box if applicable:] [ ] The Seller certifies that the seller does not know of any wells on the described real property. [ ] A well disclosure certificate accompanies this document. [ ] I am familiar with the property described in this instrument and certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.</td>
</tr>
<tr>
<td>Affix Deed Tax Stamp Here: By</td>
</tr>
<tr>
<td>STATE OF MINNESOTA</td>
</tr>
<tr>
<td>COUNTY OF</td>
</tr>
<tr>
<td>This instrument was acknowledged before me on under the laws of , on behalf of the</td>
</tr>
<tr>
<td>puty or seal of</td>
</tr>
<tr>
<td>IDEAL STAMP OR SEAL (OR OTHER TITLE OR NAME)</td>
</tr>
<tr>
<td>THIS IMPRESSION WAS MADE BY INK &amp; ACRYLIC</td>
</tr>
<tr>
<td>Statutory Authority: MS s 507.09</td>
</tr>
<tr>
<td>History: 22 SR 95</td>
</tr>
</tbody>
</table>

2820.1750 [Repealed, 22 SR 95]
FORM NO. 22-M: EXCEPT ASSESSMENTS, CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY TO INDIVIDUAL(S).

Subpart 1. **Recommended form.** The recommended form for a limited warranty deed, except assessments, corporation, partnership, or limited liability company to individual(s), is contained in subpart 2.

Subp. 2. **Contents.**

The recommended form for a limited warranty deed, except assessments, corporation, partnership, or limited liability company to individual(s), is contained in subpart 2.

**LAW**

**Judicial Reference**

**Court of Appeal**

**Statutory Authority:** MS s 507.09

**History:** 22 SR 95

**2820.1800** [Repealed, 22 SR 95]
2820.1810 FORM NO. 23-M: CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY TO CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY.

Subpart 1. **Recommended form.** The recommended form for a limited warranty deed, corporation, partnership, or limited liability company to a corporation, partnership, or limited liability company, is contained in subpart 2.

Subp. 2. **Contents.**

```
LIMITED WARRANTY DEED

Form No. 23-M

County Auditor

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

Certificate of Real Estate Value No. ___________________________

Deed Tax Due: $ ___________________________

Date ___________________________

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

This Deed conveys after-acquired title. Grantor warrants that Grantor has not done or suffered anything to encumber the property, EXCEPT:

☐ The Seller certifies that the seller does not know of any wells on the described real property.

☐ A well disclosure certificate accompanies this document.

☐ I am familiar with the property described in this instrument and certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Affix Deed Tax Stamp Here

By ___________________________

State of Minnesota

COUNTY OF ___________________________

This instrument was acknowledged before me on ___________________________, _____________________________ , and _____________________________ , under the laws of _____________________________ , on behalf of the _____________________________.

EXECUTOR OF MORTGAGE OR OTHER OFFICIAL

This instrument was acknowledged by ____________________________.

Statutory Authority: MS s 507.09

History: 22 SR 95

2820.1850 [Repealed, 22 SR 95]
Subpart 1. Recommended form. The recommended form for a limited warranty deed, except assessments, corporation, partnership, or limited liability company to a corporation, partnership, or limited liability company, is contained in subpart 2.

Subp. 2. Contents.

STATE OF MINNESOTA
COUNTY OF

This instrument was acknowledged before me on , under the laws of , on behalf of the

Notary of Authority: MS s 507.09
History: 22 SR 95

Copyright © 2001 by the Revisor of Statutes, State of Minnesota. All Rights Reserved.
2820.1910 FORM NO. 25-M: CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY TO JOINT TENANTS.

Subpart 1. Recommended form. The recommended form for a limited warranty deed, corporation, partnership, or limited liability company to joint tenants, is contained in subpart 2.

Subp. 2. Contents.

**LIMITED WARRANTY DEED**

**Form No. 25-M**

**Monuta Uniform Conveyancing Model (1982)**

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

Certificate of Real Estate Value No. (Date)

by:  
County Auditor

Deputy

**DEED TAX DUE:** $  
Date:  
(reserved for recording data)

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

together with all hereditaments and appurtenances.

This Deed conveys after-acquired title. Grantor warrants that Grantor has not done or suffered anything to encumber the property, EXCEPT:

Check box if applicable:

- The Seller certifies that the seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document.
- I am familiar with the property described in this instrument and certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Affix Deed Tax Stamp Here

By:  
Its  

STATE OF MINNESOTA  
COUNTY OF  

This instrument was acknowledged before me under the laws of , on behalf of the.

Affidavit for Intent for Real or Other Title or Bank

Signature of Notary Public or Other Official

Check here if part or all of the land is Registered (Transfer)  

Tax Stamps for the real property described in this instrument should be assessed in accordance with the laws of Minnesota.

Statutory Authority: **MS s 507.09**

History: 22 SR 95

2820.1950 [Repealed, 22 SR 95]
2820.1960 FORM NO. 26-M: EXCEPT ASSESSMENTS, CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY TO JOINT TENANTS.

Subpart 1. **Recommended form.** The recommended form for a limited warranty deed, except assessments, corporation, partnership, or limited liability company to joint tenants, is contained in subpart 2.

Subp. 2. **Contents.**

```
LIMITED WARRANTY DEED WITHOUT REPRESENTATIONS

FORM NO. 26-M

Corporation, Partnership or Limited Liability Company
in Joint Tenants

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

Certificate of Real Estate Value No. (New)

by: County Auditor

DEED TAX DUE: $__________

Date:

FOR VALUABLE CONSIDERATION, $__________, Grantor, hereby conveys and quitclaims to $__________ under the laws of $__________, joint tenants, real property in $__________, County, Minnesota, described as follows:

together with all hereditaments and appurtenances.

This Deed conveys after-acquired title. Grantor warrants that Grantor has not done or suffered anything to encumber the property, EXCEPT: the lien of all unpaid special assessments and interest thereon; and

Check box if applicable:
☐ The Seller certifies that the seller does not know of any wells on the described real property.
☐ A well disclosure certificate accompanies this document.
☐ I am familiar with the property described in this instrument and certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Affix Deed Tax Stamp Here

By________________________________________

For

By________________________________________

STATE OF MINNESOTA
COUNTY OF ____________

This instrument was acknowledged before me on ________ by and ___________________________________________ under the laws of Minnesota, on behalf of the

Notary Public in and for the State of Minnesota

STATE OF MINNESOTA
COUNTY OF ____________

This instrument was drafted by __________________________

________________________________________

(If applicable)

REPRESENTING MUTUAL PURCHASORS

Check here if part or all of the land is Registered (Terres) □

Statutory Authority: MS s 507.09

History: 22 SR 95

2820.2100 [Repealed, 22 SR 95]
```
QUITCLAIM DEEDS

2820.2110 FORM NO. 27-M: INDIVIDUAL(S) TO INDIVIDUAL(S).

Subpart 1. Recommended form. The recommended form for a quitclaim deed, individual(s) to individual(s), is contained in subpart 2.

Subp. 2. Contents.

**OUTTCUUMPCEO**

**Form No. 27-M**

**Individual to Individual**

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

Certificate of Real Estate Value No. (Date)

County Auditor

by: ________________

Deputy

DEED TAX DUE: $________

Date: ____________

FOR VALUABLE CONSIDERATION,

hereby convey( ) and quitclaim( ) to

[reserved for recording data]

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

[...]

[...]

Check box if applicable:

☐ The seller certifies that the seller does not know of any wells on the described real property.

☐ A well disclosure certificate accompanies this document.

☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Affix Deed Tax Stamp Here:

STATE OF MINNESOTA

COUNTY OF ____________________________

This instrument was acknowledged before me on _____________.

by: ________________

Grantor(s)

[...]

[...]

Statutory Authority: MS s 507.09

History: 22 SR 95

2820.2200 [Repealed, 22 SR 95]
**2820.2210 FORM NO. 28-M: INDIVIDUAL(S) TO CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY.**

Subpart 1. **Recommended form.** The recommended form for a quitclaim deed, individual(s) to a corporation, partnership, or limited liability company, is contained in subpart 2.

Subp. 2. **Contents.**

<table>
<thead>
<tr>
<th><strong>Field</strong></th>
<th><strong>Value</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Deed Tax Due:</strong></td>
<td>[ ]</td>
</tr>
<tr>
<td><strong>Date:</strong></td>
<td>[ ]</td>
</tr>
<tr>
<td><strong>For valuable consideration,</strong></td>
<td>[ ]</td>
</tr>
<tr>
<td><strong>hereby convey(s) and quitclaim(s):</strong></td>
<td>[ ]</td>
</tr>
<tr>
<td><strong>land:</strong></td>
<td>[ ]</td>
</tr>
<tr>
<td><strong>in:</strong></td>
<td>[ ]</td>
</tr>
<tr>
<td><strong>County, Minnesota, described as follows:</strong></td>
<td>[ ]</td>
</tr>
<tr>
<td><strong>together with all hereditaments and appurtenances.</strong></td>
<td>[ ]</td>
</tr>
<tr>
<td><strong>Check box if applicable:</strong></td>
<td>[ ]</td>
</tr>
<tr>
<td><strong>The Seller certifies that the seller does not know of any wells on the described real property.</strong></td>
<td>[ ]</td>
</tr>
<tr>
<td><strong>The Seller certifies that the seller does not know of any wells on the described real property.</strong></td>
<td>[ ]</td>
</tr>
<tr>
<td><strong>The Seller certifies that the seller does not know of any wells on the described real property.</strong></td>
<td>[ ]</td>
</tr>
<tr>
<td><strong>The Seller certifies that the seller does not know of any wells on the described real property.</strong></td>
<td>[ ]</td>
</tr>
<tr>
<td><strong>The Seller certifies that the seller does not know of any wells on the described real property.</strong></td>
<td>[ ]</td>
</tr>
</tbody>
</table>

**Affix Deed Tax Stamp Here:**

**STATE OF MINNESOTA**

**COUNTY OF**

This instrument was acknowledged before me on [ ]

by [ ]

**Statutory Authority:** MS s 507.09

**History:** 22 SR 95

**2820.2300 [Repealed, 22 SR 95]**
FORM NO. 29-M: INDIVIDUAL(S) TO JOINT TENANTS.

Subpart 1. Recommended form. The recommended form for a quitclaim deed, individual(s) to joint tenants, is contained in subpart 2.

Subp. 2. Contents.

[Form details and text not transcribed]
2820.2410 FORM NO. 30-M: CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY TO INDIVIDUAL(S).

Subpart 1. **Recommended form.** The recommended form for a quitclaim deed, corporation, partnership, or limited liability company to individual(s), is contained in subpart 2.

Subp. 2. **Contents.**

```
QUIT CLAIM DEED

[Form No. 30-M: Corporation, partnership, or limited liability company to individuals]

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

[Name of Real Estate Value Certificate]

[County Auditor]

[Deputy]

DEED TAX DUE: $_

Date: ____________________________

FOR VALUABLE CONSIDERATION,

[Grantor], hereby conveys and quitclaims to

[Grantee(s)], real property in __________ County, Minnesota, described as follows:

[Describe the property]

together with all hereditaments and appurtenances.

Check box if applicable:

☑ The seller certifies that the seller does not know of any wells on the described real property.

☐ A well disclosure certificate accompanies this document.

☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

[Signature]

STATE OF MINNESOTA

COUNTY OF

This instrument was acknowledged before me on __________, and __________, __________, __________, under the laws of __________, on behalf of the

[Notary Public]

[Signature]

[Signature]

[State of Notary Public]

[State of Notary Public]

[Alien Real Property]

[Certificate of Real Property]

Statutory Authority: MS s 507.09

History: 22 SR 95

2820.2500 [Repealed, 22 SR 95]
**2820.2510 FORM NO. 31-M: CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY TO CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY.**

Subpart 1. **Recommended form.** The recommended form for a quitclaim deed, corporation, partnership, or limited liability company to a corporation, partnership, or limited liability company, is contained in subpart 2.

Subp. 2. Contents.

<table>
<thead>
<tr>
<th><strong>OUTCLAUSE</strong></th>
<th><strong>FORM NO. 31-M</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Corporation, Partnership or Limited Liability Company to Corporation, Partnership or Limited Liability Company</td>
<td>Minnesota Uniform Conveyancing Rules (UCC)</td>
</tr>
<tr>
<td>No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed ( ) not required. Certificate of Real Estate Value No.</td>
<td>(Date)</td>
</tr>
<tr>
<td>County Auditor by:</td>
<td>Deputy</td>
</tr>
<tr>
<td>DEED TAX DUE: $</td>
<td>(reserved for recording data)</td>
</tr>
</tbody>
</table>

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

...together with all hereditaments and appurtenances.

Check box if applicable:
- [ ] The Seller certifies that the seller does not know of any wells on the described real property.
- [ ] A well disclosure certificate accompanies this document.
- [ ] I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

_____________________________

By __________________________

Affix Deed Tax Stamp Here

_____________________________

By __________________________

STATE OF MINNESOTA

COUNTY OF

This instrument was acknowledged before me on , under the laws of , on behalf of the ____________________________________________________________

_____________________________

_____________________________

Statutory Authority: MS s 507.09

History: 22 SR 95

2820.2600 [Repealed, 22 SR 95]
2820.2610 FORM NO. 32-M: CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY TO JOINT TENANTS.

Subpart 1. Recommended form. The recommended form for a quitclaim deed, corporation, partnership, or limited liability company to joint tenants, is contained in subpart 2.

Subp. 2. Contents.

FORM NO. 32-M: CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY TO JOINT TENANTS.

Recommended form. The recommended form for a quitclaim deed, corporation, partnership, or limited liability company to joint tenants, is contained in subpart 2.

Contents.

QUIT CLAIM DEED Form No. 32-M: Corporation, Partnership, or Limited Liability Company to Joint Tenants

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

Certificate of Real Estate Value No. (Date)

County Auditor

Deputy

DEED TAX DUE: $

Date:

FOR VALUABLE CONSIDERATION, under the laws of

Grantor, hereby conveys and quitclaims to

as joint tenants, real property in

County, Minnesota, described as follows:

together with all hereditaments and appurtenances.

Check box if applicable:

☐ The Seller certifies that the seller does not know of any wells on the described real property.
☐ I am familiar with the property described in the instrument and certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Affix Deed Tax Stamp Here

By

Date

STATE OF MINNESOTA
COUNTY OF

This instrument was acknowledged before me on

by

and

under the laws of

notary public or other officer

by

notary public or other officer

This instrument was executed on

Statutory Authority: MS s 507.09
History: 22 SR 95
TRUSTEE'S DEEDS

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.

For valuable consideration, the undersigned, as Trustee(s) of

[Blank space for name of Trust]

hereby convey(s) to 

[Blank space for name(s) of grantee(s)]

real property in 

[Blank space for county and Minnesota]

described as follows:

[Blank space for description of property]

together with all hereditaments and appurtenances belonging thereto.

TRUSTEE(S)

[Blank space for affix deed tax stamp]

STATE OF MINNESOTA

COUNTY OF 

[Blank space for county]

The foregoing was acknowledged before me this day of , 19

by 

[Blank space for name of trustee]

as Trustee(s)

[Blank space for name of grantee]

[Signature of person taking acknowledgment]

This instrument was drafted by (name and address)

Statutory Authority: MS s 507.09

History: 14 SR 216
FORM NO. 38-M; TRUSTEE'S DEED BY INDIVIDUAL TO JOINT TENANTS.

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 taxes entered; Certificate of Real Estate Value filed not required.

Deed Tax Due Hereon: $ .

For valuable consideration, .

hereby convey to , Grantee(s) as Joint Tenants, real property in , County, Minnesota, described as follows:

TRUSTEE(S)

Affix Deed Tax Stamp Here

STATE OF MINNESOTA

COUNTY OF 

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

by , Trustee(s) of .

Notarial Seal or Seal for Other Title or Rank

Signature of Notary Public Authorized to Affix Seal

This Instrument Was Drafted by:

Statutory Authority: MS s 507.09

History: 14 SR 216
**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.**

<table>
<thead>
<tr>
<th>Form No. 39-M; TRUSTEE'S DEED</th>
<th>State of Minnesota</th>
</tr>
</thead>
</table>

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

by __________

County Auditor

by __________

Deputy

DEED TAX DUE HEREON: $__________

Date: __________, 19__

(reserved for recording date)

FOR VALUABLE CONSIDERATION,

by __________, as Trustee of

hereby convey(s) to __________

(Grantor(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.

TRUSTEE

Affix Deed Tax Stamp Here

By __________

STATE OF MINNESOTA

COUNTY OF __________

The foregoing instrument was acknowledged before me this __________ day of __________, 19__, by __________ and __________, Corporation under the laws of __________, as Trustee of __________, on behalf of the corporation

Signed of Person Taking Acknowledgment

The acknowledged for the real property described in this instrument should be used to indicate name and address of Grantor(s):

This instrument was drafted by __________

Statutory Authority: **MS s 507.09**

History: 14 SR 216

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.2703

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; Certificate of Real Estate Value No.

County Auditor
by
Deputy

DEED TAX DUE HEREON: $ 

FOR VALUABLE CONSIDERATION, 

hereby convey(s) to 

real property in


Together with all hereditaments and appurtenances belonging thereto.

TRUSTEE

Affix Deed Tax Stamp Here

STATE OF MINNESOTA
COUNTY OF

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

by

and

the

of

under the laws of

as Trustee of


Statutory Authority: MS s 507.09
History: 14 SR 216
TRUSTS

2820.2750 FORM 40.1-M: CERTIFICATE OF TRUST BY AN INDIVIDUAL.

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

Subp. 2. Contents.

STATE OF MINNESOTA
COUNTY OF

being first duly sworn, on oath says:

1. The name of the Trustee is:

2. The date of the Trust Instrument is:

3. The name of each Grantor/Settlor is:

4. The name of each original Trustee is:

5. The name and address of each Trustee empowered to act under the Trust Instrument at the time of execution of this Certificate is:

6. The Trustees are authorized by the Trust Instrument to sell, convey, pledge, mortgage, lease, or transfer title to any interest in real or personal property, EXCEPT as limited by the following (if none, so indicate):

7. Any other Trust provisions the undersigned wishes to include:

8. The Trust ___ has ___ has not (check one) terminated or been revoked.

9. The statements contained in this Certificate of Trust are true and correct and there are no other provisions in the Trust Instrument or amendments to it that limit the powers of the Trustee(s) to sell, convey, pledge, mortgage, lease, or transfer title to interests in real or personal property.

Signature of Trustee or Grantor/Settlor

Subscribed and Sworn to before me this ___ day of ___

Signature of Notary Public or Other Official

Statutory Authority: MS s 45.023; 507.09
History: 18 SR 1409
FORM 40.2-M: CERTIFICATE OF TRUST BY A CORPORATION.

Subpart 1. Recommended form. The recommended form for a certificate of trust by a corporation is contained in subpart 2.

Subp. 2. Contents.

CERTIFICATE
OF TRUST

STATE OF MINNESOTA
COUNTY OF

being first duly sworn, on oath says:

1. The name of the Trust is:

2. The date of the Trust Instrument is:

3. The name of each Grantor/Settlor is:

4. The name of each original Trustee is:

5. The name and address of each Trustee empowered to act under the Trust Instrument at the time of execution of this Certificate is:

6. The Trustees are authorized by the Instrument to sell, convey, pledge, mortgage, lease, or transfer title to any interest in real or personal property, EXCEPT as limited by the following (if none, so indicate):

7. Any other Trust provisions the undersigned wishes to include:

8. The Trust ☐ has ☐ has not (check one) terminated or been revoked.

9. The statements contained in this Certificate of Trust are true and correct and there are no other provisions in the Trust Instrument or amendments to it that limit the powers of the Trustee(s) to sell, convey, pledge, mortgage, lease, or transfer title to interests in real or personal property.

10. be the corporation, which is a Trustee or Grantor/Settlor of the Trust.

Signature of Trustee or Grantor/Settlor

By

Signature: ____________________________

Notary Public or Other Official

Subscribed and Sworn to before me this day of , 19

Signature: ____________________________

Statutory Authority: MS 45.023; 507.09
History: 18 SR 1409
2820.2754 FORM 40.3-M: AFFIDAVIT OF TRUSTEE.

Subpart 1. Recommended form. The recommended form for an affidavit of trustee is contained in subpart 2a.

Subp. 2. [Repealed, 23 SR 348]

Subp. 2a. Contents.

STATE OF MINNESOTA
COUNTY OF

AFFIDAVIT OF TRUSTEE

I, (Name of Trustee), being first duly sworn on oath as Trustee, do hereby testify that:

1. Affiant is a Trustee named in: (check one) O the Certificate of Trust dated _, or O the Trust Instrument dated and filed for record _, being first duly sworn on oath says:

2. The name and address of each Trustee empowered to act under the Trust Instrument at the time of the execution of this Affidavit is:

3. The Trust(s) who have executed that certain instrument, relating to the real property described above, between

(a) are empowered by the provisions of the Trust Instrument to sell, convey, pledge, mortgage, lease, or transfer title to any interest in real property held in trust; and
(b) are the requisite number of Trustee(s) required by the provisions of the Trust Instrument to execute and deliver such an instrument.

4. The Trust (check one) O has not terminated or been revoked,

(b) has terminated or been revoked, but the execution and delivery of the instrument described in paragraph 3 were made pursuant to the provisions of the Trust Instrument prior to its termination or revocation.

5. There has been no amendment to the Trust Instrument which limits the power of Trustee(s) to execute and deliver the instrument described in paragraph 3.

6. The Trust (check one) O is not supervised by any Court,

(b) is supervised by the Court of County, Minnesota, and all necessary approval has been obtained from the Court for the Trustee(s) to execute and deliver the instrument described in paragraph 3.

7. Affiant does not have actual knowledge of any facts indicating the Trust is invalid.

Subscribed and sworn to before me on

[Signature of Notary Public or Other Official]

Statutory Authority: MS s 14.386; 45.023; 507.09
History: 18 SR 1409; 23 SR 348
FORMS FOR CONVEYANCES OF REAL ESTATE 2820.2900

FORMS PERTAINING TO MARRIAGE DISSOLUTION

2820.2900 FORM 35-M. INDIVIDUAL TO INDIVIDUAL; QUIT CLAIM DEED RESERVING LIEN IN MARRIAGE DISSOLUTION (DIVORCE) JUDGMENT AND DECREE.

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.

[Text of the form is provided, containing fields for various details such as the county auditor, deed tax due, and a description of the property conveyed.]
2820.2950 FORM 36-M. RELEASE OF LAND FROM LIEN IN MARRIAGE DISSOLUTION (DIVORCE) JUDGMENT AND DECREE.

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 DECREE

For Valuable Consideration, the real property in County, Minnesota, legally described as follows:

[Form No. 36-M]

State of Minnesota
COUNTY OF

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

[Notary Public or Title Agent]

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.**

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In Re the Marriage of:

[Blank]

Petitioner,

and

Respondent

SUMMARY REAL ESTATE DISPOSITION JUDGMENT

Check here if part or all of the land herein is Torrens: [ ]

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 [ ] to [ ]

Respondent from [ ] to [ ]

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

---

[Blank]
Legal Description: ________________ County, Minnesota

Certificate of Title No. ____________________________
(if land is Torrens)

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

Interest awarded:

Lien, 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:

Approval of Summary Real Estate Disposition Judgment:

By the Court:

Judge

Date: ________________________________

(Courts and appellate courts may use the Memorandum of Decision to satisfy the requirement for stamping the judgment; if so, file a certified copy of the Memorandum of Decision with the Register of Titles and/or County Recorder in the county where each Parcel is located)

COURT ADMINISTRATOR

Date: ________________ 19__

By ____________________________ Deputy
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

THIS INDENTURE, Made this day of , 19,

between , Mortgagor (whether one or more),
and , Mortgagee (whether one or more),

WITNESSETH That Mortgagor, in consideration of the sum of \_ DOLLARS, to Mortgagee in hand paid by Mortgagor, the receipt whereof hereby acknowledged, does hereby convey unto Mortgagee, forever, real property in County Minnesota, described as follows:

PROVIDED, NEVER THE LESS, That if Mortgagor shall fail to pay or cause to be paid the instalments required by this Mortgage, or shall fail to pay when due any amount secured by this Mortgage, all sums advanced in protecting the lien of this Mortgage, in payment of taxes on the Property and any assessments payable thereon, and any amounts secured by this Mortgage, or shall fail to pay when due any amount secured by this Mortgage, all sums advanced in protecting the lien of this Mortgage, in payment of taxes on the Property and any assessments payable thereon, or if Mortgagor shall fail to pay or cause to be paid, any of the covenants and agreements herein contained, then this Mortgage shall be null and void, and shall be deemed as Mortgagor's superior.
AND MORTGAGOR covenant 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 therein;
3. To keep all buildings, improvements and fixtures now or hereafter located on a part of the Property insured against loss by fire, extended
   coverage peril, 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 under the so-called standard mortgage clause, Mortgagee shall require
Mortgagor to 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 under the so-called standard mortgage clause, Mortgagee shall require
Mortgagor to

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 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, Mortgagee may pay such taxes, assessments, prior liens,
expenses and attorney's fees and take steps to prevent any damage which may hereafter be under course of construction on the Property, and

In case of default in any of the foregoing covenants, Mortgagor confers upon the Mortgagee the option of declaring the unpaid balance of
the Note and the interest accrued thereon, together with all sums advanced hereunder immediately due and payable from Mortgagor to Mortgagee
in accordance with the statute, and out of the proceeds arising from such sale to pay the prior liens or encumbrances and the maximum attorney's
fees permitted by law, which

The terms of this Mortgage shall run with the Property and bind the parties hereto 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

by

SIGNATURE OF NOTARY WITH AUTHORITY TO ADMINISTER OATH

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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FORM 41 1/2-M: 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 block]

MORTGAGE REGISTRY TAX DUE HEREON:

[reserved for mortgage registry tax payment date]

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 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:

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

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, 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 Mortgagee's expense.

AND THE MORTGAGOR covenants with the Mortgagee as follows:

1. to pay the principal sum of money and interest as specified in the Note;
2. to pay all taxes and assessments now due or that may hereafter become liens against the Property before penalty attaches thereto;
3. to keep all buildings, improvements and fixtures now or later located on or a part of the Property insured against loss by fire, extended coverage perils, vandalism, malicious mischief and, if applicable, sewer backup explosion, for at least the amount of at all times while any sum 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 reasonably satisfactory to the Mortgagee. Each insurance policy shall contain a clause
FORMS FOR CONVEYANCES OF REAL ESTATE

2820.3100

payable clause in favor of the Mortgage 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 policy shall be issued by an insurance company licensed to do business in the State of Minnesota and acceptable to the Mortgagee. The insurance policy 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 Mortgagor a duplicate original or certificate of such insurance policy.

4. to pay, when due, both principal and interest of all prior liens or encumbrance, 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 party for the protection of the lien of this Mortgage.

In case of failure to pay said taxes and assessments, prior liens or encumbrances, or any and all expenses and attorney’s fees as above specified, or to improve and build buildings, improvements and fixtures and deliver the premises as required, the Mortgagee may pay such taxes, assessments, prior liens, expenses and attorney’s fees and interest thereon, or obtain such insurance, and the same or paid shall bear interest from the date of such payment at the same rate as 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 then on secure the payment of such advance and interest.

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

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

1. Mortgagor shall be furnished with a copy of the Note and of this Mortgage at the time of execution or of recording 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 same secured by this Mortgage and sale of the Property. The notice shall further inform Mortgagor of the right to reinstatement after acceleration and the right to bring a suit in equity to assert the non-existence of a default or any other defense of the Mortgagor in accordance with any applicable law.

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, return receipt requested, to the Mortgagor at the Property address or to such other address as the Mortgagor may designate by notice in writing to the Mortgagee or 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: 

4. Upon default in any of the foregoing covenants, 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

Statutory Authority: MS s 507.09

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2820.3200 FORM 42 1/2-M: 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

MORTGAGE REGISTRY TAX DUE HEREON: $ (reserved for recording data)

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, in 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).

...Mortgagor is lawfully seized of the Property and has good right to convey the same, that the Property is free from all encumbrances, except...

...the Mortgagor 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 heretofore 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 time...

...and such 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 loan, 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 hereafter located on or any part of the Property insured against loss by fire, extended coverage peril, vandalism, malicious mischief and, if applicable, storms before expiration, for at least the amount of...

...at all times while any amount remains unpaid under the 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 covering the same reasonably satisfactory to the Mortgagee. Each insurance policy shall contain a loss...
payable clause in favor of the Mortgagor 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 licensed to do business in the State of Minnesota and acceptable to the Mortgagee. The insurance policies shall provide for not less than one year 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 each insurance policy.

5. to pay, when due, both principal and interest of all prior liens or encumbrances, if any, and to keep the Property free from all other prior liens or encumbrances;

6. to carry or permit no waste on the Property and to keep it in good repair;

7. to complete forthwith any improvements which may hereafter be under repair on the Property, and:

8. 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 lease said buildings, improvements, and franchises and deliver the policies as aforesaid, the Mortgagee may pay such taxes, assessments, prior liens, expenses and attorney's fees and interest thereon, and the sums so paid shall bear interest from the date of such payment at the same rate and in the same manner as the principal sum secured by this Mortgage, and shall be added to the unpaid balance of the Note and the interest accrued thereon, and the Mortgagee shall have the right to charge the same against the Mortgagor.

In case of default in any of the foregoing covenants, the Mortgagee shall give to the Mortgagor 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 forthwith upon the default the Mortgagee may foreclose this Mortgage by judicial proceedings in the name of the Property as a public auction and enter the same to the purchaser in fee simple according to the statute, and out of the moneys arising from such sale to retain all sums secured hereon, with costs and all legal costs and charges of such foreclosure and the maximum attorney's fees permitted by law. The Mortgagor and the Mortgagee further covenant to:

1. to pay, when due, both principal and interest of all prior liens or encumbrances, if any, and to keep the Property free from all other prior liens or encumbrances;

2. to pay, when due, both principal and interest of all prior liens or encumbrances, if any, and to keep the Property free from all other prior liens or encumbrances;

3. to complete forthwith any improvements which may hereafter be under repair on the Property, and:

4. 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.

The Mortgage and the Mortgagee further covenant to:

1. to pay, when due, both principal and interest of all prior liens or encumbrances, if any, and to keep the Property free from all other prior liens or encumbrances;

2. to pay, when due, both principal and interest of all prior liens or encumbrances, if any, and to keep the Property free from all other prior liens or encumbrances;

3. to complete forthwith any improvements which may hereafter be under repair on the Property, and:

4. 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.

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

IN TESTIMONY WHEREOF, the Mortgagee has hereunto set his 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

Mortgagor

Failure to record or file this Mortgage may give other parties priority over this Mortgage.

Statutory Authority: MS 507.09

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2820.3300 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.

FORM 43-M: MORTGAGE BY CORPORATION OR PARTNERSHIP.

MORTGAGE

Form No. 43-M

Mortgagee: Mortgagee (whether one or more).

Mortgagor (whether one or more), and

WITNESSETH. That Mortgagor, in consideration of the sum of

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

TO HAVE AND TO HOLD THE SAME, to Mortgagor forever. Mortgagee covenants with Mortgagor as follows: That Mortgagee 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 Mortgagee shall quietly enjoy and possess the same, and that Mortgagee will warrant and defend the title to the same against all lawful claims not heretofore specifically excepted.

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

DOLLARS, according to the terms of a promissory note of even date herewith (the Note), the said payment being due and payable on

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 title of the Mortgage, in payment of taxes on the Property and assessments payable thereon, insurance premiums covering buildings therein, principal or interest on any prior liens, expenses and attorneys fees herein provided for and suits advanced for any other purpose authorized here, 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 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 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

all taxes 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 reasonably satisfactory to Mortgagee. Each insurance policy shall contain a base policy clause in favor of Mortgagee affording all rights and interests customarily provided under the so-called standard mortgage clause. In the event of damage to the Property by fire or other casualty, Mortgagee may promptly give notice of such damage to 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 Mortgagee. The insurance policies shall provide for at least thirty days written notice to Mortgagee before cancellation, non-renewal, termination, or change in coverage, and Mortgagee shall deliver to Mortgagee a duplicate original or certificate of such insurance policies;
4. to pay, when due, all 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 begun or under course of construction on the Property; and
7. to pay any other expenses and attorney's fees incurred by Mortgagee by reason of litigation with any third party for the protection of the lien of this Mortgage.

In case of failure to pay 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, 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 paid and payable from Mortgagor to 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, Mortgagor consents upon the Mortgagee the option of declaring the unpaid balance of the Note and the interest accrued thereon, together with all sums advanced hereunder, immediately due and payable from Mortgagor to Mortgagee and this Mortgage shall from date thereof secure the repayment of such advances with interest.

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

IN TESTIMONY WHEREOF, Mortgagor has hereunto set its 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

under the laws of , a , on behalf of the

This instrument was accepted by , 

Notarial Seal of Real or Other Title or Bank

failure to record or file this mortgage may affect the priority of this mortgage.

Statutory Authority: MS s 507.09
History: 11 SR 534
### Assignment of Mortgage

**FOR VALUABLE CONSIDERATION,**

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 ____________ 19__, as Mortgagor, to ____________ 19__, as Mortgagee, and filed for record ____________ 19__, 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(S)**

__________________________

__________________________

__________________________

**STATE OF MINNESOTA**

**COUNTY OF ____________,**

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

__________________________

__________________________

__________________________

**Statutory Authority:** MS s 507.09

**History:** 11 SR 534

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**Note:** The form is designed to be filled out with relevant information and signed appropriately.
2820.3700 FORM 47-M: ASSIGNMENT OF MORTGAGE BY CORPORATION OR PARTNERSHIP.

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

Subp. 2. Contents.

ASSIGNMENT OF MORTGAGE

Form No 47-M

By Corporation or Partnership

Assignment Of Mortgage

Date: ___, 19-

FOR VALUABLE CONSIDERATION,

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 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, 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 $____, with interest thereon from ___, 19__, and that Assignor has good right to sell, assign and transfer the same.

ASSIGNOR

By ___, 19__

STATE OF MINNESOTA

COUNTY OF ___, 19__, on behalf of the

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

This instrument was signed by ___, and acknowledged.

Signature of person taking acknowledgment

Statutory Authority: MS s 507.09

History: 11 SR 534

2820.3710 [Repealed, 21 SR 240]
Subpart 1. **Recommended form.** The recommended form for an assignment of a mortgage by a corporation or partnership with a change of name or identity pursuant to Minnesota Statutes, section 507.411, is contained in subpart 2.

Subp. 2. **Contents.**

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**Assignment Of Mortgage**

 For valuable consideration, — under the laws of —

Assignor, hereby sells, assigns and transfers to —

Assignee, the Assignor's interest in the Mortgage dated —

executed by — as Mortgagor, to — as Mortgagee, and filed for record — in Book — of —, as Document Number —

The undersigned has changed its name or identity from — as a result of merger, consolidation, amendment to charter or articles of incorporation, or conversion of articles of incorporation or charter from federal to state, state to federal, or from one form of entity to another.

ASSIGNOR

By —

Its —

By —

Its —

STATE OF MINNESOTA

COUNTY OF —

Check here if part or all of the land is Registered (Terrens)

The foregoing instrument was acknowledged before me on — by — under the laws of —, on behalf of —

The instrument was drafted by (name & address)

Statutory Authority: **MS s 14.38**

History: 21 SR 240
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

Form No. 80-M

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
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.

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 ______________________, a ______________________, and ______________________, a ______________________, in the Office of the County Recorder, County, Minnesota, is, with the indebtedness thereby secured, fully paid and satisfied.

(Notary Public)

Statutory Authority: MS s 507.09

History: 11 SR 534
Subpart 1. **Recommended form.** The recommended form for a satisfaction of mortgage by a corporation with a change of name or identity pursuant to Minnesota Statutes, section 507.411, is contained in subpart 2.

Subp. 2. Contents.

**Satisfaction Of Mortgage**

That certain mortgage owned by the undersigned, a
under the laws of , dated , executed by , as Mortgagor, to
and filed for record , as Mortgagee,
and filed for record , as Document Number , in Book of Pages , in the Office of the (Registrar of Titles) of , County, Minnesota, is, with the indebtedness thereby secured, fully paid and satisfied.

The undersigned has changed its name or identity from

as a result of merger, consolidation, amendment to charter or articles of incorporation, or 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 on , and

under the laws of , on behalf of the

This instrument was drafted by (name & address)

Signature of Person Taking Acknowledgment

Statutory Authority: **MS s 14.38**

History: **21 SR 240**
2820.4010 FORM 52-M: PARTIAL RELEASE OF MORTGAGE BY INDIVIDUAL.

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

Subp. 2. Contents.

**PARTIAL RELEASE OF MORTGAGE**

Partial Release of Mortgage

Form No. 52-M

For valuable consideration, the real property in County, Minnesota, legally described as follows:

(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 , as Mortgagor, to , as Mortgagee, and filed for record , 19 , as Document Number , in the Office of the (County Recorder) (Registrar of Titles) of , Page , County, Minnesota.

STATE OF MINNESOTA
COUNTY OF

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

(Name and address)

Statutory Authority: MS s 507.09
History: 11 SR 534
2820.4020 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.

Partial Release of Mortgage

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

(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 , as Mortgagee, to , as Mortgagor, to

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 , and of under the laws of , on behalf of .

This instrument was drafted by (NAME AND ADDRESS)

Statutory Authority: MS s 507.09

History: 11 SR 534
2820.4025 FORM 53 1/2-M: PARTIAL RELEASE OF MORTGAGE BY CORPORATION WITH CHANGE OF NAME OR IDENTITY.

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

Subp. 2. Contents.

Partial Release of Mortgage

Date: [ ] 19 [reserved for recording date]

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

(If more space is needed continue on back)

is hereby released from the lien of the Mortgage owned by the undersigned, dated as Mortgagor, to

and filed for record, as Mortgagee, in Book [ ] as Document Number [ ], in the Office of the (County Recorder) of 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 , by the and under the laws of , on behalf of the

Statutory Authority: MS s 45.023; 507.09
History: 17 SR 1829; 18 SR 1409
2820.4030 FORM 131-M: CERTIFICATE OF RELEASE OF MORTGAGE BY TITLE INSURANCE COMPANY OR ITS AGENT.

Subpart 1. Recommended form. The recommended form for a certificate of release of mortgage by title insurance company or its agent is contained in subpart 3.
Subp. 2. [Repealed, 23 SR 348]
Subp. 3. Contents.

CERTIFICATE OF RELEASE
OF MORTGAGE BY
TITLE INSURANCE COMPANY
OR ITS AGENT

Date: __________________________   (reserved for recording data)
under the laws of __________________________

(1) Name of Mortgagor(s): __________________________
Name of Original Mortgage: __________________________

(2) Name of Mortgagee (if applicable): __________________________
Name of Mortgage servicer (if applicable): __________________________
The mortgage being released hereby was dated __________________________
No. __________________________, as Document No. __________________________, in the Office of the (County Recorder) (Registrar of Titles) of County, Minnesota.

If applicable, the last assignment of the mortgage is described as follows:

Name of Assignee: __________________________
Assignment dated __________________________, as Document No. __________________________, Assignment No. __________________________, in the Office of the (County Recorder) (Registrar of Titles) of County, Minnesota.

(3) The mortgage was in the original principal amount of __________________________ or less.
(4) The certificate of release is made on behalf of the mortgagor or a person who acquired title from the mortgagor to all or a part of the property described in the mortgage.
(5) The mortgagee or mortgage servicer provided a payoff statement which was used to make payment in full of the unpaid balance of the loan secured by the mortgage.
(6) Payment in full of the unpaid balance of the loan secured by the mortgage was made in accordance with the written or verbal payoff statement.
(7) [Complete if by agent] Appointment of agent filed for record as Document No. __________________________, in Book _______ Page _______ in the Office of the (Regisrar of Titles) of County, Minnesota.

STATE OF MINNESOTA
COUNTY OF __________________________

The foregoing instrument was acknowledged before me on __________________________, by __________________________

______________________________
Notary Public

[Statutory Authority: MS s 14.386; 507.09]
History: 19 SR 689; 23 SR 348]
2820.4035 FORM 132-M: APPOINTMENT OF AGENT FOR RELEASE OF MORTGAGE BY TITLE INSURANCE COMPANY.

Subpart 1. Recommended form. The recommended form for appointment of agent for release of mortgage by title insurance company is contained in subpart 2.

Subp. 2. Contents.

Form No. 132-M

STATE OF MINNESOTA

COUNTY OF

The foregoing instrument was acknowledged before me on , by , (Name of Agent), and , and of , in the presence of and .

The foregoing instrument was executed by , the , of , in the presence of and .

Statutory Authority: MS s 507.09

History: 19 SR 689
2820.4040 FORM 133-M: REVOCATION OF APPOINTMENT OF AGENT FOR RELEASE OF MORTGAGE BY TITLE INSURANCE COMPANY.

Subpart 1. Recommended form. The recommended form for revocation of appointment of agent for release of mortgage by title insurance company is contained in subpart 2.

Subp. 2. Contents.

Revocation of Appointment of Agent to Release under Minn. Stat. §507.401

Form No. 133-M

Minn: Wota Lindftrm Comny*DnnnBUnlf(H»4l

Revocation of Appointment of Agent
For Release of Mortgage
By Title Insurance Company

(Date: _______________________
(reserved for recording data)

(Title Insurance Company)

Grantor, hereby revokes the appointment of __________ as agent to execute and record Certificates of Release of Mortgage under Minn. Stat. §507.401 on behalf of the title insurance company, effective __________ (Date), at 12:01 a.m. The appointment of agent was filed for record as Document No. __________, (or in Book ______ of ________ Page ______) in the Office of the (County Recorder) (Registrar of Titles).

_____

(Grantor/Title Insurance Company)

By __________________________
Its __________________________

By __________________________
Its __________________________

STATE OF MINNESOTA

COUNTY OF ____________________

The foregoing instrument was acknowledged before me on __________ (Date) by __________ and __________________________ of __________, and __________________________ on behalf of the __________________________.

THIS INSTRUMENT WAS DRAFTED BY: ________________________________

Reg.: 507.09

Statutory Authority: MS s 507.09

History: 19 SR 689

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MORTGAGE FORECLOSURES

2820.4050 FORM 64-M: NOTICE OF PENDENCY OF PROCEEDING AND POWER OF ATTORNEY TO FORECLOSE MORTGAGE BY AN INDIVIDUAL.

Subpart 1. Recommended form. The recommended form for a notice of pendency of proceeding and power of attorney to foreclose mortgage by an individual is contained in subpart 2.

Subp. 2. Contents.

NOTICE OF PENDENCY OF PROCEEDING AND POWER OF ATTORNEY TO FORECLOSE MORTGAGE

YOU ARE NOTIFIED that a proceeding is about to be commenced by the undersigned to foreclose the Mortgage owned by the undersigned dated , 19 , executed by

as Mortgagee(s), to

as Mortgagee(s), and filed for record , 19 , as Document Number (or in Book of ) , Page , in the Office of the (County Recorder) (Register of Titles) of County, Minnesota.

The Mortgage has been assigned as follows:

The undersigned hereby employ(s) and empower(s)

as the undersigned's attorney(s) at law to foreclose the Mortgage by advertisement and to do all things necessary and incident thereto.

STATE OF MINNESOTA

COUNTY OF

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

by

The instrument was acknowledged by (Name & Signature)

Statutory Authority: MS s 45.023; 507.09

History: 18 SR 1409
2820.4052 FORM 65-M: NOTICE OF PENDENCY OF PROCEEDING AND POWER OF ATTORNEY TO FORECLOSE MORTGAGE BY A CORPORATION OR PARTNERSHIP.

Subpart 1. Recommended form. The recommended form for a notice of pendency of proceeding and power of attorney to foreclose mortgage by a corporation or partnership is contained in subpart 2.

Subp. 2. Contents.

NOTICE OF PENDENCY OF PROCEEDING AND POWER OF ATTORNEY TO FORECLOSE MORTGAGE

Date: ___________________ 19 ____________________ (reserved for recording data)

YOU ARE NOTIFIED that a proceeding is about to be commenced by the undersigned to foreclose the Mortgage owned by the undersigned dated ___________________ 19 ____________________, executed by ___________________, as Mortgagor(s), to ___________________, as Mortgagee(s), and filed for record ___________________ 19 ____________________, as Document Number ___________________, in the Office of the ____________ (Register of Titles of ____________) in the Office of the ____________ (County Recorder) ____________, Minnesota.

The Mortgage has been assigned as follows:

The undersigned hereby employ(s) and empower(s) ___________________, as the undersigned's attorney(s) at law to foreclose the Mortgage by advertisement and to do all things necessary and incident thereto.

STATE OF MINNESOTA
COUNTY OF ____________________________

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

Statutory Authority: MS s 45.023; 507.09
History: 18 SR 1409
NOTICE OF MORTGAGE FORECLOSURE SALE

Date: __________________________ , 19________

YOU ARE NOTIFIED THAT:

1. Default has occurred in the conditions of the Mortgage dated __________________________, 19________, executed by __________________________, as Mortgagor(s), to __________________________, as Mortgagor(s), and filed for record __________________________, 19________, as Document Number __________________________, in the Office of the (County Recorder) or (Registrar of Titles) of __________________________ County, Minnesota. The land described in the Mortgage is (is) (is not) registered land.

2. The Mortgage has been assigned as follows:

3. The original principal amount secured by the Mortgage was:

4. No action or proceeding at law is now pending to recover the debt secured by the Mortgage, or any part thereof.

5. The holder of the Mortgage has complied with all conditions precedent to acceleration of the debt secured by the Mortgage and foreclosure of the Mortgage, and all notice and other requirements of applicable statutes.

6. At the date of this notice the amount due on the Mortgage, and taxes, if any, paid by the holder of the Mortgage is:

7. Pursuant to the power of sale in the Mortgage, the Mortgage will be foreclosed, and the land described as follows;

   (if more space is needed continue on back)

   will be sold by the County Sheriff of __________________________ County, Minnesota, at public auction on __________________________, 19________, at __________________________, and __________________________.

8. The time allowed by law for redemption by Mortgagor(s) or Mortgagor’s personal representatives or assigns is __________________________ after the date of sale.

   THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR’S PERSONAL REPRESENTATIVES OR ASSIGNS MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Attorney(s) for Mortgagor or Assignee of Mortgage:

________________________________________

________________________________________

MORTGAGEE OR ASSIGNEE OF MORTGAGE

Statutory Authority: MS s 45.023; 507.09

History: 18 SR 1409
**FORM 67-M: SHERIFF’S CERTIFICATE OF SALE AND FORECLOSURE RECORD.**

Subpart 1. **Recommended form.** The recommended form for a sheriff’s certificate of sale and foreclosure record is contained in subpart 2.

Subp. 2. **Contents.**

---

**SHERIFF’S CERTIFICATE OF SALE**

<table>
<thead>
<tr>
<th>Date: ________________________</th>
<th>, 19</th>
<th>(reserved for recording data)</th>
</tr>
</thead>
</table>

1. Pursuant to the attached Notice of Mortgage Foreclosure Sale and the power of sale contained in the Mortgage described in the Notice, which Mortgage was dated __________, executed by __________ as Mortgagor( ), as Mortgagees), and __________, as Document Number __________ filed for record __________ in the Office of the (County Recorder) (Registrar of Titles) of County, Minnesota, I offered for sale and sold at public auction to the highest bidder at the time and place specified in the Notice the property in County, Minnesota, described as follows:

   (If more space is needed continue on back.)

2. The sale was held on __________, __________, at __________, and the price paid for each parcel sold was:

   __________

3. The purchaser was __________.

4. The sale was in all respects openly, honestly, fairly and lawfully conducted.

5. The time allowed by law for redemption by Mortgagor(s) or Mortgagor’s personal representatives or assigns is __________ after the date of the sale.

   Sheriff of __________ County

   By: __________

---

**STATE OF MINNESOTA**

**COUNTY OF __________

The foregoing instrument was acknowledged before me this __________ day of __________, __________, by __________, Sheriff.

---

**NOTICE OF PERSON TAKING ACKNOWLEDGMENT**

This Foreclosure Record consists of the following attached documents: (check appropriate boxes)

- [ ] 67.1-M Notice of Mortgage Foreclosure Sale and Affidavit of Publication
- [ ] 67.2-M Homestead/Designation Notice, if applicable
- [ ] 67.3-M Affidavit(s) of Service or Vacancy
- [ ] 67.4-M Affidavit of Costs and Disbursements
- [ ] 67.5-M Affidavit as to Federal Tax Liens(s) if applicable
- [ ] 67.6-M Affidavit as to State Tax Liens(s) if applicable
- [ ] 67.7-M Affidavit Regarding Military Service
- [ ] 67.8-M Affidavit of Mailing Notice of Sale
- Other: ____________________________

---

Statutory Authority: *MS s 45.023; 507.09*

History: 18 SR 1409
815

FORMS FOR CONVEYANCES OF REAL ESTATE 2820.4061

2820.4061 FORM 67.1-M: NOTICE OF MORTGAGE FORECLOSURE SALE AND AFFIDAVIT OF PUBLICATION.

Subpart 1. Recommended form. The recommended form for a notice of mortgage foreclosure sale and affidavit of publication is contained in subpart 2.

Subp. 2. Contents.

**NOTICE OF MORTGAGE FORECLOSURE SALE AND AFFIDAVIT OF PUBLICATION**

STATE OF MINNESOTA

COUNTY OF

being duly sworn, on oath, says that I am the publisher or authorized agent and employee of the publisher of the newspaper known as

and have full knowledge of the facts which are stated below:

1. The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper, as provided by Minn. Stat. §§ 331A.02, 331A.07, and other applicable laws.

2. The printed Notice of Mortgage Foreclosure Sale which is attached was cut from the columns of the newspaper and was printed and published once each week, for successive weeks.

3. The first day and date of publication was

4. The subsequent days and dates of publication were as follows:

5. Printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is the size and kind of type used in the composition and publication of the notice.

6. The publisher's rates are as follows:
   (a) Lowest classified rate paid by commercial users for comparable space is
   (b) Maximum rate allowed by law for the above publication is
   (c) Rate actually charged for the above publication is

Signature

Subscribed and sworn to before me this

day of

Subscriptions by notary public or other official

Statutory Authority: MS s 45.023; 507.09
History: 18 SR 1409
2820.4062 FORM 67.2-M: HOMESTEAD DESIGNATION NOTICE.

Subpart 1. Recommended form. The recommended form for a homestead designation notice is contained in subpart 2.

Subp. 2. Contents.

| Homestead Designation Notice Pursuant to Minn. Stat. 582.041 | Form No. 67.2-M | Minnesota Uniform Conveyancing Rules (1999) |

**HOMESTEAD DESIGNATION NOTICE**

Date: __________________, 19____

This notice is attached to and served with the Notice of Mortgage Foreclosure Sale of the Mortgage, dated, __________________, 19____, executed by ____________________________

______________________________, as Mortgagee(s)

______________________________, as Mortgagor(s)

and filed for record __________________, 19____, as Document Number __________________

(or in Book __________________ of ___________, Page ________), in the Office of ______________, Recorder (Register of Titles) of ______________ County, Minnesota.

In accordance with Minnesota Statute §582.041 you are notified by the foreclosing mortgagee that:

* If part of the property to be sold contains your house, you may designate an area as a homestead to be sold and redeemed separately.

You may designate the house you occupy and any amount of the property as a homestead. The designated homestead property must conform to the local zoning ordinances and be compact so that it does not unreasonably reduce the value of the remaining property.

You must provide the person foreclosing on the property, the sheriff, and the county recorder with a copy of the legal description of the homestead you have designated by ten business days before the date the property is to be sold.*

Statutory Authority: MS s 45.023; 507.09

History: 18 SR 1409
2820.4063 FORM 67.3-M: AFFIDAVITS OF SERVICE.

Subpart 1. **Recommended form.** The recommended form for an affidavit of service on occupant and an affidavit of vacancy is contained in subpart 2.

Subp. 2. Contents.

**AFFIDAVIT OF SERVICE ON OCCUPANT**

STATE OF MINNESOTA

COUNTY OF

being duly sworn on oath says:

1. On , 19, I went upon the property described in the foregoing notice(s) for the purpose of serving the notice(s) upon the person(s) in possession thereof;

2. On said date

was/were in possession of the property;

3. (Personal Service) On said date I served the notice(s) by delivering a copy thereof personally to the following person(s) in possession of the property described in the notice(s):

4. (Substituted Service) On said date I served the notice(s) on the following person(s) in possession of the property described in the notice(s):

by leaving a copy thereof at the usual place of abode of such person(s) with , a person of suitable age and discretion then residing therein;

5. On said date, and for some time prior to service, the above-named person(s) and no other person(s), were in possession of the property.

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

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

---

**AFFIDAVIT OF VACANCY**

STATE OF MINNESOTA

COUNTY OF

being duly sworn on oath say that on , 19, I went upon the real estate described in the foregoing notice for the purpose of serving the notice upon the person 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

---

**Statutory Authority:** MS s 45.023; 507.09

**History:** 18 SR 1409
2820.4064 FORM 67.4-M: AFFIDAVIT OF COSTS AND DISBURSEMENTS.

Subpart 1. **Recommended form.** The recommended form for an affidavit of costs and disbursements is contained in subpart 2.

Subp. 2. **Contents.**

**AFFIDAVIT OF COSTS AND DISBURSEMENTS**

STATE OF MINNESOTA  
COUNTY OF ________________________

________________________, being duly sworn on oath, say that I am an attorney foreclosing the Mortgage described in the Notice of Mortgage Foreclosure Sale which is attached hereto OR which was filed for record __________, as Document Number __________ (or in Book __________ of __________ Page __________), in the Office of the (County Recorder) (Registrar of Titles) of County, Minnesota.

That the following is a detailed bill of the costs and disbursements of the foreclosure that have been absolutely and unconditionally paid or incurred:

1. (1) Statutory attorneys’ fees for foreclosure $__________
2. (2) Title evidence $__________
3. (3) Fees for filing Notice of Pendency of Proceeding and Power of Attorney to Foreclose Mortgage, Sheriff’s Certificate of Sale and other documents $__________
4. (4) Printer’s fee for publishing Notice of Mortgage Foreclosure Sale $__________
5. (5) Fees for serving Notice of Mortgage Foreclosure Sale $__________
6. (6) Sheriff’s Fee for conducting foreclosure sale $__________
7. (7) Other: $__________

**TOTAL** $__________

________________________

Signature

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

________________________

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

Statutory Authority: MS s 45.023; 507.09
History: 18 SR 1409
2820.4065 FORM 67.5-M: AFFIDAVIT AS TO FEDERAL TAX LIEN(S).

Subpart 1. Recommended form. The recommended form for an affidavit as to federal tax lien(s) is contained in subpart 2.

Subp. 2. Contents.

being duly sworn on oath, says that:

1. I am an attorney foreclosing the mortgage described in the printed Notice of Mortgage Foreclosure Sale to which this Affidavit is attached, or which is described in paragraph 4.

2. Notice of the foreclosure sale was given to the Internal Revenue Service, Office of the District Director, United States Treasury Department, pursuant to §7425 (c) (1) of the Internal Revenue Code of 1986, on ________, 19____, by Certified Mail, as evidenced by the attached copy of said notice.

3. This Affidavit is made for the purpose of showing compliance with Internal Revenue Code of 1986, §7426 (c)(1) and the discharge or divestment of the tax liens referred to in said Notice pursuant to Internal Revenue Code of 1986, §7425 (b) (2) (C).

4. The Sheriff’s Certificate of Sale to which this affidavit relates was filed for record ________, 19____, as Document Number ________ (or in Bank ________, of ________, Page ________, in the Office of the (County Recorder) (Registrar of Titles) of ________, Minnesota. County, Minnesota.

Signature

Subscribed and sworn to before me this ________, 19____.

[Stamp]

Signature of Notary Public or Other Official

Statutory Authority: MS s 45.023; 507.09
History: 18 SR 1409
2820.4066 FORM 67.6-M: AFFIDAVIT AS TO STATE TAX LIEN(S).

Subpart 1. Recommended form. The recommended form for an affidavit as to state tax lien(s) is contained in subpart 2.

Subp. 2. Contents.


STATE OF MINNESOTA
COUNTY OF ____________________________
(reserved for recording data)

, being duly sworn on oath, says:

1. I am an attorney foreclosing the mortgage described in the printed Notice of Mortgage Foreclosure Sale to which this Affidavit is attached, or which is described in paragraph 4.

2. Notice of said foreclosure sale was given to the Commissioner of Revenue of the State of Minnesota in accordance with the provisions of Minn. Stat. §270.69, subd. 7, by mailing notice on . Attached to this Affidavit is a copy of said Notice.

3. This Affidavit is made for the purpose of showing compliance with Minn. Stat. §270.69, subd. 7.

4. The Sheriff's Certificate of Sale to which this affidavit relates was filed for record , 19 , as Document Number (or in Book of Page ) in the Office of the (County Recorder) (Registrar of Titles) County, Minnesota.

Signature

Subscribed and sworn to before me this day , 19 .

[Signature of Notary Public or Other Official]

[Notary Stamp or Seal (or other title or rank)]
NOTICE OF MORTGAGE FORECLOSURE
TO COMMISSIONER OF REVENUE
STATE OF MINNESOTA

YOU ARE HEREBY NOTIFIED THAT:

1. Pursuant to the attached Notice of Mortgage Foreclosure Sale, a foreclosure sale has been scheduled for property in County, Minnesota, legally described as follows:

2. The Commissioner of Revenue has filed a lien, a copy of which is attached to this Notice.

3. The name of the taxpayer is ________________________________________________________________

4. The address of the taxpayer is ______________________________________________________________

5. The total unpaid balance of the mortgage is ____________________________________________

6. The fair market value of the property (based on the real estate tax records) is

________________________________________

Signature

________________________________________

, 19

Statutory Authority:  MS s 45.023; 507.09
History: 18 SR 1409
2820.4067 FORM 67.7-M: AFFIDAVIT REGARDING MILITARY SERVICE.

Subpart 1. Recommended form. The recommended form for an affidavit regarding military service is contained in subpart 2.

Subp. 2. Contents.

Affidavit Regarding Military Service

STATE OF MINNESOTA
COUNTY OF

I know the facts relating to the military service status of:

who was/were the owner(s) at the time of sale of the mortgaged property described in the Sheriff's Certificate of Sale to which this affidavit is attached, or described in paragraph 3.

Such person(s) was/were not in military service on the date of the foreclosure sale or for three months prior to the sale.

NOTE: If this affidavit is not attached to and filed with the Sheriff's Certificate of Sale complete paragraph 3.

The Sheriff's Certificate of Sale to which this affidavit relates was filed for record

Book of Page

in the Office of the (County Recorder) (Registrar of Titles) County, Minnesota.

Signature

Subscribed and sworn to before me this day of , 19

Statutory Authority: MS s 45.023; 507.09
History: 18 SR 1409

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2820.4068 FORM 67.8-M: AFFIDAVIT OF MAILING NOTICE OF SALE TO PERSON(S) REQUESTING NOTICE.

Subpart 1. **Recommended form.** The recommended form for an affidavit of mailing notice of sale to person(s) requesting notice is contained in subpart 2.

Subp. 2. **Contents.**

**AFFIDAVIT OF MAILING NOTICE OF SALE TO PERSON(S) REQUESTING NOTICE**

STATE OF MINNESOTA

COUNTY OF ____________________________

(reserved for recording data)

, being duly sworn on oath, says:

1. I am the person foreclosure the Mortgage described in the Notice of Mortgage Foreclosure Sale to which this Affidavit is attached, or that person’s attorney, or someone having knowledge of the facts.

2. A copy of the Notice of Mortgage Foreclosure Sale was mailed to each of the following persons in accordance with Minn. Stat. 560.032, 562.032 and/or 562.32.

<table>
<thead>
<tr>
<th>Name</th>
<th>Date of Mailing</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Signature

Subscribed and sworn to before me this ______ day ______, 19_____.

Statutory Authority: **MS s 45.023; 507.09**

History: **18 SR 1409**
2820.4095 FORM NO. 32-1/2-M: WELL DISCLOSURE OF GRANTEE IN DEED PURSUANT TO CONTRACT FOR DEED.

Subpart 1. Recommended form. The recommended form for a well disclosure of grantee in deed pursuant to contract for deed is contained in subpart 2.

Subp. 2. Contents.

WELL DISCLOSURE OF GRANTEE IN DEED PURSUANT TO CONTRACT FOR DEED

Check one:

☐ The Grantee certifies that the Grantee does not know of any wells on the described real property.

☐ A well disclosure certificate accompanies this document.

☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

This form cannot be recorded independently. It must be attached to a deed given pursuant to a contract for deed.

Statutory Authority: MS s 14.386; 507.09
History: 23 SR 348
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. [Repealed, 26 SR 436]

Subp. 3. Contents.

CONTRACT FOR DEED Form No. 54-M Minnesota Uniform Conveyancing Blanks (2000)

Individual Seller

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

Certificate of Real Estate Value-No. ____________________________

(Note: reserved for recording data)

County Auditor

by:

Deputy

Date: ____________________________

(reserved for recording data)

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

(check box if joint tenancy).

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"). Unless otherwise specified, Seller hereby delivers possession of the Property to Purchaser on the date hereof.

   (check box applicable box:
   □ The Seller certifies that the Seller does not know of any wells on the described real property.
   □ A well disclosure certificate accompanies this document.
   □ I am familiar with this property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

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 (without effecting forfeiture provisions) and declarations of record, if any;
   (b) Reservation of minerals or mineral rights by the State of Minnesota, if any;
   (c) Utility and drainage easements which do not interfere with present improvements;
   (d) Applicable laws, ordinances and regulations;
   (e) The lien of real estate taxes and instalments of special assessments which are payable by Purchaser pursuant to paragraph 8 of this Contract; and
   (f) The following liens or encumbrances:

3. DELIVERY OF DEED AND EVIDENCE OF TITLE. Upon Purchaser's 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 or Purchaser, subject only to the following exceptions:

      (i) Those exceptions referred to in paragraph 2(e), (f), (g), (h), and (i) 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
      (iii) The following liens or encumbrances:

   (b) Deliver to Purchaser the abstract of title to the Property, without further extension, to the extent required by the purchase agreement (if any) between Seller and Purchaser.
4. **PURCHASE PRICE.** Purchaser shall pay to Seller, at

\[
\text{the sum of } \text{ }(\text{ }), \text{ as and for the purchase price (the "Purchase Price") for the Property, payable as follows:}
\]

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.** 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:

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 all subsequent years. 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. If the Property is subject to a recorded declaration providing for assessments to be levied against the Property by any owners' association, 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.

7. **PROPERTY INSURANCE.**

(a) **INSURED RISKS AND AMOUNTS.** Purchaser shall keep all buildings, improvements and fixtures now or later located on or a part of the Property insured against loss by fire, lightning and such other perils as are included in a standard "all-risk" endorsement, and against loss or damage by all other risks and hazards covered by a standard extended coverage insurers policy, including, without limitation, vandalism, malicious mischief, burglary, theft and, if applicable, steam boiler explosion. Such insurance shall be in an amount not less than the full replacement cost of the buildings, improvements and fixtures, without deduction for physical depreciation. 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 shall not be entitled to any sums due to Purchaser as a result of a insured loss. The insurance policy shall provide that Purchaser shall not be required to give Seller thirty (30) days notice of cancellation or non-renewal.

(c) **PURCHASER'S ELECTION TO REBUILD.** If Purchaser is not in default under this Contract, or after curing any other default, and if the mortgagees in any prior mortgages and sellers in any prior contracts for deed do not require otherwise, Purchaser may elect to have that portion of such insurance proceeds necessary to repair, replace or restore the damaged Property (the "Repairs") deposited in escrow with a bank or title insurance company qualified to do business in the State of Minnesota, or such other party as may be mutually agreeable to Seller and Purchaser.

The election may only be made by written notice to Seller within sixty days after the damage occurs. The election will only be permitted if the plans and specifications and contracts for the Repairs are approved by Seller, which approval Seller shall not unreasonably withhold or delay. If such a permitted election is made by Purchaser, Seller and Purchaser shall jointly deposit, when paid, such insurance proceeds into such escrow. If such insurance proceeds are insufficient for the Repairs, Purchaser shall, before the commencement of the Repairs, deposit into such escrow sufficient additional money to insure the full payment for the Repairs. If such insurance proceeds are unavailable or are insufficient to pay the full cost of the Repairs, all excess proceeds are disbursed by the escrowee in accordance with generally accepted sound construction disbursement procedures. The rate incurred or to be incurred on account of such escrow shall be deposited by Purchaser into such escrow before the commencement of the Repairs. Purchaser shall complete the Repairs as soon as reasonably possible and in a good and workmanlike manner, and in any manner satisfactory to Seller and Purchaser.

**Contract for Deed Form 54-36, page 2**
event the Repairs shall be completed by Purchaser within one year after the damage occurs. If, following the completion of and payment for the Repairs, there remain any undischarged accrued funds, such funds shall be applied to payment of the amounts payable by Purchaser under this Contract or otherwise.

OWNERS ASSOCIATION. If the Property is subject to a recorded declaration, as long as the owners' association maintains a master or blanket policy of insurance against fire, extended coverage perils and such other hazards as are required by this Contract, then, if Purchaser has obtained no general or blanket policy to cover the Property, Purchaser shall pay the cost of obtaining a liability insurance against claims for bodily injury, death and property damage occurring on or about the Property to 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 8 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 as conveyed in lieu thereof under section 507.235, the money paid pursuant to such condemnation or conveyance in lieu thereof shall be applied to payment of the amount payable by Purchaser under this Contract, even if such amount had not been due at the time such condemnation or conveyance occurs.

12. WASTE, REPAIR AND LIENS. Purchaser shall not remove or demolish any buildings, improvements or fixtures new 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 or the manner of using or operating the same, and with all restrictive covenants, if any, affecting title to the Property or the use thereof.

13. COMPLIANCE WITH LAWS. Except for matters which Seller has created, suffered or permitted to exist prior to the date of this Contract, Purchaser shall comply or cause compliance with all laws and regulations of any governmental authority which affect the Property or the manner of using or operating the same, and with all restrictive covenants, if any, affecting title to the Property or the use thereof.

14. RECORDING OF CONTRACT; DEED TAX. Purchaser shall, at Purchaser's expense, record this Contract in the office of the county recorder or registrar of titles in the county in which the Property is located within four (4) months after the date hereof. Purchaser shall pay any penalty imposed under Minnesota Statutes Section 507.234 for failure to record this Contract. Seller shall, upon Purchaser's full performance of this Contract, pay the deed tax due upon the recording of the deed to be delivered by Seller.

15. NOTICE OF ASSIGNMENT. If either Seller or Purchaser assigns their interest in the Property, the assigning party shall promptly furnish a copy of such assignment to the non-assigning party.

16. 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 the 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 amount so paid by Seller and the cost of such performances shall be payable at once, with interest at the rate stated in paragraph 4 of this Contract, as an additional amount due Seller under this Contract. If there are any easements, or if Seller hereafter creates, suffers or permits to accrue, any mortgage, contract for deed, liens 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 or take any actions reasonably necessary to remove defaults thereunder and defect the amounts so paid together with interest at the rate provided in this Contract from the payments next coming due under this Contract.

17. DEFAULTS AND REMEDIES. The time of performance by Purchaser of the terms of this Contract is of the essence of this Contract. If Purchaser fails to timely perform any term 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 or elect any other remedy available at law or in equity. If Seller so elects to terminate this Contract, all right, title and interest acquired under this Contract by Seller shall then cease and terminate, and all improvements made upon the Property and all payments made by Purchaser pursuant to this Contract shall be applied to payment of the amounts payable by Purchaser under this Contract (including accrued payments, if any) to Seller or as liquidated damages.
damage 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 Buyer's rights to declare this Contract forfeited by reason of any breach shall in any manner affect Seller's right to cancel this Contract because of defaults subsequently occurring, and no extension of time shall be valid unless agreed to in writing. After service of notice of default and failure to cure such defect 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. Failure by Seller to exercise one or more remedies available under this paragraph 17 shall not constitute a waiver of the right to exercise such remedy or remit thereafter.

18. BINDING EFFECT. The terms of this Contract shall run with the land and bind the parties hereto and their successors in interest.

19. HEADINGS. Headings of the paragraphs of this Contract are for convenience only and do not define, limit or construe the content of such paragraphs.

20. ADDITIONAL TERMS: Check here if an Addendum to Contract for Deed containing additional terms and conditions is attached hereto.

SELLER

Purchaser

STATE OF MINNESOTA
COUNTY OF

This instrument was acknowledged before me on ______________ by ____________________________

STATE OF MINNESOTA
COUNTY OF

This instrument was acknowledged before me on ______________ by ____________________________

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

Statutory Authority: MS s 14.386; 507.09
History: 26 SR 436

2820.4200 [Repealed, 26 SR 436]
FORM 55M: CONTRACT FOR DEED FROM A BUSINESS ENTITY SELLER.

Subpart 1. Recommended form. The recommended form for a contract for deed from a business entity seller is contained in subpart 2.

Subp. 2. Contents.

CONTRACT FOR DEED Form No. 55M Minnesota Uniform Conveyancing Blanks (2000)

Business Entity Seller

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

County Auditor

Deputy

Date:

THIS CONTRACT FOR DEED (the "Contract") is made on the above date by

under the laws of ________________________________, Seller, and

______________________________, Purchaser (whether one or more)

(check box if joint tenancy)

Sellers and Purchasers agree to the following terms:

1. PROPERTY DESCRIPTION. Seller hereby sells, and Purchaser hereby buys, real property in ____________, Minnesota, described as follows:

County, Minnesota, described as follows:

[together with all hereditaments and appurtenances belonging thereto (the "Property"). Unless otherwise specified, Seller hereby delivers possession of the Property to Purchaser on the date hereof.

Seller check applicable box:

☐ The Seller certifies that the Seller does not know of any wells on the described real property.
☐ A well disclosure certificate accompanies this document.
☐ I am familiar with the property described in this instrument and certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

2. TITLE. Seller warrants that title to the Property (the "Property") on the date of this Contract, subject only to the following exceptions:

(a) Covenants, conditions, restrictions (without effective forfeiture provisions) and declarations of record, if any;
(b) Reservation of minerals or mineral rights by the State of Minnesota, if any;
(c) Utility and drainage easements which do not interfere with present improvements;
(d) Applicable laws, ordinances and regulations;
(e) The lien of real estate taxes and installments of special assessments which are payable by Purchaser pursuant to paragraph 8 of this Contract; and
(f) The following liens or encumbrances:

3. DELIVERY OF DEED AND EVIDENCE OF TITLE. Upon Purchaser's 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), (d), and (e) 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
(iii) The following liens or encumbrances:

(b) Deliver to Purchaser the abstract of title to the Property, without further annotation, to the extent required by the purchase agreement (if any) between Seller and Purchaser.
4. **PURCHASE PRICE.** Purchaser shall pay to Seller, at ________, the sum of ________, as and for the purchase price (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 each installment.

6. **REAL ESTATE TAXES AND ASSESSMENTS.** 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. 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 all subsequent years. 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. If the Property is subject to a recorded declaration providing for assessments to be levied against the Property by any owners’ association, Purchaser shall promptly pay, when due, all assessments imposed by the owners’ association or any other governing body as required by the provisions of the declaration or other related documents.

7. **PROPERTY INSURANCE.**
   (a) **INSURED RISKS AND AMOUNTS.** Purchaser shall keep all buildings, improvements and fixtures now or later located on or a part of the Property insured against loss by fire, lightning and such other perils as are included in a standard “all-risk” endorsement, and against loss or damage by all other risks and hazards covered by a standard extended coverage insurance policy, including, without limitation, vandalism, malicious mischief, burglary, theft and, if applicable, steam boiler explosion. Such insurance shall be in an amount no less than the full replacement cost of the buildings, improvements and fixtures, without deduction for physical depreciation. 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 installment. 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 mortgagees in any prior mortgages and sellers in any prior contracts for deed do not require otherwise, Purchaser may elect to have that portion of such insurance proceeds necessary to repair, replace or restore the damaged Property (the “Repairs”) deposited in escrow with a bank or title insurance company qualified to do business in the State of Minnesota, or such other entity as may be mutually agreeable to Seller and Purchaser. The election may only be made by written notice to Seller within sixty days after the damage occurs. Also, the election will only be permitted if the plans and specifications and contracts for the Repairs are approved by Seller, which approval Seller shall not unreasonably withhold or delay. If such a permitted election is made by Purchaser, Seller and Purchaser shall jointly deposit, when paid, such insurance proceeds into such escrow. If such insurance proceeds are insufficient for the Repairs, Purchaser shall, before the commencement of the Repairs, deposit into such escrow sufficient additional money to assure the full payment for the Repairs. Even if the insurance proceeds are unavailable or are insufficient to pay the cost of the Repairs, Purchaser shall at all times be responsible to pay the full cost of the Repairs. All accrued funds shall be disbursed by the escrowee in accordance with generally accepted sound construction disbursement procedures. The costs incurred or to be incurred on account of such escrow shall be deposited by Purchaser into such escrow before the commencement of the Repairs. Purchaser shall complete the Repairs as soon as reasonably possible and in a good and workmanlike manner, and in any

**Contract for Deed Form 55-M page 3.**
9. INJURY OR DAMAGE OCCURRING ON THE PROPERTY.

(a) LIABILITY. Seller shall be free from liability and claims for damages by reason of injuries occurring on or after the date of this Contract to any person or persons or property while on or about the Property. Purchaser shall defend and indemnify Seller from all liability, loss, cost and expense, 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 wrongfulness of or omission 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 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 to the use thereof under threat of condemnation, the money paid pursuant to such condemnation or condemnation proceedings shall be applied by Purchaser to payment of the amount payable by Purchaser under this Contract. In such event, all such amounts are not due and payable. Such amounts shall be applied to the same manner as a prepayment as provided in paragraph 6 of this Contract. Such payments shall not postpone the due date of the installments to be paid pursuant to this Contract of the amount of such instalments. 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 or so 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 any lien or encumbrance against the Property which is not herein expressly assumed by Purchaser in the Property. Purchaser shall pay to Seller all amounts, costs and expenses, including reasonable attorneys' fees, incurred by Seller to remove any such lien or adverse claim.

13. COMPLIANCE WITH LAWS. Except for matters which Seller has created, suffered or permitted to exist prior to the date of this Contract, Purchaser shall comply with or cause compliance with all laws and regulations of any governmental authority which affect the Property or the manner of using or operating the same, and with all restrictive covenants, if any, affecting title to the Property or the use thereof.

14. RECORDING OF CONTRACT; DEED TAX. Purchaser shall, at Purchaser's expense, record this Contract in the office of the county recorder or registrar of titles in the county in which the Property is located within four (4) months after the date hereof. Purchaser shall pay any penalty imposed under Minnesota Statutes Section 607.236 for failure to timely record the Contract. Seller shall, upon Purchaser's full performance of this Contract, pay the deed tax due upon the recording of the deed to be delivered by Seller.

15. NOTICE OF ASSIGNMENT. If either Seller or Purchaser assigns their interest in the Property, the assig ning party shall promptly furnish a copy of such assignment to the non-assigning party.

16. 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 the 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 applied in accordance with paragraph 5 of this Contract. If there now exists, or if Seller hereafter creates, suffers or permits to accrue, any mortgage, contract for deed, lien or encumbrance against the Property which is not herein expressly assumed by Purchaser, and provided Purchaser is not in default under this Contract, Seller shall timely pay any administrative expense incurred by Seller in connection with the same, and if the same become due, Seller shall be reimbursed for the same in the same manner as provided herein. If, following the completion of and payment for the Repairs, there remains any undistributed escrow funds, such funds shall be applied to payment of the amounts payable by Purchaser under this Contract in accordance with paragraph 5 of this Contract.

17. DEFAULTS AND REMEDIES. The time of performance by Purchaser of the terms of this Contract is an essential part of this Contract. If Purchaser fails to timely perform any term 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 or elect any other remedy available at law or in equity. If Seller elects to terminate this Contract, all right, title and interest acquired under this Contract by Purchaser shall become void and terminate, and all improvements made upon the Property and all payments made by Purchaser pursuant to this Contract shall be returned to Seller and the sum secured by this Contract may be set forth by Seller and the same may be recovered by Seller from Purchaser or the assignee of Purchaser.
damage for breach of this Contract. Neither the extension of the time for payment of any sum of money to be paid hereunder nor any waiver by Seller of Seller’s rights to declare this Contract forfeited by reason of any breach shall in any manner affect Seller’s right to cancel this Contract because of defaults subsequently occurring, and no extension of time shall be valid unless agreed to in writing. After service of notice of default and failure to cure such default within the period allowed by law, Purchaser shall, upon demand, surrender possession of the Property to Seller, but Purchaser shall be entitled to possession of the Property until the expiration of such period. Failure by Seller to exercise one or more remedies available under this paragraph 17 shall not constitute a waiver of the right to exercise such remedy or remedies thereafter.

18. BINDING EFFECT. The terms of this Contract shall run with the land and bind the parties hereto and their successors in interest.

19. HEADINGS. Headings of the paragraphs of this Contract are for convenience only and do not define, limit or constrain the contents of such paragraphs.

20. ADDITIONAL TERMS: Check here if an Addendum to Contract for Deed containing additional terms and conditions is attached hereto.

SELLER

________________________________________________________________________

By

________________________________________________________________________

STATE OF MINNESOTA

COUNTY OF __________

This instrument was acknowledged before me on __________, under the laws of __________, on behalf of the _______________________.

NOTARY PUBLIC OR OTHER OFFICIAL

______________________________

______________________________

Purchaser

________________________________________________________________________

By

________________________________________________________________________

STATE OF MINNESOTA

COUNTY OF __________

This instrument was acknowledged before me on __________, under the laws of __________, on behalf of the _______________________.

NOTARY PUBLIC OR OTHER OFFICIAL

______________________________

______________________________

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

Contract for Deed Form 55-M page 4.

Statutory Authority: MS s 14.386; 507.09

History: 26 SR 436

2820.4300 [Repealed, 26 SR 436]
2820.4310 FORM 56M: CONTRACT FOR DEED ADDENDUM.

Subpart 1. Recommended form. The recommended form for a contract for deed addendum is contained in subpart 2.

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<th>Minnesota Uniform Conveyancing Forms</th>
<th>2000</th>
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THIS ADDENDUM TO CONTRACT FOR DEED is attached to and made a part of a certain Contract for Deed dated ____________________________, between ____________________________, Seller, and ____________________________, Purchaser.

The terms and conditions contained in this Addendum shall supersede any conflicting provisions contained in the Contract. Only those provisions checked in the "Yes" column below shall be included in and be a part of this Addendum.

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
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</table>

A. LATE PAYMENT FEE. If any payment is not received by Seller within fifteen (15) days from the date it is due, Purchaser shall additionally pay to Seller, to the extent allowed by law, a late charge of four percent (4%) of the amount of the delinquent payment.

B. TRANSFER RESTRICTIONS. Purchaser may not sell, assign or otherwise transfer Purchaser's interest in this Contract, or the Property, or any part thereof or if Purchaser is an entity, the controlling interest in Purchaser may not be transferred without the written consent of Seller, which consent shall not be unreasonably withheld or delayed by Seller (check one).

C. ESCROWS. In addition to the monthly payments of principal and interest, Purchaser shall deposit with Seller, with each payment, an amount representing one-twelfth (1/12) of the annual real estate taxes, installments of special assessments and insurance premiums with respect to the Property (or such other amount as Seller is required to deposit under any encumbrance on the Property). The amount of such taxes, special assessments and insurance premiums, when unknown, shall be estimated by Seller. Such deposits shall be used by Seller to pay real estate taxes, installments of special assessments and insurance premiums with respect to the Property when due. If Seller fails to do so, Purchaser may, at Purchaser's option, pay such amounts, and deduct the amount of such fees from payments next coming due under this Contract. If the balance deposited with Seller is insufficient to pay such real estate taxes, special assessments and insurance premiums when due, Purchaser shall pay the deficiency to Seller upon written demand.

D. PROPERTY IMPROVEMENTS. Except for work reasonably necessary to permit Purchaser to comply with Seller's obligations under this Contract, Purchaser shall not have or perform any excavation or improvements or replacements of the Property having an aggregate cost in excess of $____ without securing the prior written consent of Seller. Purchaser will not cause or permit any mechanics' liens to be recorded against the Property. Purchaser agrees to defend, indemnify, and hold Seller harmless from any loss, damage or expense incurred by Seller with respect to any party asserting a mechanic's lien claim, it being understood and agreed that this undertaking shall survive cancellation of this Contract or the delivery of a deed pursuant to the terms hereof.

E. HAZARDOUS SUBSTANCES. Purchaser shall not bring, store, generate or treat hazardous wastes or substances or produce products upon the Property, except for small quantities which are stored and used in compliance with applicable law. Purchaser hereby agrees to indemnify, defend and hold Seller harmless from any and all claims, demands, actions, causes of action, liabilities or rights which may be asserted against Seller with respect to such substances, or products, it being understood and agreed that this obligation will survive the cancellation of this Contract or the delivery of a deed pursuant to the terms hereof.

F. ALTERNATIVE ACCELERATION REMEDY. If Purchaser fails to timely perform any term of this Contract, Seller may, within thirty (30) days written notice given to Purchaser, declare the entire unpaid Purchase Price, together with accrued interest thereon, immediately due and payable in full and commence an action against Purchaser to collect all amounts due hereunder. Purchaser shall have the right to remit this Contract at any time before entry of final judgment against Purchaser for amounts due hereunder if Purchaser: (i) pays Seller all sums due hereunder as of the date of reinstatement; (ii) pays any other amounts existing under this Contract as of the date of reinstatement, and (iii) pays all expenses incurred by Seller in enforcing this Contract, including, but not limited to, reasonable attorney's fees and costs. Seller shall deliver the deed for the Property in the manner required by Paragraph 3 of this Contract when all amounts due hereunder have been paid.

G. NONRECIPE OBLIGATION. Notwithstanding any other provision contained in this Contract to the contrary, if Purchaser defaults in Purchaser's performance of this Contract, Seller's sole remedy shall be to cancel this Contract in accordance with Minnesota Statutes Section 558.31, as the same may from time to time be amended. Seller specifically waives any right it may have to commence an action for the specific performance of this Contract for Deed or any right it may have to seek an award of damages against Purchaser.

H. ADDITIONAL PROVISIONS.
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

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

County Auditor

By. Deputy

Date: 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 (Document No. , in Volume of , page )

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

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.

ASSIGNORS

State of Minnesota

County of

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

ASSESSOR(S)

Statutory Authority: MS s 507.09
**2820.4510 FORM NO. 58 1/2-M: ASSIGNMENT OF CONTRACT FOR DEED AND QUIT CLAIM DEED BY INDIVIDUAL.**

Subpart 1. **Recommended form.** The recommended form for an assignment of a contract for deed and a quit claim deed to an individual is contained in subpart 2.

Subp. 2. **Contents.**

---

**Assignments of Contracts for Deed and Quit Claim Deed**

<table>
<thead>
<tr>
<th>Form No. 58 1/2-M</th>
<th>Statutory Authority: MS 507.09</th>
</tr>
</thead>
</table>

**Recommended Form: Assignment of Contract for Deed and Quit Claim Deed by Individual.**

- **Date:**
- **State:**
- **County:**

**FOR VALUABLE CONSIDERATION,**

_Grantor_ hereby sells, assigns and transfers unto _Grantor's interest in that certain Contract for Deed dated _____, as Seller, and as Purchaser, and filed for record _____, as Document No. _____, in Book _____, Page _____, in the Office of the (County Recorder) of _____, County, Minnesota, for the sale and conveyance of the real property in said County and State described as follows:

- Together with all hereditaments and appurtenances belonging thereto.
- Grantor hereby conveys and quit claims the real property to Grantee, including after acquired title.

**GRANTOR**

**Affix deed tax stamp here**

**STATE OF MINNESOTA**

**COUNTY OF**

The foregoing instrument was acknowledged before me on ______._

**Statutory Authority:** MS s 507.09

**History:** 20 SR 916
### 2820.4520 FORM 58.1M: ASSIGNMENT OF CONTRACT FOR DEED AND WARRANTY DEED BY INDIVIDUAL.

**Subpart 1. Recommended form.** The recommended form for an assignment of a contract for deed and a warranty deed to an individual is contained in subpart 2.

**Subp. 2. Contents.**

<table>
<thead>
<tr>
<th>Assignment of Contract For Deed</th>
<th>Form No. 58.1M</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed ( ) not required Certificate of Real Estate Value No.</strong></td>
<td><strong>(reserved for recording data)</strong></td>
</tr>
<tr>
<td><strong>(County Auditor)</strong></td>
<td><strong>(Reserved for recording data)</strong></td>
</tr>
<tr>
<td><strong>by:</strong></td>
<td><strong>by:</strong></td>
</tr>
<tr>
<td><strong>Deputy</strong></td>
<td><strong>Deputy</strong></td>
</tr>
</tbody>
</table>

**FOR VALUABLE CONSIDERATION,**

Grantor, hereby sells, assigns and transfers to

**GRANTEE**

Grantee, Grantor's interest in the Contract for Deed (Contract) dated

**made by**

as Seller, and

and filed for record on

as Document No. (or in Book of page).

in the Office of the (County Recorder) (Registrar of Titles) of County, Minnesota, for the sale and conveyance of the real property in said County and State described as follows:

Together with all hereditaments and appurtenances belonging thereto.

By acceptance hereof, Grantee assumes and agrees to keep and perform all the covenants made or assumed by Grantor in the Contract.

Grantor covenants that there remains unpaid under the Contract the principal sum of $ with interest thereon from

and that Grantor has good right to sell, transfer and assign the Contract.

In addition, Grantor hereby conveys and warrants the real property to Grantee, subject to the terms and conditions of the Contract.

Check box if applicable:

- [ ] The Seller certifies that the Seller does not know of any wells on the described real property.
- [ ] A well disclosure certificate accompanies this document.
- [ ] I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

**GRANTOR**

Affix Dead Tax Stamp Here

**STATE OF MINNESOTA**

**COUNTY OF**

The foregoing instrument was acknowledged before me

by

**NOTARY PUBLIC OR OTHER TITLE OR OFFICIAL**

**SIGNATURES OF NOTARY PUBLIC OR OTHER OFFICIAL**

The instrument for the real property described in this instrument should be sent to include name and address of Grantor.

**Statutory Authority:** MS s 14.386; 507.09

**History:** 26 SR 436
FORMS FOR CONVEYANCES OF REAL ESTATE 2820.4600

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

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

Subp. 2. Contents.

ASSIGNMENT OF CONTRACT FOR DEED

No delinquent taxes and transfer entered; Certificate of Real Estate Value filled not required

[Signature]
County Auditor
By: [Signature]
Deputy

Date: __________, 19__

FOR VALUABLE CONSIDERATION,

Assignor, 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 of the County Recorder and/or Registrar of Titles in
and for the County of __________, State of Minnesota,

on the __________ day of __________, 19__. (Document No __________), and/or

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

[Signature]

State of Minnesota

County of __________

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

[Signature]

By: ___________, ___________, in the office of [Title]

Statutory Authority: MS s 507.09
FORM NO. 59 1/2-M: ASSIGNMENT OF CONTRACT FOR DEED AND QUIT CLAIM DEED BY CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY.

Subpart 1. Recommended form. The recommended form for an assignment of a contract for deed and quit claim deed by a corporation, partnership or limited liability company is contained in subpart 2.

Subp. 2. Contents.

For valuable consideration, Grantor, hereby assigns and transfers unto Grantee, under the terms of ____________, the interest in that certain Contract for Deed dated ____________, and filed for record ____________, as Document No. ____________, in the Office of the County Auditor of ____________ County, Minnesota, for the sale and conveyance of the real property in said County and State described as follows:

[Form content continues with details of conveyance and transfer of interest.

Statutory Authority: MS s 507.09

History: 20 SR 916]
FORMS FOR CONVEYANCES OF REAL ESTATE 2820.4620

2820.4620 FORM 59.1M: ASSIGNMENT OF CONTRACT FOR DEED AND WARRANT DEED BY BUSINESS ENTITY.

Subpart 1. **Recommended form.** The recommended form for an assignment of a contract for deed on a warranty deed by a business entity is contained in subpart 2.

Subp. 2. Contents.

Assignment of Contract for Deed
and Warranty Deed

Form No. 59.1M

Minneapolis, Minnesota Constitutional Bank 7696

State of Minnesota

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

by: Deputy

DEED TAX DUE $ (reserved for recording data)

FOR VALUABLE CONSIDERATION, 

$ under the laws of , Grantor, hereby sells, assigns and transfers to

Grantee, Grantor's interest in the Contract for Deed (Contract) dated , made by , as Seller, and

and filed for record on as Document No. (or in Book of page ), in the Office of the (County Recorder) (Registrar of Titles) of County, Minnesota, for the sale and conveyance of the real property in said County and State described as follows:

together with all covenants and appurtenances belonging thereto.

By acceptance hereof, Grantor assumes and agrees to keep and perform all the covenants made or assumed by Grantor in the Contract.

Grantor covenants that there remains unpaid under the Contract the principal sum of \$ with interest thereon from , and that Grantor has good right to sell, transfer and assign the Contract.

In addition, Grantor hereby conveys and warrants the real property to Grantee, subject to the terms and conditions of the Contract.

Check box if applicable:

☐ The Seller certifies that the Seller does not know of any wells on the described real property.

☐ A well disclosure certificate accompanies this document.

☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

GRANTOR

Affix Deed Tax Stamps Here

By ______________________

IN

STATE OF MINNESOTA

COUNTY OF ______________________

The foregoing instrument was acknowledged before me on , the of , on behalf of

(POSSIBLE STAMP OR SEAL OF OTHER TITLE OR DEED)

EXECUTORS OF HOMESTEAD OR OTHER OFFICIALS:

The statements in the real property described in this instrument should be sent to (include name and address of Grantee):

Statutory Authority: MS s 14.386; 507.09

History: 26 SR 436

2820.4700 [Repealed, 18 SR 1409]

2820.4701 [Repealed, 19 SR 689]
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. 1e.

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) (STRIKE ONE) 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) $ TO APPLY TO ATTORNEYS' FEES ACTUALLY EXPENSE 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, OTHER THAN EARNEST MONEY CONTRACTS, PURCHASE AGREEMENTS, AND EXERCISED OPTIONS, 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. The name, mailing address, street address or location 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

Mailing Address:

Street Address or Location where the Seller or the Attorney will accept payment pursuant to this notice:

Telephone: (_)

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

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

STATE OF MINNESOTA
County of ____________________________

, being duly sworn on oath says that: on ______________________, 19____, I served the foregoing notice upon ___________________________ 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____.

__________________________
SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

AFFIDAVIT OF SUBSTITUTED SERVICE

STATE OF MINNESOTA
County of ____________________________

, being duly sworn on oath says that: on ______________________, 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.

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

__________________________
SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

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 $_____ Mileage $_____ TOTAL $_____

County, Minnesota

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 $_____ Mileage $_____ TOTAL $_____

County, Minnesota

By ____________________________, Deputy
AFFIDAVIT OF SERVICE ON OCCUPANT

STATE OF MINNESOTA

County of ________________________

[Signature]

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 person in possession thereof; on said date ________________________ , 19 ___ , I went upon the real estate; and on said date I served the notice on ________________________ , 19 ___ , I went upon the real estate; and on said date 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

County of ________________________

[Signature]

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 on the person 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

County of ________________________

[Signature]

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)

Statutory Authority: MS s 507.09

History: 19 SR 689
MECHANIC'S LIEN STATEMENT

The undersigned hereby gives notice to the public and states as follows:

1. I am (check one) □ the lien claimant □ a person acting at the instance of the lien claimant.

2. The lien claimant hereby gives notice of intention to claim and hold a lien upon the land in County, Minnesota, described as follows:

3. The name and mailing address (and license number, if applicable) of the lien claimant are:

4. The amount of the lien claimed is $_________, and is due and owing to the lien claimant for labor performed or skill, material or machinery furnished to the land.

5. The lien claimant did or supplied the following:

6. The lien claimant's contribution to the improvement was performed or furnished from _________ to _________, for or to the following person(s):

7. The name of the present owner of the land according to the best information lien claimant now has is:

8. The lien claimant acknowledges that a copy of this statement must be served personally or by certified mail on the owner, the authorized agent of the owner or the person who entered into the contract with the lien claimant within 120 days of doing the last work or furnishing the last item of such skill, material or machinery.

9. Notice as required by Minnesota Statutes Section 514.011, subd. 2, if any, was given.

STATE OF MINNESOTA
COUNTY OF

I, , being duly sworn, do solemnly swear that I am the lien claimant and have knowledge of the facts in this statement. This statement is made by, or at the instance of, the lien claimant and is true of my own knowledge.

[Signature]

Statutory Authority: MS s 507.09
History: 20 SR 916
2820.4720 FORM NO. 80-M: MECHANIC'S LIEN STATEMENT BY CORPORATION OR PARTNERSHIP.

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

Subp. 2. Contents.

MECHANIC'S LIEN STATEMENT

The undersigned hereby gives notice to the public and states as follows:

1. I am acting at the instance of the lien claimant, under the laws of the State of .

2. The lien claimant hereby gives notice of intention to claim and hold a lien upon the land in County, Minnesota, described as follows:

3. The name and mailing address (and license number, if applicable) of the lien claimant are:

4. The amount of the lien claimed is $ , and is due and owing to the lien claimant for labor performed or skill, material or machinery furnished to the land.

5. The lien claimant did or supplied the following:

6. The lien claimant's contribution to the improvement was performed or furnished from to , for or to the following person(s):

7. The name of the present owner of the land according to the best information the claimant now has is:

8. The lien claimant acknowledges that a copy of this statement must be served personally or by certified mail on the owner, the authorized agent of the owner or the person who entered into the contract with the lien claimant within 120 days of doing the last work or furnishing the last item of such skill, material or machinery.

9. Notice as required by Minnesota Statutes Section 507.09, subdivision 2, if any, was given

STATE OF MINNESOTA
COUNTY OF


Statutory Authority: MS s 507.09
History: 20 SR 916

2820.4730 [Repealed, 20 SR 916]
Subpart 1. **Recommended form.** The recommended form for an affidavit of personal service of mechanic's lien statement is contained in subpart 2.

Subp. 2. **Contents.**

**Affidavit of Personal Service of Mechanic’s Lien Statement**

**STATE OF MINNESOTA**

County of ____________

I, ____________, being duly sworn on oath says:

1. On the ____________ day of ____________, 19____, I served the attached Mechanic's Lien Statement personally upon ____________, who according to the best information then had, was (check all applicable):

  - [ ] the owner;
  - [ ] the owner's authorized agent; or
  - [ ] the person who entered into the contract with the contractor.

2. Service was made by handing to and leaving with ____________ a true and correct copy thereof at ____________

Signature

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

[Signature]

Statutory Authority: *MS s 45.023; 507.09*

History: *18 SR 1409*
2820.4734 FORM 79.2-M: AFFIDAVIT OF SERVICE OF MECHANIC'S LIEN STATEMENT BY CERTIFIED MAIL.

Subpart 1. Recommended form. The recommended form for an affidavit of service of mechanic's lien statement by certified mail is contained in subpart 2.

Subp. 2. Contents.

Affidavit of Service of Mechanic's Lien Statement by Certified Mail

STATE OF MINNESOTA
County of ____________

__________________________ , being duly sworn on oath says:

1. On the ____________ day of ____________, 19____ , __ he served the attached Mechanic's Lien Statement upon ____________ who according to the best information then had, was (check all applicable):

☐ the owner;
☐ the owner's authorized agent; or
☐ the person who entered into the contract with the contractor.

2. Service was made by mailing a copy by certified mail addressed as follows:

which was the last known address of said person.

__________________________
Signature

Subscribed and sworn to before me this ____________

day of ____________, 19____ .

__________________________
NOTARY OF NOTARY PUBLIC OR OTHER OFFICIAL

Statutory Authority: MS s 45.023; 507.09
History: 18 SR 1409

2820.4740 [Repealed, 20 SR 916]
ASSIGNMENT OF MECHANIC'S LIEN FORM No. 81-M

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 _______, 19_____, executed by _______.

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 and to the debt thereby secured.

ASSIGOR(S)

STATE OF MINNESOTA

COUNTY OF _______

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

The instrument was submitted by _______ and _______.

Signature of **Additional** Acknowledgment

Statutory Authority: MS s 507.09

History: 11 SR 534
FORMS FOR CONVEYANCES OF REAL ESTATE 2820.4760

2820.4760 FORM 82-M: ASSIGNMENT OF MECHANIC'S LIEN BY CORPORATION OR PARTNERSHIP.

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

Subp. 2. Contents.

ASSIGNMENT OF MECHANIC'S LIEN

Form No. 82-M

Assignment of Mechanic's Lien

Date: ________________________, 19___

FOR VALUABLY 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

and filed for record às Document Number

(or in Book ______________ of ______________ Page ______________ ), in the Office of the (County Recorder)
(Registrar of Titles) of ______________ County, Minnesota, together with all right and interest
in and to the debt thereby secured.

ASSIGNOR

By

STATE OF MINNESOTA

COUNTY OF ______________

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

under the laws of ______________, on behalf of the

Statutory Authority: MS s 507.09
History: 11 SR 534
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. 33-M

Satisfaction of Mechanic’s Lien

[Form content]

STATE OF MINNESOTA
COUNTY

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

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.**

SATISFACTION OF MECHANIC'S LIEN

<table>
<thead>
<tr>
<th>Date:</th>
<th>19 (reserved for recording data)</th>
</tr>
</thead>
</table>

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)

(Registrar or Titles) of County, Minnesota, 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 foregoing instrument is acknowledged by


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

**History:** *11 SR 534*
2820.4790 FORM 120-M: RECEIPT AND WAIVER OF MECHANIC'S LIEN RIGHTS.

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.

Form No. 120—M

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.

By ____________________________

______________________________
(Name)

______________________________
(Address)

Statutory Authority: MS s 507.09

History: 11 SR 534

2820.4900 [Repealed, 18 SR 1409]

2820.4910 [Repealed, 20 SR 916]
### STATUTORY SHORT FORM POWER OF ATTORNEY

**Minnesota Statutes Section 523.23**

**IMPORTANT NOTICE:** The powers granted by this document are broad and sweeping. They are defined in Minnesota Statutes Section 523.24. If you have any questions about these powers, obtain competent advice. This power of attorney may be revoked by you if you wish to do so. This Power of Attorney is automatically terminated if it is to your spouse and power holders are commenced for dissolution, legal separation, or annulment of your marriage. This power of attorney authorizes, but does not require, the attorney-in-fact to act for you.

**PRINCIPAL** (Name and address of person granting the power)

**ATTORNEY(S)-IN-FACT** (Name and Address)

| NOTICE: If more than one attorney-in-fact is designated, make a check or "x" on the line in front of one of the following statements:
<table>
<thead>
<tr>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Each attorney-in-fact may independently exercise the powers granted.</td>
</tr>
<tr>
<td>All attorneys-in-fact must jointly exercise the powers granted.</td>
</tr>
</tbody>
</table>

I (the above named Principal), appoint the above named Attorney(s) -in-Fact to act as my attorney(s) -in-fact:

**FIRST:** To act for me in any way I myself could act with respect to the following matters, as each of them is defined in Minnesota Statutes, Section 523.24. (To grant to the attorney-in-fact any of the following powers, make a check or "x" on the line in front of each power being granted. You may, but need not, cross out each power not granted. Failure to make a check or "x" on the line in front of the power will have the effect of deleting the power unless the line in front of the power of (N) is checked or x-ed.)

**Check or X**

- (A) real property transactions;
- (B) tangible personal property transactions;
- (C) bond, share, and commodity transactions;
- (D) banking transactions;
- (E) business operating transactions;
- (F) insurance transactions;
- (G) beneficiary transactions;
- (H) fiduciary transactions;
- (I) claims and litigation;
- (J) family maintenance;
- (K) benefit from military service;
- (L) records, reports, and statements;
- (M) all of the powers listed in (A) through (M) above and all other matters.

Use Specific Month Day Year Only
SECOND: (You must indicate below whether or not this power of attorney will be effective if you become incapacitated or incompetent. Make a check or "x" on the line in front of the statement that expresses your intent.)

___ This power of attorney shall continue to be effective if I become incapacitated or incompetent.
___ This power of attorney shall not be effective if I become incapacitated or incompetent.

THIRD: (You must indicate below whether or not this power of attorney authorizes the attorney-in-fact to transfer your property to the attorney-in-fact. Make a check or "x" on the line in front of the statement that expresses your intent.)

___ This power of attorney authorizes the attorney-in-fact to transfer my property to the attorney-in-fact.
___ This power of attorney does not authorize the attorney-in-fact to transfer my property to the attorney-in-fact.

FOURTH: (You may indicate below whether or not the attorney-in-fact is required to make an accounting. Make a check or "x" on the line in front of the statement that expresses your intent.)

___ My attorney-in-fact need not render an accounting unless I request it or the accounting is otherwise required by Minnesota Statutes Section 523.21.
___ My attorney-in-fact must render ______ accounting to me or ______

(Monthly, Quarterly, Annual)

____ during my lifetime, and a final accounting to the personal representative of my estate, if any is appointed, after my death.

In Witness Whereof I have hereunto signed my name this ______ day of ______, 19_____.

(Signature of Principal)

ACKNOWLEDGMENT OF PRINCIPAL

STATE OF MINNESOTA
COUNTY OF ______

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

by ______

(Ininsert Name of Principal)

SPECIMEN SIGNATURE OF ATTORNEY(S)-IN-FACT

Specimen Signature of Attorney(s)-in-Fact

(Notearization not required)

Tbis supplement was drafted by James & James

Statutory Authority: MS s 507.09
History: 20 SR 916

2820.5000 [Repealed, 18 SR 1409]
2820.5010 FORM 63-1/2-M: AFFIDAVIT BY ATTORNEY IN FACT.

Subpart 1. Recommended form. The recommended form for an affidavit by attorney in fact is contained in subpart 2.

Subp. 2. Contents.

STATE OF MINNESOTA
COUNTY OF ____________________________

, being duly sworn on oath, says:

1. Affiant is the Attorney-in-Fact (or agent) named in that certain Power of Attorney dated ___________, 19___, and filed for record ____________, Book of Page ____________, as Document No. ____________, as Grantor and Principal, relating to real property in County, Minnesota, legally described as follows:

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

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, incapacity, incompetence or otherwise, or notice of any facts indicating the same.

3. Affiant has examined the legal description(s), if any, attached to the Power of Attorney and certifies that to the best of Affiant's actual knowledge the description(s) has (have) not been changed, replaced or amended since the signing of the Power of Attorney by the Principal.

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

STATUTORY AUTHORITY: MS s 45.023; 507.09
History: 18 SR 1409
2820.5060 FORM NO. 95-M: AFFIDAVIT OF SERVICE OF AMENDMENT TO NOTICE TO THE COMMISSIONER OF HUMAN SERVICES REGARDING POSSIBLE CLAIMS UNDER MINNESOTA STATUTES, SECTION 246.53, 256B.15, 256D.16, OR 261.04 AFTER CLOSING OF ESTATE.

Subpart 1. Recommended form. The recommended form for an affidavit of service of amendment to notice to the commissioner of human services regarding possible claims under Minnesota Statutes, section 246.53, 256B.15, 256D.16 or 261.04, after closing of estate is contained in subpart 2.

Subp. 2. Contents.

STATE OF MINNESOTA
COUNTY OF

DISTRICT COURT
PROBATE DIVISION
JUDICIAL DISTRICT

In Re: Estate of

being first duly sworn, on oath, says I have personal knowledge of the facts stated in this affidavit and on ____________ at ________ I served a copy of the attached Amendment to Notice upon the Commissioner of Human Services by mailing it in a scaled envelope, postage prepaid by depositing the same with the United States Postal Service, addressed to Commissioner of Human Services, Attention: Special Recovery Unit/Notice, 444 Lafayette Road, St. Paul, Minnesota, 55166-3863.

The real property affected by the Notice is located in _________ County, Minnesota, and is legally described as follows:

Check here if part or all of the land is Registered (Torrens) □

Dated: ____________

Affiant

Subscribed and sworn to before me on ____________

(NOTE: Attach Amendment to Notice to Commissioner)

Statutory Authority: MS s 14.386; 507.09
History: 23 SR 348
FORM NO. 96-M: AFFIDAVIT OF SERVICE OF AMENDMENT TO NOTICE TO THE COMMISSIONER OF HUMAN SERVICES REGARDING POSSIBLE CLAIMS UNDER MINNESOTA STATUTES, SECTION 246.53, 256B.15, 256D.16, OR 261.04 PRIOR TO CLOSING OF ESTATE.

Subpart 1. Recommended form. The recommended form for an affidavit of service of amendment to notice to the commissioner of human services regarding possible claims under Minnesota Statutes, section 246.53, 256B.15, 256D.16 or 261.04 prior to closing of estate is contained in subpart 2.

Subp. 2. Contents.

STATE OF MINNESOTA

COUNTY OF

DISTRICT COURT

PROBATE DIVISION

JUDICIAL DISTRICT

Court File No.: [blank]

In Re: Estate of [blank]

AFFIDAVIT OF SERVICE OF AMENDMENT TO NOTICE TO THE COMMISSIONER OF HUMAN SERVICES REGARDING POSSIBLE CLAIMS UNDER MINN. STAT. §§ 246.53, 256B.15, 256D.16 OR 261.04 PRIOR TO CLOSING OF ESTATE

STATE OF MINNESOTA

COUNTY OF [blank]

[Signature]

being duly sworn, on oath, says I am the Personal Representative or Attorney for the Personal Representative or I have personal knowledge of the facts stated in this affidavit and on [Date] at [Time], I served a copy of the attached Amendment to Notice upon the Commissioner of Human Services by mailing it in a sealed envelope, postage prepaid by depositing the same with the United States Postal Service, addressed to Commissioner of Human Services, Attention: Special Recovery Unit/ Estate Notice, 444 Lafayette Road, St. Paul, Minnesota, 55155-3863.

The real property affected by the Notice is located in [County], Minnesota, and is legally described as follows:

[Legal description]

Check here if part or all of the land is Registered (Title)

[Blank]

Dated: [Date]

[Signature]

Affiant

Subscribed and sworn to before me on [Date]

[Signature]

Signature of Notary Public or Other Official

NOTE: Attach Amendment to Notice to Commissioner

Statutory Authority: MS s 14.386; 507.09

History: 23 SR 348

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Subpart 1. **Recommended form.** The recommended form for an affidavit of service of notice to the commissioner of human services regarding possible claims under Minnesota Statutes, section 246.53, 256B.15, 256D.16, or 261.04 is contained in subpart 2.

Subp. 2. **Contents.**

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<tr>
<th>Form No. 98-M</th>
<th>Minnesota Uniform Conveyance Rule (1977)</th>
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</thead>
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<td><strong>STATE OF MINNESOTA</strong></td>
<td><strong>COUNTY OF</strong></td>
</tr>
<tr>
<td><strong>DISTRICT COURT</strong></td>
<td><strong>PROBATE DIVISION</strong></td>
</tr>
<tr>
<td><strong>JUDICIAL DISTRICT</strong></td>
<td></td>
</tr>
<tr>
<td>Court File No.</td>
<td></td>
</tr>
<tr>
<td>In Re: Estate of</td>
<td></td>
</tr>
<tr>
<td><strong>Deceased</strong></td>
<td></td>
</tr>
<tr>
<td><strong>AFFIDAVIT OF SERVICE OF NOTICE TO THE COMMISSIONER OF HUMAN SERVICES REGARDING POSSIBLE CLAIMS UNDER MINN. STAT. 246.53, 256B.15, 256D.16 OR 261.04</strong></td>
<td>(reserved for recording data)</td>
</tr>
</tbody>
</table>

**STATE OF MINNESOTA**

**COUNTY OF**

being first duly sworn, on oath, says I am the Personal Representative or the Attorney for the Personal Representative and on __________, at __________, I served a copy of the attached Notice upon the Commissioner of Human Services by mailing it in a sealed envelope, postage prepaid by depositing the same with the United States Postal Service, addressed to Commissioner of Human Services, Attention: Special Recovery Unit/Estate Notice, 444 Lafayette Road, St. Paul, Minnesota, 55155-3863.

The real property affected by the Notice is located in __________ County, Minnesota, and is legally described as follows:

Check here if part or all of the land is Registered (Torrens) □

Dated: ____________________________

Affiant

Subscribed and sworn to before me on __________

[Signature of Notary Public or Other Official]

[Notarial Seal or Other Title or Rank]

(NOTE: Attach to Notice to Commissioner)

Statutory Authority: *MS s 14.386; 507.09*

History: 23 SR 348

Subpart 1. Recommended form. The recommended form for a notice to commissioner regarding possible claims under Minnesota Statutes, section 246.53, 256B.15, 256D.16, or 261.04 is contained in subpart 2.

Subp. 2. Contents.

Minn. Stat. 1524.3-801 Form No. 99-M Minnesota Uniform Conveyancing Form[2]

STATE OF MINNESOTA
COUNTY OF

DISTRCT COURT
PROBATE DIVISION
JUDICIAL DISTRICT

In Re: Estate of

NOTICE TO COMMISSIONER REGARDING POSSIBLE CLAIMS UNDER MINN. STAT. §§ 246.53, 256B.15, 256D.16 OR 261.04

TO THE COMMISSIONER OF HUMAN SERVICES:

1. Attached and served upon you pursuant to Minn. Stat. § 524.3-801(d), is a copy of the [title of document] and Notice to Creditors which has been or will be published according to law in the above referenced matter.

(INSTRUCTIONS: Include the full name, all aliases and former names of the decedent and spouse(s) in paragraphs 2 and 3 and attach copy of Notice to Creditors.)

2. Decedent's Name(s) Date of Birth Social Security Number

3. Spouse(s) Name(s) Date of Birth Social Security Number

4. Following a reasonably diligent inquiry, I:

☐ have determined the decedent had no predeceased spouse(s).
☐ cannot determine the following for the predeceased spouse(s) named below:

spouse(s) name

☐ full name

☐ former names

☐ aliases

☐ date of birth

☐ Social Security number

☐ have determined this paragraph does not apply.

5. This notice is given pursuant to Minn. Stat. § 524.3-801(d), in case the decedent or a predeceased spouse of decedent might have received assistance for which a claim could be filed under one or more of the following Minnesota Statutes: §§ 246.53, 256B.15, 256D.16 or 261.04.

Dated: ____________________________

Personal Representative or Attorney for Personal Representative

Attorney for Personal Representative

Name:

Address:

Attorney License No.:

Telephone:

Fax:

This form cannot be recorded independently. It must be attached to Affidavit of Service of Notice to the Commissioner of Human Services (Form No. 98-M).

Statutory Authority: MS s 14.386; 507.09

History: 23 SR 348
Form No. 115

State of Minnesota, \n
Count of \n
being first duly sworn, on oath says that:

1. (They are) (he is) (she knows) \n
the person named as \n
in the document dated \n
and filed for record \n
Page \n
in the Office of the County Recorder (Registrar of Titles) of \n
County, Minnesota.

2. Said person(s) (are) of legal age and under no legal disability with place of business

( Respectively at) \n
\n
and for the last ten years (have) (has) 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
      ("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 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) (has) (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) (has) (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 \n
day of \n
19\n
\n
Statutory Authority: MS s 507.09

2820.5200 [Repealed, 23 SR 348]
FORM NO. 116-M: AFFIDAVIT REGARDING SELLER(S).

Subpart 1. Recommended form. The recommended form for an affidavit regarding seller(s) is contained in subpart 2.

Subp. 2. Contents.

STATE OF MINNESOTA

COUNTY OF

Affidavit Regarding Seller(s)

being first duly sworn, on oath: (he is) (she is) (they are) 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.

1. (They are) (he is) (she is) (he 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. Person(s) (is) (are) of legal age and under no legal disability with place of business(s) (respectively) at

and for the last ten years (has) (have) resided at:

3. There have been no:
   a. Bankruptcy, divorce or dissolution proceedings involving the Person(s) during the time the Person(s) have
      had any interest in the premises described in the above document;
   b. Unsatisfied judgments of record against the Person(s) nor any actions pending in any court, which affect
      the Premises;
   c. Tax liens against said Person(s);
      except as herein stated:
   d. 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).
   e. Any judgments, or tax liens of record against parties with the same or similar names are not against the
      Person(s).
   f. There has been no labor or materials furnished to the Premises for which payment has not been made.
   g. There are no unrecorded contracts, leases, easements, or other agreements or interests relating to the Premises
      except as stated herein;
   h. There are no persons in possession of any portion of the Premises other than pursuant to a recorded document
      except as stated herein;
   i. There are no encroachments or boundary line questions affecting the Premises of which Affiant(s) know(s)
      of record against parties with the same or similar names are not against the Premises;
   j. The Person(s) have not received medical assistance from the State of Minnesota or any county medical
      assistance agency.

4. Any bankruptcy, divorce or dissolution proceedings at 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
5. Any judgments, or tax liens of record against parties with the same or similar names are not against the
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) know(s)
10. The Person(s) have not received medical assistance from the State of Minnesota or any county medical
    assistance agency.

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

Subscribed and sworn to before me

this day of , 20

STATE OF MINNESOTA

COUNTY OF

Affiant:

IMPRINT OF NOTARY PUBLIC OR OTHER OFFICIAL

LEGAL SEAL FOR REAL OR OTHER TITLE OR NAME

THIS INSTRUMENT WAS DRAFTED BY NAME & ADDRESS

Statutory Authority: MS s 14.386; 507.09
History: 23 SR 348
State of Minnesota, 

County of 

Affidavit Regarding Corporation

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

1. (They are) (He is) the 

... corporation, the corporation 

named as 

dated 

and filed for record 
in the Office of the 

Page 

to the Register of Title in the 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) (knows) (have) knowledge the matters herein stated are true and make(s) 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

Notarial Seal or Seal of Office Title or Rank

Statutory Authority: MS s 507.09
State of Minnesota,
County of __________________________

Affidavit Regarding Partnership

being first duly sworn, on oath says that:

1. (They are) ______________ partners of ____________________________________________
   partnership, the partnership named as ____________________________________________, and
   filed for record _____________________________ in the document dated _____________________________,
   and filed for record _____________________________ as Document No. _____________________________
   in the Office of the Recorder (Registrar of Titles) of County, Minnesota.

2. Said partnership's principal place of business is at ____________________________________________
   and said partnership's previous principal places of business during the past ten years have been at:

3. There have been no:
   a. Bankruptcy proceedings involving said partnership or partners thereof, or dissolution pro­
      ceedings 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 or any actions pending in any
      courts, which affect the Premises;
   c. Tax liens filed against said partnership, except as herein stated:

4. 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.

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

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 Afflant(s)
   (have) 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__________

Signature of Notary Public or Other Official

This instrument was drafted by _____________________________________________________________

Statutory Authority: MS s 507.09
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 (or in Book of Page ), 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:

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 (or in Book of Page ), in the Office of the (County Recorder) (Registrar of Titles) of County, Minnesota.

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

**SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL**

Statutory Authority: MS s 507.09

History: 11 SR 534
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.

STATE OF MINNESOTA
COUNTY OF

Affidavit By An Initial Transferee

being first duly sworn, on oath says that:

1. Affiant is (a) (the) of

an initial transferee named in that certain deed dated

and filed for record in the Office of

and as Grantor and principal, relating to real property in

legally described as follows:

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

and filed for record in the Office of

as Grantor and principal, relating to real property in

County, Minnesota.

Subscribed and sworn to before me this
day of , 19

Statutory Authority: MS s 507.09
History: 11 SR 534
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.**

**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 a certain Power of Attorney dated , 19 , and filed for record , 19 , as Document Number (or in Book of Page 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:

   (If more space is needed, continue on back)

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

   [Blank space for conditions]

3. Those conditions have occurred.

   [Blank space for conditions]

Subscribed and sworn to before me this day of 19 .

[Signature of Notary Public]

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, ____________________________ and ____________________________, 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:

______________________________
County Auditor
By ____________________________
Deputy

Recorded Data

STATE OF MINNESOTA, NAME OF DECEDENT
COUNTY OF ________________________

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

________________________________________
Signature of Affiant

This instrument was drafted by ____________________________

Statutory Authority: MS s 507.09
2820.6010 FORM NO. 136-M: AFFIDAVIT OF IDENTITY.

Subpart 1. Recommended form. The recommended form for an affidavit of identity is contained in subpart 2.

Subp. 2. Contents.

STATE OF MINNESOTA
COUNTY OF

being first duly sworn, on oath says that to my actual and personal knowledge:

I know the matters herein stated are true and make this Affidavit for the purpose of inducing the acceptance of title to the real property described in the above documents.

Subscribed and sworn to before me this day of .

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

Statutory Authority: MS s 14.386; 507.09
History: 23 SR 348
Subpart 1. **Recommended form.** The recommended form for an amendment to notice to commissioner regarding possible claims under Minnesota Statutes, section 246.53, 256B.15, 256D.16, or 261.04 after closing of estate is contained in subpart 2.

**Subp. 2. Contents.**

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<thead>
<tr>
<th>Minn. Stat. § 524.3-1001(d)(4)</th>
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</thead>
<tbody>
<tr>
<td>Form No. 95-1/2-M</td>
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</tbody>
</table>

**STATE OF MINNESOTA**

**COUNTY OF**

**DISTRICT COURT**

**PROBATE DIVISION**

**JUDICIAL DISTRICT**

In Re: Estate of

AMENDMENT TO NOTICE TO COMMISSIONER REGARDING POSSIBLE CLAIMS UNDER MINN. STAT. §§ 246.53, 256B.15, 256D.16 OR 261.04 AFTER CLOSING OF ESTATE

**TO THE COMMISSIONER OF HUMAN SERVICES:**

1. Decedent's Full Name  
   Date of Birth  
   Social Security Number

2. The estate served the Commissioner of Human Services with the notice which is being amended on ________.

3. An order or decree under Minn. Stat. §§ 524.3-1001 or 524.3-1002, was entered in this estate, or a closing statement under Minn. Stat. § 524.3-1003, was filed in this estate on ________.

4. My name is ________, and I have an interest in the following described property which was subject to administration by this estate:

<table>
<thead>
<tr>
<th>Variations/Other Names</th>
<th>Omitted/Corrected</th>
<th>Omitted/Corrected</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Date of Birth</td>
<td>Social Security Number</td>
</tr>
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</thead>
<tbody>
<tr>
<td></td>
<td>Date of Birth</td>
<td>Social Security Number</td>
</tr>
</tbody>
</table>

5. The estate's Notice to the Commissioner is amended as follows (check and complete all applicable paragraphs; if paragraph C is checked, supply all items of information for each omitted spouse):

<p>| A. Decedent: |</p>
<table>
<thead>
<tr>
<th>Variations/Other Names</th>
<th>Omitted/Corrected</th>
<th>Omitted/Corrected</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date of Birth</td>
<td>Social Security Number</td>
<td></td>
</tr>
</tbody>
</table>

<p>| B. Predeceased spouse named in notice: |</p>
<table>
<thead>
<tr>
<th>Spouse's Name</th>
<th>Variations/Other Names</th>
<th>Omitted/Corrected</th>
<th>Omitted/Corrected</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date of Birth</td>
<td>Social Security Number</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

   | C. Predeceased spouse not named in notice: |
   | Name                     | (include all aliases, former names) | Date of Birth | Social Security Number |

Dated: ____________________________

(Name of Person Filing Amendment)

Address: ___________________________

Telephone: ________________________

**Statutory Authority:** *MS s 14.386; 507.09*

**History:** 23 SR 348

2820.6040 [Repealed, 23 SR 348]

2820.6050 [Repealed, 23 SR 348]
2820.6092 FORM NO. 96-1/2-M: AMENDMENT TO NOTICE TO COMMISSIONER REGARDING POSSIBLE CLAIMS UNDER MINNESOTA STATUTES, SECTION 246.53, 256B.15, 256D.16, OR 261.04, PRIOR TO CLOSING OF ESTATE.

Subpart 1. Recommended Form. The recommended form for an amendment to notice to commissioner regarding possible claims under Minnesota Statutes, section 246.53, 256B.15, 256D.16, or 261.04 prior to closing of estate is contained in subpart 2.

Subp. 2. Contents.

<table>
<thead>
<tr>
<th>STATE OF MINNESOTA</th>
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<tbody>
<tr>
<td>COUNTY OF</td>
</tr>
<tr>
<td>JUDICIAL DISTRICT</td>
</tr>
</tbody>
</table>

In Re: Estate of [Deceased]

TO THE COMMISSIONER OF HUMAN SERVICES:

1. **Decedent's Full Name**
   - Date of Birth
   - Social Security Number

2. The estate served the Commissioner of Human Services with the notice which is being amended on [Date].

3. No order or decree under Minn. Stat. §§ 524.3-1001 or 524.3-1002, has been entered in this estate and no closing statement under Minn. Stat. § 524.3-1003, has been filed in this estate.

4. The estate's Notice to the Commissioner is amended as follows (check and complete all applicable paragraphs; if paragraph C is checked, supply all items of information for each omitted spouse):

   - **A. Decedent:**
     - Variations/Other Names
     - Date of Birth
     - Social Security Number

   - **B. Predeceased spouse named in notice:**
     - Spouse's Name
     - Variations/Other Names
     - Date of Birth
     - Social Security Number

   - **C. Predeceased spouse not named in notice:**
     - Name (include all aliases or former names)
     - Date of Birth
     - Social Security Number

Dated: ____________________________

---

**Personal Representative/Attorney for Personal Representative**

[Name]

[Address]

[Attorney License No.]

[Telephone]

[Fax]

This form cannot be recorded independently. It must be attached to Affidavit of Service of Amendment to the Commissioner of Human Services (Form No. 96-M).

Statutory Authority: **MS s 14.386; 507.09**

History: 23 SR 348
Subpart 1. **Recommended form.** The recommended form for a certificate of consent to an early distribution of assets pursuant to Minnesota Statutes, section 524.3-801(d)(6), is contained in subpart 2.

Subp. 2. **Contents.**

---

**CERTIFICATE OF CONSENT TO AN EARLY DISTRIBUTION OF ASSETS PURSUANT TO MINN. STAT. § 524.3-801(d)(6)**

The undersigned is the (check one) ☐ Director or ☐ Director's duly authorized designee of

[Name of Local Agency]

pending in District Court, Probate Division, [location], Court File No. [number], Judicial District has asked the Local Agency to consent to a distribution of property subject to administration by the estate during the 70 day period following service of a Notice to the Commissioner of Human Services pursuant to Minn. Stat. § 524.3-801(d)(6).

The Local Agency (check and complete one of the following paragraphs):

☐ Consents to the distribution of any or all of the property subject to administration by the estate during the 70 day period following service of the Notice.

☐ Consents only to the distribution of the following specific property subject to administration by the estate during the 70 day period following service of the Notice (List each item of personal property and legally describe the real property):

This Consent is subject to the following terms and conditions (check one of the following paragraphs):

☐ This Consent is unconditional;

☐ This Consent is subject to the following terms and conditions (list all):

This Consent is effective (check one of the following paragraphs):

☐ As of the date this Consent is dated;

☐ As of (specify the date or circumstances upon which this Consent becomes effective):

Check here if part or all of the land is Registered (Torrens) ☐

Dated ____________________________ (Date)

(Name of Local Agency)

By ____________________________ (Director/Director's Designee)

(Note: This instrument is recordable without an acknowledgment pursuant to Minn. Stat. §524.3-801(d)(3))

Statutory Authority: **MS s 14.386; 507.09**

History: **23 SR 348**
STATE OF MINNESOTA PROBATE COURT
COUNTY COURT—PROBATE DIVISION

COUNTY OF ________________ Court File No. ________________

In Re: Estate of ________________

ORDER OF COMPLETE SETTLEMENT OF THE ESTATE
AND DECREE OF DISTRIBUTION

Deceased

The petition of ________________, 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 representative(s) for consideration and approval.

10. That decedent's last will duly executed on _____________, 19____, and codicil or codicils thereto duly executed on _____________, 19____, (was) (were) probated by the order of this Court dated _____________, 19____, or (is) (are) formally probated by this order, and should be construed to provide that under the provisions thereof, the estate of decedent is devised as follows:

(State actual legal relationship of each devisee to decedent)

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

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

(A) Personal property of the value of $________ described as follows:
(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 inter­
ested 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
STATE OF MINNESOTA

COUNTY OF

In Re: Estate of

ORDER OF COMPLETE
SETTLEMENT OF THE ESTATE
AND ORDER OF DISTRIBUTION

Deceased

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 inter-
ested 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*
STATE OF MINNESOTA
COUNTY COURT—PROBATE DIVISION

In Re: Estate of ______________________________

DECREE OF DESCENT
(Testate) (Intestate)

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

Form 104

STATE OF MINNESOTA
COUNTY COURT—PROBATE DIVISION

In Re: Estate of

Deceased

DECREE OF DESCENT
(Omitted 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 a place within the State of Minnesota.

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

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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,
Jo not list heirs unless all heirs are ascertained):

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

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

(B) Real property described as follows:

(1) The homestead of the decedent situated in the County of ____
__________________________, State of Minnesota, described as follows:
(2) Other real property situated in the County of ____________, ____________, State of Minnesota, described as follows:

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

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

1. That the petition is hereby granted.

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

3. That the prior (Order of Distribution) (Decree of Distribution) (Final Decree Summary Assignment or Distribution) (Decree of Descent) which is described above is amended or modified as provided herein, and is, in all other respects, confirmed.

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

Dated: _______ Judge

(COURT SEAL)

FILED:

Statutory Authority: MS s 507.09
STATE OF MINNESOTA
COUNTY COURT—PROBATE DIVISION
COURT FILE NO.

In Re: Estate of

Deceased

EXEMPT ESTATE) (NON-EXEMPT ESTATE)
(TESTATE) (INTESTATE)

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

1. That the petition for summary assignment or distribution is complete.

2. That the time for any notice has expired and any notice as required by the laws of this State has been given and proved.

3. That the petitioner(s) (has) (have) declared or affirmed that the representations contained in the petition are true, correct and complete to the best knowledge or information of petitioner(s).

4. That the petitioner(s) appear(s) from the petition to be (an) interested person(s) as defined by the laws of this State.

5. That the decedent died testate at the age of years on , 19 , at

6. That venue for this proceeding is in the above named County of the State of Minnesota, because the decedent was domiciled in such County at the time of death, and was the owner of property located in the State of Minnesota, or because, though not domiciled in the State of Minnesota, the decedent was the owner of property located in the above named County at the time of death.

7. That this Court has jurisdiction of this estate, proceeding and subject matter.

8. That decedent's last will duly executed on , 19 , and codicil or codicils thereto duly executed on , 19 , (is) (are) formally probated by this order, or (was) (were) probated by the order of this Court dated , 19 , and should be construed to provide that under the provisions thereof, the estate of decedent is devised as follows:
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*

2820.6600 [Repealed, 20 SR 916]
CONSENT OF SPOUSE

__________________________, Spouse of ____________________________

Decedent, consents to this Deed.

__________________________
Signature of Spouse

STATE OF MINNESOTA
COUNTY OF ____________________

This instrument was acknowledged before me on ____________________________
by ____________________________, spouse of Decedent.

This form cannot be recorded independently. It must be attached to Personal Representative’s Deed (Form No. 109-M through Form No. 114-M).

Statutory Authority: MS s 507.09
History: 20 SR 916

2820.6700 [Repealed, 19 SR 689]
2820.6701 [Repealed, 20 SR 916]
**FORM NO. 107-M: DEED OF DISTRIBUTION: PERSONAL REPRESENTATIVE(S), INDIVIDUAL PERSONAL REPRESENTATIVES.**

Subpart 1. **Recommended form.** The recommended form for a deed of distribution: personal representative(s), individual personal representative(s) is contained in subpart 2.

**Subp. 2. Contents.**

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<table>
<thead>
<tr>
<th>Seed of Distribution: Personal Representative(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Form No. 107-M</td>
</tr>
<tr>
<td>------------------------------------------------</td>
</tr>
</tbody>
</table>

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

(County Auditor)

by: ________________  Deputy

Date: ________________

NO DEED TAX DUE

in Personal Representative(s) of the Estate of ____________________________, Decedent, Grantor, conveys to ____________________________, Grantee, real property in ____________________________, County, Minnesota, described as follows:

together with all hereditaments and appurtenances belonging thereto.

PERSONAL REPRESENTATIVE(S)

______________________________

STATE OF MINNESOTA

COUNTY OF ____________________

This instrument was acknowledged before me on _________________. Check here if part or all of the land is Registered (Territorial) __

by ________________

of the Estate of ____________________________, Decedent.

NOTARIZED BY ME OR ANY OFFICER TITLED IN BANK

______________________________

NOTARY PUBLIC OR OTHER OFFICIAL

The instrument for the real property described in this instrument should be notarized by a Notary Public or other official.

This instrument was drafted by [Name & Address].

Statutory Authority:  *MS s 507.09*

History:  *20 SR 916*

2820.6800 [Repealed, 19 SR 689]

2820.6801 [Repealed, 20 SR 916]
2820.6805 FORM NO. 108-M: DEED OF DISTRIBUTION: PERSONAL REPRESENTATIVE, CORPORATE PERSONAL REPRESENTATIVE.

Subpart 1. Recommended form. The recommended form for a deed of distribution: personal representative, corporate personal representative is contained in subpart 2.

Subp. 2. Contents.

Form No. 108-M

Minneapolis Title Company (Minneapolis, Minnesota, U.S.A.)

Deed of Distribution

Recommended form

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

Certificate of Real Estate Value No. (Date)

by: (County Auditor)

Date

NO DEED TAX DUE

Check here if part or all of the land is Registered (Tenant)

(County Auditor)

(reserved for recording data)

under the laws of , as Personal Representative of the

Estate of , Decedent,

Grantor, conveys to , Grantee,

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

together with all hereditaments and appurtenances belonging thereto.

PERSONAL REPRESENTATIVE

By: 

(County Auditor)

(County Auditor)

STATE OF MINNESOTA

COUNTY OF ,

This instrument was acknowledged before me on ,

by the

under the laws of , as Personal Representative of the Estate of

, Decedent, on behalf of

(County Auditor)

APPROVED FOR RECORDER (FACSIMILE)

TAX REMITTANCE TO THE REAL PROPERTY TAX DEPARTMENT (DEPARTMENT OF REVENUE) WITHIN THEbudemned by (Name & Address)

Statutory Authority: MS s 507.09

History: 20 SR 916

2820.6900 [Repealed, 20 SR 916]
2820.6905 FORM NO. 109-M: PERSONAL REPRESENTATIVE'S DEED, INDIVIDUAL PERSONAL REPRESENTATIVE(S) TO INDIVIDUAL(S).

Subpart 1. Recommended form. The recommended form for a personal representative's deed, individual personal representative(s) to individual(s) is contained in subpart 2.

Subp. 2. Contents.

<table>
<thead>
<tr>
<th>Form No. 109-M</th>
</tr>
</thead>
<tbody>
<tr>
<td>Personal Representative(s) to Individual(s)</td>
</tr>
</tbody>
</table>

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

Certificate of Real Estate Value No. ( )

(County Auditor)

DEED TAX DUE:

Date:

FOR VALUABLE CONSIDERATION,

as Personal Representative(s) of the Estate of

Decedent, single Q married Q at the time of death (if "married" is checked, attach a Consent of Spouse (Form No. 106-M)), Grantor, conveys to

real property in County, Minnesota, described as follows:

Affect Deed Tax Stamp Here

STATE OF MINNESOTA

COUNTY OF

This instrument was acknowledged before me on

by

as Personal Representaive(s)

of the Estate of

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

( )

Check here if part or all of the land is Registered (Torrens)

Tax Deed Stamps for the real property described in this instrument should be sent to

Statutory Authority: MS s 507.09

History: 20 SR 916

2820.7000 [Repealed, 20 SR 916]
2820.7005 FORM NO. 110-M: PERSONAL REPRESENTATIVE'S DEED, INDIVIDUAL PERSONAL REPRESENTATIVE(S) TO CORPORATION OR PARTNERSHIP, OR LIMITED LIABILITY COMPANY.

Subpart 1. Recommended form. The recommended form for a personal representative's deed, individual personal representative(s) to a corporation or partnership, or a limited liability company is contained in subpart 2.

Subp. 2. Contents.

<table>
<thead>
<tr>
<th>Form No. 110-M</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minnesota Uniform Conveyancing Series 1000</td>
</tr>
<tr>
<td>Recommended form for a personal representative's deed, individual personal representative(s) to a corporation or partnership, or a limited liability company.</td>
</tr>
</tbody>
</table>

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

Certificate of Real Estate Value No. ___.

(County Auditor)

DEED TAX DUE: $_

Date:

FOR VALUABLE CONSIDERATION,

as Personal Representative(s) of the Estate of___,

Decedent, single [ ] married [ ] at the time of death (if "married" is checked, attach a Consent of Spouse [Form No. 106-M]). Grantor, conveys to:___, Granter, under the laws of ___, County, Minnesota, described as follows:

together with all hereditaments and appurtenances belonging thereto.

☐ The Offerer certifies that the seller does not know of any malls on the described real property.

☐ A tax declarant certificate accompanies this document.

☐ I am familiar with the property described in this statement and certify that the Offerer has the authority to sell the property and that the information furnished has not been procured that real property certificates.

PERSONAL REPRESENTATIVE(S)

STATE OF MINNESOTA |
| COUNTY OF |

This instrument was acknowledged before me on ___, as Personal Representative(s) of the Estate of ___, Decedent.

Statutory Authority: MS s 507.09

History: 20 SR 916

2820.7100 [Repealed, 20 SR 916]
### 2820.7110 FORM NO. 111-M: PERSONAL REPRESENTATIVE'S DEED, INDIVIDUAL PERSONAL REPRESENTATIVE(S) TO JOINT TENANTS.

Subpart 1. **Recommended form.** The recommended form for a personal representative's deed, individual personal representative(s) to joint tenants is contained in subpart 2.

Subp. 2. **Contents.**

<table>
<thead>
<tr>
<th>Personal Representative(s) of the Estate of</th>
<th>County, Minnesota,</th>
<th>as joint tenants, real property in</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FOR VALUABLE CONSIDERATION,</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>together with all hereditaments and appurtenances belonging thereto.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ The declarant certifies that the declarant does not know of any encumbrances on the described real property.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ A real estate tax certificate accompanies this document:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ I am familiar with the property described in this instrument and know that the status and number of encumbrances to the described real property have not changed since the last previously filed real estate tax certificate.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>STATE OF MINNESOTA</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>COUNTY OF</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>This instrument was acknowledged before me on</td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td><strong>PERSONAL REPRESENTATIVES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Statutory Authority: MS s 507.09</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>History: 20 SR 916</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>2820.7200 [Repealed, 20 SR 916]</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Subpart 1. **Recommended form.** The recommended form for a personal representative's deed, corporate personal representative to individual(s) is contained in subpart 2.

Subp. 2. **Contents.**

<table>
<thead>
<tr>
<th>Form No. 112-M: Personal Representative's Deed, Corporate Personal Representative to Individual(s).</th>
</tr>
</thead>
<tbody>
<tr>
<td>DEED TAX DUE: ________________</td>
</tr>
<tr>
<td>Date: ________________</td>
</tr>
<tr>
<td>FOR VALUABLE CONSIDERATION, ________________</td>
</tr>
<tr>
<td>UNDER THE LAWS OF ________________, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ______________,</td>
</tr>
<tr>
<td>____________________________, DECEASED, SINGLE [ ] MARRIED [ ] AT THE TIME OF DEATH OF &quot;MARRIED&quot;</td>
</tr>
<tr>
<td>IS CHECKED, ATTACH A CONSENT OF SPOUSE (FORM NO. 105-M).</td>
</tr>
<tr>
<td>GRANTOR, CONVEYED TO ____________________________, COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:</td>
</tr>
<tr>
<td>TOGETHER WITH ALL HEREDITAMENTS AND APPURTENANCES BELONGING THERETO.</td>
</tr>
<tr>
<td>☑ The Deed conveys that the seller does not have any liens on the described real property.</td>
</tr>
<tr>
<td>☑ A real estate value certificate accompanies this document.</td>
</tr>
<tr>
<td>☑ The fee for the real property transaction is paid in the instrument.</td>
</tr>
<tr>
<td>☑ This instrument was acknowledged before me on under the laws of ____________________________,</td>
</tr>
<tr>
<td>PERSONAL REPRESENTATIVE OF THE ESTATE OF ____________________________, DECEASED, ON BEHALF OF THE</td>
</tr>
<tr>
<td>STATE OF MINNESOTA</td>
</tr>
<tr>
<td>COUNTY OF ____________________________</td>
</tr>
<tr>
<td>This instrument was acknowledged before me on under the laws of ____________________________,</td>
</tr>
<tr>
<td>STATE OF MINNESOTA</td>
</tr>
<tr>
<td>COUNTY OF ____________________________</td>
</tr>
<tr>
<td>THIS DOCUMENT WAS NOTARIZED BY ________________________________________________________________</td>
</tr>
<tr>
<td>AFFIX DEED TO STAMP HERE:</td>
</tr>
</tbody>
</table>

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

**History:** 20 SR 916

2820.7300 [Repealed, 20 SR 916]
2820.7305 FORM NO. 113-M: PERSONAL REPRESENTATIVE'S DEED, CORPORATE PERSONAL REPRESENTATIVE TO CORPORATION OR PARTNERSHIP.

Subpart 1. **Recommended form.** The recommended form for a personal representative's deed, corporate personal representative to a corporation or partnership is contained in subpart 2.

Subp. 2. **Contents.**

<table>
<thead>
<tr>
<th>Form No. 113-M</th>
</tr>
</thead>
</table>

**DEED DUE:**

Date:

FOR VALUABLE CONSIDERATION

under the laws of

as Personal Representative of the

Decedent, Convey to

under the laws of

real property in

County, Minnesota, described as follows:

Certificate of Real Estate Value (not required)

Certificate of Real Estate Value No.

(Deed)

(County Auditor)

by: ________________ Deputy

DEED TAX DUE: $__

(reserved for recording data)

Statutory Authority: MS s 507.09

History: 20 SR 916
FORM NO. 114-M: PERSONAL REPRESENTATIVE'S DEED, CORPORATE PERSONAL REPRESENTATIVE TO JOINT TENANTS.

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

Subp. 2. Contents.

<table>
<thead>
<tr>
<th>Form No. 114-M</th>
<th>Minnesota Values Corroborating Records (MVCR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Personal Representative's Deed</td>
<td></td>
</tr>
<tr>
<td>No delinquent taxes and transfer entered; Certificate of Real Estate Value:</td>
<td>Filed:</td>
</tr>
<tr>
<td>Certificate of Real Estate Value No.</td>
<td>(not required)</td>
</tr>
<tr>
<td>(Name)</td>
<td>(County Auditor)</td>
</tr>
<tr>
<td>by:</td>
<td>Deputy</td>
</tr>
<tr>
<td>DEED TAX DUE: $</td>
<td>(reserved for recording data)</td>
</tr>
</tbody>
</table>

For valuable consideration, under the laws of [State], as Personal Representative of the Estate of [Estate], single ☐ married ☐ at the time of death (if "married" is checked, attach a Consent of Spouse [Form No. 106-M]), Grantor, conveys to [Grantee], as joint tenants, real property in [County, Minnesota], described as follows:

[Deed text]

Statutory Authority: MS s 507.09
History: 20 SR 916
2820.8001 FORM 121-M: REVOCATION OF POWER OF ATTORNEY.

Subpart 1. Recommended form. The recommended form for a revocation of a power of attorney pursuant to Minnesota Statutes, section 523.11, subdivision 2, is contained in subpart 2.

Subp. 2. Contents.

Form No. 121-M

Revocation of Power of Attorney

State of Minnesota

COUNTY OF ___________________________

The undersigned hereby revokes the Power of Attorney dated ________________, 19 __., from __________________________, as Grantee and Principal, to __________________________, as Attorney-in-Fact, relating to real property in __________________________, County, Minnesota, legally described as follows:

(If more space is needed, continue on back)

If filed for record, the Power of Attorney was filed __________________________, 19 __., as Document Number __________________________ of __________________________ Page __________________________ 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 __.

______________________________
______________________________
______________________________

NOTE: This instrument should be recorded in the office of the County Recorder or the Registrar of Titles in the County where the real property is situated. See Minn. Stat. Sec. 523.11, subd. 2.

Statutory Authority: MS s 45.023; 507.09

History: 18 SR 1409
Subpart 1. **Recommended form.** The recommended form for a notice of adverse claim by individuals is contained in subpart 2.

Subp. 2. **Contents.**

```
Notice of Adverse Claim on Registered Land

STATE OF MINNESOTA
COUNTY OF ________________________________
(reserved for recording data)

________________________________________
Adverse Claimant, (whether one or more being first duly sworn on oath says:

1. Adverse Claimant claims an interest adverse to the registered owner in land registered in Volume __________, page __________, Certificate of Title No. __________, in County, Minnesota, described as follows:

2. The alleged right or interest claimed by Adverse Claimant is as follows:

3. The alleged right or interest was acquired as follows:

4. The residence address of Adverse Claimant is as follows:

5. All notices may be served upon Adverse Claimant at the following address (not a post office box):

   ADVERSE CLAIMANT

   _____________________________________________________________

   _____________________________________________________________

   (Reserved for recording data)

   [Signature]

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

   _____________________________________________________________

   [Name of Notary Public or Other Official]

   [Notary Seal or Other Title or Rank]

Statutory Authority: *MS 507.09*
History: 19 SR 689
```
2820.8600 FORM 130-M: NOTICE OF ADVERSE CLAIM BY CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY.

Subpart 1. Recommended form. The recommended form for notice of adverse claim by corporation, partnership, or limited liability company is contained in subpart 2.

Subp. 2. Contents.

Notice of Adverse Claim on Registered Land

STATE OF MINNESOTA
COUNTY OF ____________________________

______________________, being first duly sworn, says:

1. The undersigned is the ____________________________ of ______________________________, (Adverse Claimant).

2. Adverse Claimant claims an interest adverse to the registered owner in land registered in Volume __________, Certificate of Title No. __________, in County, Minnesota, described as follows:

3. The alleged right or interest claimed by Adverse Claimant is as follows:

4. The alleged right or interest was acquired as follows:

5. The address of Adverse Claimant is as follows:

6. All notices may be served upon Adverse Claimant at the following address (not a post office box):

________________________

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

Statutory Authority: MS s 507.09
History: 19 SR 689
Release of Land from Judgment Lien

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

is hereby released from the lien of the judgment owned by the undersigned and docketed ______, 19____, in Court in ______, in favor of ______ County, Minnesota, and against ______ (If registered land, filed as Document ______, File 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 who acknowledges

Signature of person who acknowledges

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.

Form No. 125-M

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

DEED TAX DUE HEREON: $ 19

Date: 19

(If more space needed, continue on back.)

In accordance with Minnesota Statutes Section 500.19, subd. 6 (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.

Affix Deed Tax Stamp Here

STATE OF MINNESOTA
COUNTY OF

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

by

NOTARY PUBLIC OR OTHER TITLE OR NAME

REGISTRATION OF PERSON TAKING ACKNOWLEDGMENT

The Instruments for the real property described in this instrument should be sent to (Include name and address of Certifier).

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.

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2820.9060 FORM NO. 134-M: SUBORDINATION AGREEMENT BY INDIVIDUAL.

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

Subp. 2. Contents.

SUBORDINATION AGREEMENT

For valuable consideration, the undersigned hereby subordinates the lien on real property in County, Minnesota, described as follows:

which is evidenced by a ____________ , Acted ____________, as Document Number ____________ , for in Book ____________ of ____________ Page ____________ 1, in the Office of the (County Recorder) (Registrar of Titles) of the above County, to a subsequent lien evidenced by a ____________ , for in Book ____________ of ____________ Page ____________ 1, in the Office of the (County Recorder) (Registrar of Titles) of the above County.

STATE OF MINNESOTA

COUNTY OF ____________________________

The foregoing was acknowledged before me on ____________________________ .

(Signature)

Check here if part or all of the land is Registered (Terreno) □

Statutory Authority: MS s 507.09

History: 20 SR 916
FORM NO. 135-M: SUBORDINATION AGREEMENT BY CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY.

Subpart 1. **Recommended form.** The recommended form for a subordination agreement by a corporation, partnership or limited liability company is contained in subpart 2.

Subp. 2. **Contents.**

**SUBORDINATION AGREEMENT**

Date: ____________________

(reserved for recording data)

FOR VALUABLE CONSIDERATION, the undersigned hereby subordinates the lien on real property in County, Minnesota, described as follows:

which is evidenced by a ____________________ dated ____________________

for an amount not to exceed $ ____________________ filed for record ____________________ in the Office of the County Recorder of the above County, to a subsequent lien evidenced by a ____________________

in the Office of the County Recorder of the above County

By ____________________

For ____________________

By ____________________

For ____________________

STATE OF MINNESOTA
COUNTY OF ____________________

The foregoing was acknowledged before me on ____________________ by ____________________

and ____________________ under the laws of ____________________ on behalf of the ____________________

__________________

Statutory Authority: MS s 507.09
History: 20 SR 916
2820.9200 FORM 127-M: CERTIFICATE AND REQUEST FOR NOTICE.

Subpart 1. Recommended form. The recommended form for a certificate and request for notice by an individual is contained in subpart 2.

Subp. 2. Contents.

1. The name and mailing address of the person holding a lien or having a redeemable interest in real property requesting notice is:

(hereinafter referred to as the "Requesting Party").

2. The redeemable interest or lien of the Requesting Party was created by the following instrument:

<table>
<thead>
<tr>
<th>(If space needed, continue on back)</th>
</tr>
</thead>
</table>

3. The Requesting Party has a redeemable interest in or lien upon real property in __________ County, Minnesota, described as follows:

4. The Requesting Party requests notice of any mortgage foreclosure by advertisement as provided in Minnesota Statute Section 580.032, subd. 1.

5. The Requesting Party requests notice of any post-foreclosure sale reduction of the mortgagor's redemption period for any superior lien as provided in Minnesota Statute Section 562.032, subd. 3.

STATE OF MINNESOTA

COUNTY OF __________

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

SIGNATURE OR NOTARY PUBLIC OR OTHER OFFICIAL

Notarial Seal or Seal of Officer

Statutory Authority: MS s 45.023; 507.09

History: 18 SR 1409
FORMS FOR CONVEYANCES OF REAL ESTATE 2820.9250

2820.9250 FORM 128-M: CERTIFICATE AND REQUEST FOR NOTICE BY CORPORATION OR PARTNERSHIP.

Subpart 1. Recommended form. The recommended form for a certificate and request for notice by a corporation or partnership is contained in subpart 2.

Subp. 2. Contents.

CERTIFICATE AND REQUEST FOR NOTICE

(reserved for recording data)

1. The name and mailing address of the entity holding a lien or having a redeemable interest in real property requesting notice is:

(hereinafter referred to as the "Requesting Party").

2. The redeemable interest or lien of the Requesting Party was created by the following instrument:

(dated _______________ , 19 __ , and filed for record _______________ , 19 __ , as Document Number _______________ in Book of Pages _______________ in the Office of the (County Recorder) (Registrar of Titles) of _______________ County, Minnesota.

3. The Requesting Party has a redeemable interest in or lien upon real property in _______________ County, Minnesota, described as follows:

(if more space is needed, continue on back)

4. The Requesting Party requests notice of any mortgage foreclosure by advertisement as provided in Minnesota Statue Section 680.032, subd. 1.

5. The Requesting Party requests notice of any post-foreclosure sale reduction of the mortgagor's redemption period for any superior lien as provided in Minnesota Statute Section 562.032, subd. 3.

STATE OF MINNESOTA
COUNTY OF _______________

By ____________________________

This document was acknowledged before me this __________ day of __________, 19 __ , and filed for record _______________ , 19 __ , as Document Number _______________ in Book of Pages _______________ in the Office of the (County Recorder) (Registrar of Titles) of _______________ County, Minnesota.

Statutory Authority: MS s 45.023; 507.09
History: 18 SR 1409
2820.9265 FORM 129.1M: RELEASE OF NOTICE OF ADVERSE CLAIM BY INDIVIDUAL.

Subpart 1. Recommended form. The recommended form for a release of notice of an adverse claim by an individual or individuals is contained in subpart 2.

Subp. 2. Contents.

RELEASE OF NOTICE OF ADVERSE CLAIM

Date:

FOR VALUABLE CONSIDERATION, the undersigned Adverse Claimant(s) in the Notice of Adverse Claim dated __________, filed in the office of the County Registrar of Titles, as Document No. __________, and entered as a memorial on Certificate of Title No. __________, who therein claimed an interest adverse to the registered owner(s) of land in County, Minnesota, described as follows:

hereby release the Notice of Adverse Claim and said land from the adverse interest therein claimed.

STATE OF MINNESOTA

The foregoing instrument was acknowledged before me on __________, by _______________________________.

Statutory Authority: MS s 14.386; 507.09

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FORM 130.1M: RELEASE OF NOTICE OF ADVERSE CLAIM BY BUSINESS ENTITY.

Subpart 1. Recommended form. The recommended form for a release of notice of an adverse claim by a business entity is contained in subpart 2.

Subp. 2. Contents.

RELEASE OF NOTICE OF ADVERSE CLAIM

Date: ____________________________

FOR VALUABLE CONSIDERATION, the undersigned Adverse Claimant in the Notice of Adverse Claim dated ______________________, filed in the office of the ________________, County Registrar of Titles on ________________, as Document No. ________________, and entered as a memorial on Certificate of Title No. ________________, which therein claimed an interest adverse to the registered owner(s) of land in ________________, County, Minnesota, described as follows:

hereby release the Notice of Adverse Claim and said land from the adverse interest therein claimed.

STATE OF MINNESOTA
COUNTY OF ______________________

By ____________________________

The foregoing instrument was acknowledged before me on ______________________ by ____________________________ on behalf of the ____________________________.

Statutory Authority: MS s 14.386; 507.09
History: 26 SR 436