

1 Department of Commerce

2

3 Adopted Rules Relating to Uniform Conveyancing Blanks

4

5 Rules as Adopted

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LIMITED WARRANTY DEEDS

7 2820.1400 FORM NO. 15-M: INDIVIDUAL(S) TO INDIVIDUAL(S).

LIMITED WARRANTY DEED

Form No. 15-M

Individual (s) to Individual (s)

No delinquent taxes and transfer entered: Certificate of Real Estate Value () filed () not required
 Certificate of Real Estate Value No. _____
 _____, 19____

_____ County Auditor

by _____ Deputy

STATE DEED TAX DUE HEREON: \$ _____

Date: _____, 19____

(reserved for recording data)

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

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

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

Affix Deed Tax Stamp Here

STATE OF MINNESOTA

COUNTY OF _____

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

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT
Tax Statements for the real property described in this instrument should be sent to include name and address of Grantee.

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

1 2820.1450 FORM NO. 16-M: EXCEPT ASSESSMENTS; INDIVIDUAL(S) TO
2 INDIVIDUAL(S).

LIMITED WARRANTY DEED Except Assessments.

Form No. 16-M

Individual (s) to Individual (s)

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

County Auditor
by _____ Deputy

(reserved for recording data)

STATE DEED TAX DUE HEREON: \$ _____

Date: _____, 19____

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

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

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

Affix Deed Tax Stamp Here

STATE OF MINNESOTA

COUNTY OF _____

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

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

Tax Statements for the real property described in this instrument should
be sent to (include name and address of Grantee)

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

1 2820.1500 FORM NO. 17-M: INDIVIDUAL(S) TO CORPORATION OR
2 PARTNERSHIP.

LIMITED WARRANTY DEED

Form No. 17-M

Individual(s) to Corporation
or Partnership

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

County Auditor

by _____
Deputy

STATE DEED TAX DUE HEREON: \$ _____

Date: _____, 19____

(reserved for recording data)

FOR VALUABLE CONSIDERATION, _____
_____, Grantor (whether one or more),
hereby conveys and quitclaims to _____
(MAY BE FORGONE)
_____, Grantee,
a _____ under the laws of _____
real property in _____ County, Minnesota, described as follows:

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

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

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

Affix Deed Tax Stamp Here

STATE OF MINNESOTA

COUNTY OF _____

} ss.

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

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

Tax Statements for the real property described in this instrument should
be sent to include name and address of Grantee

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

1 2820.1550 FORM NO. 18-M: EXCEPT ASSESSMENTS; INDIVIDUAL(S) TO
2 CORPORATION OR PARTNERSHIP.

LIMITED WARRANTY DEED Except Assessments

Form No. 18-M

Individual(s) to Corporation
or Partnership

No delinquent taxes and transfer entered: Certificate
of Real Estate Value () filed () not required
Certificate of Real Estate Value No. _____
_____, 19____

County Auditor

by _____
Deputy

STATE DEED TAX DUE HEREON: \$ _____

Date: _____, 19____

(reserved for recording data)

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

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

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

Affix Deed Tax Stamp Here

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

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

NOTARIAL STAMP OR SEAL OR OTHER TITLE OR RANK

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

Tax Statements for the real property described in this instrument should
be sent to include name and address of Grantee

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

1 2820.1600 FORM NO. 19-M: INDIVIDUAL(S) TO JOINT TENANTS.

LIMITED WARRANTY DEED

Form No. 19-M

Individual(s) to Joint Tenants

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

County Auditor

by _____ Deputy

STATE DEED TAX DUE HEREON: \$ _____

Date: _____, 19____

(reserved for recording data)

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

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

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

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

Affix Deed Tax Stamp Here

STATE OF MINNESOTA

COUNTY OF _____

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

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

Tax Statements for the real property described in this instrument should be sent to unclosed name and address of Grantee.

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

1 2820.1650 FORM NO. 20-M: EXCEPT ASSESSMENTS; INDIVIDUAL(S) TO
2 JOINT TENANTS.

LIMITED WARRANTY DEED Except Assessments

Form No. 20-M

Individual(s) to Joint Tenants

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

_____ County Auditor
 by _____ Deputy

(reserved for recording data)

STATE DEED TAX DUE HEREON: \$ _____

Date: _____, 19____

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

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

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

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

Affix Deed Tax Stamp Here

STATE OF MINNESOTA }
 COUNTY OF _____ } II.

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

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT
 Tax Statements for the real property described in this instrument should be sent to include name and address of Grantee:

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

1 2820.1750 FORM NO. 22-M: EXCEPT ASSESSMENTS; CORPORATION OR
2 PARTNERSHIP TO INDIVIDUAL(S).

LIMITED WARRANTY DEED Except Assessments

Form No. 22-M

Corporation or Partnership
to Individual(s)

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

County Auditor
by _____
Deputy

(reserved for recording data)

STATE DEED TAX DUE HEREON: \$ _____

Date: _____, 19____

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

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

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

Affix Deed Tax Stamp Here

By _____
Its _____

By _____
Its _____

STATE OF MINNESOTA

COUNTY OF _____ } II.

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

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT
Tax Statements for the real property described in this instrument should
be sent to include name and address of Grantee:

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

1 2820.1800 FORM NO. 23-M: CORPORATION OR PARTNERSHIP TO
2 CORPORATION OR PARTNERSHIP.

LIMITED WARRANTY DEED

Form No. 23-M

Corporation or Partnership to
Corporation or Partnership

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

County Auditor
by _____ Deputy

(reserved for recording data)

STATE DEED TAX DUE HEREON: \$ _____

Date: _____, 19____

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

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

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

Affix Deed Tax Stamp Here

By _____
Its _____

By _____
Its _____

STATE OF MINNESOTA

COUNTY OF _____ } ss.

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

NOTARIAL STAMP OR SEAL OR OTHER TITLE OR RANK

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

Tax Statements for the real property described in this instrument should
be sent to include name and address of Grantee.

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

1 2820.1900 FORM NO. 25-M: CORPORATION OR PARTNERSHIP TO JOINT
2 TENANTS.

LIMITED WARRANTY DEED

Form No. 25-M

Corporation or Partnership
to Joint Tenants

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

County Auditor
by _____
Deputy

(reserved for recording data)

STATE DEED TAX DUE HEREON: \$ _____

Date: _____, 19____

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

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

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

Affix Deed Tax Stamp Here

By _____
Its _____

By _____
Its _____

STATE OF MINNESOTA

COUNTY OF _____

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

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

Tax Statements for the real property described in this instrument should
be sent to include name and address of Grantee.

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

1 2820.1950 FORM NO. 26-M: EXCEPT ASSESSMENTS; CORPORATION OR
2 PARTNERSHIP TO JOINT TENANTS.

LIMITED WARRANTY DEED Except Assessments

Form No. 26-M

Corporation or Partnership
to Joint Tenants

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

County Auditor

by _____
Deputy

STATE DEED TAX DUE HEREON: \$ _____

Date: _____, 19____

(reserved for recording data)

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

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

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

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

Affix Deed Tax Stamp Here

By _____
Its _____

By _____
Its _____

STATE OF MINNESOTA

COUNTY OF _____

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

NOTARIAL STAMP OR SEAL OR OTHER TITLE OR RANK

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

1 2820.5000 FORM NO. 63 1/2-M: AFFIDAVIT BY ATTORNEY-IN-FACT.

AFFIDAVIT BY ATTORNEY-IN-FACT

Form No. 63 1/2-M

Affidavit By
Attorney-In-Fact

STATE OF MINNESOTA

COUNTY OF _____

} α

(reserved for recording data)

being first duly sworn, on oath says that:

1. Affiant is the Attorney-in-Fact (or agent) named in that 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, executed by _____ as Grantor and principal, relating to real property in _____ County, Minnesota, legally described as follows:

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

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

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

[Empty box for drafter name and address]

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

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

[Empty box for notary signature and stamp]

1 2820.4900 FORM NO. 63-M: POWER OF ATTORNEY TO CONVEY REAL
2 PROPERTY.

POWER OF ATTORNEY TO
CONVEY REAL PROPERTY

Form No. 63-M

Power Of Attorney
To Convey
Real Property

STATE OF MINNESOTA

COUNTY OF _____ } ss.

(reserved for recording data)

KNOW ALL BY THESE PRESENTS, that _____
_____, Grantor and principal (whether one or more),
hereby appoints _____

as Grantor's Attorney-in-Fact to sell and convey real property in _____
County, Minnesota, legally described as follows:

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

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

Dated: _____, 19____

STATE OF MINNESOTA

COUNTY OF _____ } ss.

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

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

[Empty box for drafter information]

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

[Empty box for notary stamp/signature]