

1 Department of Commerce

2

3 Adopted Permanent Rules Relating to Uniform Conveyancing Blanks

4

5 Rules as Adopted

6 2820.0010 Purpose.

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

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

16

FORMS OF CONVEYANCE FOR

17

GUARDIANS AND CONSERVATORS

1 2820.1350 FORM NO. 13-M; GUARDIANS'S DEED.

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

4 Subp. 2. Contents.

Form No. 13-M-GUARDIAN'S DEED Minnesota Uniform Conveyance Blanks

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)

DEED TAX DUE HEREON: \$ _____
Date: _____, 19 _____

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

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

GUARDIAN(S)

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

Signature of Spouse of Ward

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

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

The foregoing was acknowledged before me this _____ day of _____, 19____,
by _____, spouse of _____, Ward.

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

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

4 Subp. 2. Contents.

Form No. 14-M—GUARDIAN'S DEED Minnesota Uniform Conveyancing Blanks
To Joint Tenants

<p>No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required Certificate of Real Estate Value No. _____, 19____</p> <p>_____ County Auditor</p> <p>by _____ Deputy</p>	<p>(reserved for recording data)</p>
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DEED TAX DUE HEREON: \$ _____

Date: _____, 19____

FOR VALUABLE CONSIDERATION, _____, as Guardian(s) of the Estate of _____, Ward, single , married on the date hereof (and) _____ (spouse of Ward) Grantor(s), hereby convey(s) 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.

GUARDIAN(S)

Affix Deed Tax Stamp Here

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

Signature of Spouse of Ward

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

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR BANK)

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

The foregoing was acknowledged before me this _____ day of _____, 19____, by _____, spouse of _____, Ward.

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR BANK)

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 2820.1352 FORM NO. 33-M; CONSERVATOR'S DEED.

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

4 Subp. 2. Contents.

Form No. 33-M-CONSERVATOR'S DEED Minnesota Uniform Conveyancing Blanks

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)

DEED TAX DUE HEREON: \$ _____

Date: _____, 19____

FOR VALUABLE CONSIDERATION, _____,
as Conservator(s)
of the Estate of _____,
Conservatee, single , married
on the date hereof (and) _____
(spouse of Conservatee) Grantor(s),
hereby convey(s) to _____,
Grantee(s),
real property in _____ County, Minnesota, described as follows:

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

CONSERVATOR(S)

Affix Deed Tax Stamp Here

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

Signature of Spouse of Conservatee

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

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

The foregoing was acknowledged before me this _____ day of _____, 19____,
by _____, spouse of _____,
Conservatee.

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 2820.1353 FORM NO. 34-M; CONSERVATOR'S DEED TO JOINT TENANTS.

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

4 Subp. 2. Contents.

Form No. 34-M—CONSERVATOR'S DEED Minnesota Uniform Conveyancing Blanks
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)

DEED TAX DUE HEREON: \$ _____

Date: _____, 19_____

FOR VALUABLE CONSIDERATION, _____, as Conservator(s)
of the Estate of _____, Conservatee, single , married
on the date hereof (and) _____ (spouse of Conservatee) Grantor(s),
hereby convey(s) 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.

CONSERVATOR(S)

Attach Deed Tax Stamp Here

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

Signature of Spouse of Conservatee

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

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

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

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 TRUSTEE'S DEEDS

2 2820.2700 FORM NO. 37-M; TRUSTEE'S DEED BY INDIVIDUAL.

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

5 Subp. 2. Contents.

Form No. 37-M - TRUSTEE'S DEED Minnesota Uniform Conveyancing Blanks

By individual(s)

<p>No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required Certificate of Real Estate Value No. _____, 19____</p> <p>_____ County Auditor</p> <p>by _____ Deputy</p>	<p>(reserved for recording data)</p>
<p>DEED TAX DUE HEREON: \$ _____</p> <p>Date: _____, 19____</p>	

FOR VALUABLE CONSIDERATION, _____

_____, as Trustee(s) of _____

(Name of Trust)

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

(If more space is needed, continue on back)

together with all hereditaments and appurtenances belonging thereto.

TRUSTEE(S)

Notary Seal Stamp Here

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

The foregoing was acknowledged before me this _____ day of _____, 19____, by _____, as Trustee(s) of _____ (Name of Trust), _____, Grantor(s).

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 2820.2701 FORM NO. 38-M; TRUSTEE'S DEED BY INDIVIDUAL TO JOINT
2 TENANTS.

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

6 Subp. 2. Contents.

Form No. 38-M - TRUSTEE'S DEED Minnesota Uniform Conveyancing Blanks
By Individual 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)

DEED TAX DUE HEREON: \$ _____
Date: _____, 19____

FOR VALUABLE CONSIDERATION, _____
_____, as Trustee(s) of
(Name of Trust)

_____, Grantor(s),
hereby convey(s) 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.

TRUSTEE(S)

Affix Deed Tax Stamp Here

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

The foregoing was acknowledged before me this _____ day of _____, 19____,
by _____,
as Trustee(s) of _____
(Name of Trust)

_____, Grantor(s).

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 2820.2702 FORM NO. 39-M; TRUSTEE'S DEED BY CORPORATION.

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

4 Subp. 2. Contents.

Form No. 39-M - TRUSTEE'S DEED Minnesota Uniform Conveyancing Blanks
By Corporation

<p>No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required Certificate of Real Estate Value No. _____, 19____</p> <p>_____ County Auditor</p> <p>by _____ Deputy</p>	<p>(reserved for recording data)</p>
<p>DEED TAX DUE HEREON: \$ _____</p> <p>Date: _____, 19____</p>	

FOR VALUABLE CONSIDERATION, _____
 _____, as Trustee of

 (Name of Trust)
 _____, Grantor(s),
 hereby convey(s) to _____, Grantee(s),
 real property in _____ County, Minnesota, described as follows:

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

TRUSTEE

_____ Deed Tax Stamp Here

By _____
 Its _____

STATE OF MINNESOTA }
 COUNTY OF _____ } ss. By _____
 Its _____

The foregoing instrument was acknowledged before me this _____ day of _____, 19____,
 by _____ and _____,
 the _____ and _____
 of _____, a corporation
 under the laws of _____, on behalf of the corporation
 as Trustee of _____
 (Name of Trust)

_____, Grantor(s).

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 2820.2703 FORM NO. 40-M; TRUSTEE'S DEED BY CORPORATION TO JOINT
2 TENANTS.

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

6 Subp. 2. Contents.

Form No. 40-M-TRUSTEE'S DEED Minnesota Uniform Land Recording Statutes
By Corporation 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

DEED TAX DUE HEREON: \$ _____
Date: _____, 19_____

(reserved for recording data)

FOR VALUABLE CONSIDERATION, _____
_____, as Trustee of
(Name of Trust)
_____, Grantor(s),
hereby convey(s) 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.

TRUSTEE

STATE OF MINNESOTA

STATE OF MINNESOTA

COUNTY OF _____

By _____
Its _____

By _____
Its _____

The foregoing instrument was acknowledged before me this _____ day of _____, 19____,
by _____ and _____,
the _____ and _____
of _____, a corporation
under the laws of _____, on behalf of the corporation
as Trustee of _____
(Name of Trust)

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 2820.4700 FORM NO. 60M; NOTICE OF CANCELLATION OF CONTRACT FOR
2 DEED.

3 Subpart 1. Recommended form. The recommended form for a
4 notice of cancellation of a contract for deed is contained in
5 subpart 2.

6 Subp. 2. Contents.

NOTICE OF CANCELLATION
OF CONTRACT FOR DEED

Form No. 60M

Minnesota Uniform Conveyancing Blanks

NOTICE OF CANCELLATION
OF
CONTRACT FOR DEED

(reserved for recording data)

YOU ARE NOTIFIED:

1. Default has occurred in the Contract for Deed ("Contract") 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, in which _____
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) 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 EXPENDED OR INCURRED; PLUS
- (4) FOR CONTRACTS EXECUTED ON OR AFTER MAY 1, 1980, ANY ADDITIONAL PAYMENTS BECOMING DUE UNDER THE CONTRACT TO THE SELLER AFTER THIS NOTICE WAS SERVED ON YOU; PLUS
- (5) FOR CONTRACTS EXECUTED ON OR AFTER AUGUST 1, 1985, \$ _____ (WHICH IS TWO PERCENT OF THE AMOUNT IN DEFAULT AT THE TIME OF SERVICE OTHER THAN THE FINAL BALLOON PAYMENT, ANY TAXES, ASSESSMENTS, MORTGAGES, OR PRIOR CONTRACTS THAT ARE ASSUMED BY YOU); OR

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

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

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

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

Seller Attorney for Seller

Address: _____

Telephone: () _____

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

Signature [Optional -- See Minn. Stat. § 559.21, subd. 4(e)]

AFFIDAVIT OF PERSONAL SERVICE

STATE OF MINNESOTA }
County of _____ } ss.

_____, 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

NOTARY STAMP OR SEAL (OR OTHER TITLE OR RANK)

AFFIDAVIT OF SUBSTITUTED SERVICE

STATE OF MINNESOTA }
County of _____ } ss.

_____, 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

NOTARY STAMP OR SEAL (OR OTHER TITLE OR RANK)

SHERIFF'S RETURN OF PERSONAL SERVICE

STATE OF MINNESOTA }
County of _____ } ss.

I hereby certify and return that in the _____ of _____ in said County and State on _____, 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 \$ _____

Sheriff of _____
County, Minnesota

By _____, Deputy

SHERIFF'S RETURN OF SUBSTITUTED SERVICE

STATE OF MINNESOTA }
County of _____ } ss.

I hereby certify and return that in the _____ of _____ in said County and State 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.

Dated: _____, 19_____.

FEES: Service \$ _____
Mileage \$ _____

TOTAL \$ _____

Sheriff of _____
County, Minnesota

By _____, Deputy

AFFIDAVIT OF SERVICE ON OCCUPANT

STATE OF MINNESOTA }
County of _____ } ss.

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

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

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

NOTARY STAMP OR SEAL (OR OTHER TITLE OR RANK)

AFFIDAVIT OF VACANCY

STATE OF MINNESOTA }
County of _____ } ss.

_____, 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 persons in possession thereof; and on said date the real estate was
vacant and unoccupied.

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

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

NOTARY STAMP OR SEAL (OR OTHER TITLE OR RANK)

AFFIDAVIT OF FAILURE TO COMPLY WITH NOTICE

STATE OF MINNESOTA }
County of _____ } ss.

_____, 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

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

NOTARY STAMP OR SEAL (OR OTHER TITLE OR RANK)