

thereof first having been given of the time and place thereof, as in case of sales of other public lands belonging to the state.

SEC. 2. This act shall take effect and be in force from and after its passage.

Approved March 3, 1883.

CHAPTER 99.

AN ACT RELATING TO ACKNOWLEDGMENTS OF INSTRUMENTS AFFECTING REAL ESTATE.

Be it enacted by the Legislature of the State of Minnesota:

SECTION 1. That the following forms of acknowledgments may be used in the case of conveyances, or other written instruments affecting real estate; and any acknowledgment so taken and certified, shall be sufficient to satisfy all requirements of law relating to the execution or recording of such instruments:

Forms of acknowledgments of real estate.

(Begin in all cases by a caption specifying the state and place where the acknowledgment is taken.)

1. In the case of natural persons acting in their own right:

Form to be made by party.

On this day of , 18 , before me, personally appeared A. B. (or A. B. and C. D.) to me known to be the person (or persons) described in, and who executed the foregoing instrument, and acknowledged that he (or they) executed the same as his (or their) free act and deed.

2. In the case of natural persons acting by attorney:

Form by attorney.

On this day of , 18 , before me personally appeared A. B. to me known to be the person who executed the foregoing instrument in behalf of C. D., and acknowledged that he executed the same, as the free act and deed of said C. D.

3. In the case of corporation or joint stock associations:

Form by corporation.

On this day of , 18 , before me appeared A. B., to me personally known, who, being by me duly sworn (or affirmed), did say that he is the president (or other officer or agent of the corporation or association) of (describing the corporation or association), and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or associa-

tion) by authority of its board of directors (or trustees), and said A. B. acknowledged said instrument to be the free act and deed of said corporation (or association).

(In case the corporation or association has no corporate seal, omit the words "the seal affixed to said instrument is the corporate seal of said corporation (or association) and that," and add, at the end of the affidavit clause, the words, "and that said corporation (or association) has no corporate seal.")

(In all cases add signature and title of the officer taking the acknowledgment.)

SEC. 2. When a married woman unites with her husband in the execution of any such instrument, and acknowledges the same in one of the forms above sanctioned, she shall be described in the acknowledgment as his wife, but in all other respects her acknowledgment shall be taken and certified as if she were sole; and no separate examination of a married woman in respect to the execution of any release of dower or other instrument affecting real estate, shall be required.

SEC. 3. This act shall take effect and be in force from and after its passage.

Approved March 3, 1883.

Married woman
to be described
as wife.

CHAPTER 100.

AN ACT IN RELATION TO THE RIGHTS AND LIABILITIES
OF OWNERS AND LESSORS, AND OF LESSEES AND OC-
CUPANTS OF BUILDINGS.

Be it enacted by the Legislature of the State of Minnesota:

SECTION 1. Tenants need not pay rent in certain cases. The lessees or occupants of any building which shall, without any fault or neglect on their part, be destroyed, or be so injured by the elements, or any other cause, as to be untenable or unfit for occupancy, shall not be liable or bound to pay rent to the lessees or owners thereof after such destruction or injury, unless otherwise expressly provided by written agreement or covenant, and the lessees or occupants may thereupon quit and surrender possession of the leasehold premises, and of the land so leased or occupied.

SEC. 2. This act shall take effect and be in force from and after its passage.

Approved March 2, 1883.

Tenants releas-
ed from rent in
certain cases.