FORMS FOR CONVEYANCES OF REAL ESTATE

CHAPTER 2820 DEPARTMENT OF COMMERCE FORMS FOR CONVEYANCES OF REAL ESTATE

NOTE: Pursuant to Laws of Minnesota 1983, chapter 289, section 114, this chapter of Minnesota Rules is to be administered by the commissioner of commerce.

	WARRANTY DEEDS	. 2820 4400	CORMANA CONTRACT FOR DEED
2820.0200	FORM IM: INDIVIDUAL TO	2820.4400	FORM 57M: CONTRACT FOR DEED FROM A CORPORATION OR
	INDIVIDUAL.		PARTNERSHIP TO JOINT TENANTS.
2820.0300	FORM 2M: INDIVIDUAL TO	2820.4500	FORM 58M: ASSIGNMENT OF
	INDIVIDUAL: ESCROW AGREEMENT.	2020.4.00	CONTRACT FOR DEED BY AN
2820.0400	FORM 3M: INDIVIDUAL TO		INDIVIDUAL.
	CORPORATION OR PARTNERSHIP.	2020 1400	FORM 59M: ASSIGNMENT OF
2820.0500	FORM 4M: INDIVIDUAL TO	2820.4000	CONTRACT FOR DEED BY A
	CORPORATION OR PARTNERSHIP:		CORPORATION OR PARTNERSHIP.
	ESCROW AGREEMENT.	•	
2820.0600	FORM 5M: INDIVIDUAL TO JOINT	2020 (100	AFFIDAVITS
	TENANTS.	2820.5100	FORM 115: AFFIDAVIT REGARDING
2820.0700	FORM 6M: INDIVIDUAL TO JOINT		PURCHASERS.
	TENANTS: ESCROW AGREEMENT.	2820.5200	FORM 116: AFFIDAVIT REGARDING
2820.0800	FORM 7M: CORPORATION OR		SELLERS.
	PARTNERSHIP TO INDIVIDUAL.	2820.5300	FORM 117: AFFIDAVIT REGARDING
2820.0900	FORM 8M: CORPORATION OR		CORPORATION.
	PARTNERSHIP TO INDIVIDUAL:	2820.5400	FORM 118: AFFIDAVIT REGARDING
	ESCROW AGREEMENT.	•	PARTNERSHIP.
2820.1000	FORM 9M: CORPORATION OR	2820.6000	FORM 119M: AFFIDAVIT OF
	PARTNERSHIP TO CORPORATION OR		IDENTITY AND SURVIVORSHIP.
	PARTNERSHIP.	FORMS	FOR CONVEYANCES ARISING FROM
2820.1100	FORM 10M: CORPORATION OR		ESTATES OF DECEDENTS
	PARTNERSHIP TO CORPORATION OR	2820.6100	FORM 101: ORDER OF SETTLEMENT
	PARTNERSHIP: ESCROW		AND DECREE OF DISTRIBUTION.
	AGREEMENT.	2820.6200	FORM 102: ORDER OF SETTLEMENT
2820.1200	FORM 11M: CORPORATION OR	2020.0200	AND ORDER OF DISTRIBUTION.
	PARTNERSHIP TO JOINT TENANT.	2820.6300	FORM 103: DECREE OF DESCENT.
2820.1300	FORM 12M: CORPORATION OR		FORM 104: DECREE OF DESCENT:
	PARTNERSHIP TO JOINT TENANTS:	2020.0400	OMITTED OR INCORRECTLY
	ESCROW AGREEMENT.		DESCRIBED PROPERTY.
2020 2100	QUITCLAIM DEEDS FORM 27M: INDIVIDUAL TO	2820.6500	FORM 105: FINAL DECREE
2820.2100	INDIVIDUAL.	2020.0300	SUMMARY ASSIGNMENT OR
2820 2200	FORM 28M: INDIVIDUAL TO		DISTRIBUTION.
2020.2200	PARTNERSHIP OR CORPORATION.	2820 4400	FORM 106: BONA FIDE PURCHASER
2820 2300	FORM 29M: INDIVIDUAL TO JOINT	2820.0000	DECLARATION.
2020.2500	TENANTS.	2020 6700	FORM 107: INDIVIDUAL PERSONAL
2820 2400	FORM 30M: CORPORATION OR	2820.0700	REPRESENTATIVE'S DEED OF
2020.2100	PARTNERSHIP TO INDIVIDUAL.		DISTRIBUTION.
2820.2500	FORM 3IM: CORPORATION OR	1820 4800	
	PARTNERSHIP TO CORPORATION OR	2620.0800	FORM 108: CORPORATE PERSONAL
	PARTNERSHIP.		REPRESENTATIVE'S DEED OF DISTRIBUTION.
2820.2600	FORM 32M: CORPORATION OR	1910 4000	
	PARTNERSHIP TO JOINT TENANTS.	2820.0900	FORM 109: INDIVIDUAL PERSONAL
	MORTGAGES		REPRESENTATIVE'S DEED TO INDIVIDUAL.
2820.3100	FORM 41-1/2M: RESIDENTIAL	3830 7000	
	MORTGAGE BETWEEN INDIVIDUALS.	2820.7000	FORM 110: INDIVIDUAL PERSONAL
2820.3200	FORM 42-1/2M: RESIDENTIAL		REPRESENTATIVE'S DEED TO
	MORTGAGE FROM INDIVIDUAL TO A	2020 7100	CORPORATION OR PARTNERSHIP.
	CORPORATION OR PARTNERSHIP.	2820.7100	FORM III: INDIVIDUAL PERSONAL REPRESENTATIVE'S DEED TO JOINT
	CONTRACTS FOR DEED		TENANTS.
2820.4100	FORM 54M: CONTRACT FOR DEED	1810 7100	FORM 112: CORPORATE PERSONAL
****	WITH INDIVIDUAL SELLER.	2820.7200	REPRESENTATIVE'S DEED TO
2820.4200	FORM 55M: CONTRACT FOR DEED		INDIVIDUAL.
	WITH JOINT TENANTS AS	1010 7100	FORM 113: CORPORATE PERSONAL
2820.4200	PURCHASERS. FORM 56M: CONTRACT FOR DEED	2820.7300	REPRESENTATIVE'S DEED TO
4040.4300	FROM A CORPORATION OR		CORPORATION OR PARTNERSHIP.
	PARTNERSHIP SELLER.	2820.7400	FORM 114: CORPORATE PERSONAL
		2820.7400	REPRESENTATIVE'S DEED TO JOINT
			TENANTS.

2820.0200 FORMS FOR CONVEYANCES OF REAL ESTATE

2044

WARRANTY DEEDS 2820.0200 FORM 1M: INDIVIDUAL TO INDIVIDUAL.

epublicated (s) to individual (s)	
No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required Certificate of Real Estate Value No	
County Auditor	
by Deputy	
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Date:	(reserved for recording data)
FOR VALUABLE CONSIDERATION,	
	Grantor (a),
hereby convey (s) and warrant (s) to	, Grantee (s),
real property in	County, Minnesota, described as follows:
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together with all hereditaments and appurtenances bel	onging thereto, subject to the following exceptions:
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COUNTY OF	
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(or other title or rank)	Signature of person taking acknowledgment The Standard both of persons of december to the management about
THIS INSTRUMENT WAS DRAFTED	BY (NAME AND ADDRESS):
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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.0300

2820.0300 FORM 2M: INDIVIDUAL TO INDIVIDUAL; ESCROW AGREEMENT.

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2820.0400 FORMS FOR CONVEYANCES OF REAL ESTATE

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2820.0400 FORM 3M: INDIVIDUAL TO CORPORATION OR PARTNERSHIP.

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.0500

2820.0500 FORM 4M: INDIVIDUAL TO CORPORATION OR PARTNERSHIP; ESCROW AGREEMENT.

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2820.0600 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.0600 FORM 5M: INDIVIDUAL TO JOINT TENANTS.

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2049 FORMS FOR CONVEYANCES OF REAL ESTATE 2820,0700

2820.0700 FORM 6M: INDIVIDUAL TO JOINT TENANTS; ESCROW AGREEMENT.

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Affix Deed Tax Stamp Here TATE OF MINNESOTA COUNTY OF	refore me thisday of 19
Affix Deed Tax Stamp Here TATE OF MINNESOTA COUNTY OF	refore me this
Affix Deed Tax Stamp Here TATE OF MINNESOTA COUNTY OF	before me this
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Affix Deed Tax Stamp Here TATE OF MINNESOTA COUNTY OF	before me this

2820.0800 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.0800 FORM 7M: CORPORATION OR PARTNERSHIP TO INDIVIDUAL.

Form No. 7-M - WARRANTY DEED	
Corporation or Perinarship to Individual (s)	
	
No delinquent taxes and transfer entered; Certifi	icate
of Real Estate Value () filed () not requ	aured
Certificate of Real Estate Value No.	[
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County Aug	attor
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TATE DEED TAX DUE HEREON: \$	
Date:	19
	(reserved for recording data)
OR VALUABLE CONSIDERATION,	
	, a under the laws of
	eby conveys and warrants to
	Grantee (s County, Minnesota, described as follows:
eal property in	County, Minnesota, described as follows:
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Lif more space	ce is needed, continue on back)
gether with all hereditaments and appurtenance	s belonging thereto, subject to the following exceptions:
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TATE OF MINNESOTA	
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OUNTY OF	
The foregoing was acknowledged before me this	s day of 19 and
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oder the laws of	- behalf of the
	, on behalf of the
NOTARIAL STAMP OR SEAL (or other title or rank)	
(Or other title Of Pank)	Signature of person taking acknowledgment
	Tax Statements for the real property described at this idetrument should be sent to (Include misses and address of Grantes):
	he mat to (Include manne and address of Grantee):
•	
HIS INSTRUMENT WAS DRAFTE	ED BY (NAME AND ADDRESS):
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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.0900

2820.0900 FORM 8M: CORPORATION OR PARTNERSHIP TO INDIVIDUAL; ESCROW AGREEMENT.

No delinquent taxes and transfer entered: Certificate of Real Estate Value () filed () not required Certificate of Real Estate Value No	
of Real Estate Value () filed () not required Certificate of Real Estate Value No	
of Real Estate Value () filed () not required Certificate of Real Estate Value No	
of Real Estate Value () filed () not required Certificate of Real Estate Value No	
County Auditor	
County Auditor	
County Auditor	
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by	[
Deputy	
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STATE DEED TAX DUE HEREON: \$	
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Date:	
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OR VALUABLE CONSIDERATION,	
	, a under the laws of
Granton hambu oos	nveys and warrants to
, Onemor, nereby con	, Grantee (s),
und annument in	County, Minnesota, described as follows:
eal property in	County, Munnesota, described as 10110ws:
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(7 more wate is easo together with all hereditaments and appurtenances belo lien of all unpaid special assessments and interest thereor	onging thereto, subject to the following exceptions: the
ogether with all hereditaments and appurtenances belo	onging thereto, subject to the following exceptions: the
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ogether with all hereditaments and appurtenances beloein of all unpaid special assessments and interest thereor	onging thereto, subject to the following exceptions: the n:
ogether with all hereditaments and appurtenances beloein of all unpaid special assessments and interest thereor	onging thereto, subject to the following exceptions: the h:
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ogether with all hereditaments and appurtenances beloen of all unpaid special assessments and interest thereon Affix Deed Tax Stamp Here	onging thereto, subject to the following exceptions: the hi
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ogether with all hereditaments and appurtenances below of all unpaid special assessments and interest thereor Affix Deed Tax Stamp Here	By
ogether with all hereditaments and appurtenances belden of all unpaid special assessments and interest thereof Affix Deed Tax Stamp Here	By
ogether with all hereditaments and appurtenances beloem of all unpaid special assessments and interest thereof Affix Deed Tax Stamp Here STATE OF MINNESOTA OUNTY OF	By
ogether with all hereditaments and appurtenances below of all unpaid special assessments and interest thereof Affix Deed Tax Stamp Here TATE OF MINNESOTA COUNTY OF	By
ngether with all hereditaments and appurtenances below of all unpaid special assessments and interest thereof Affix Deed Tax Stamp Here TATE OF MINNESOTA OUNTY OF	By
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agether with all hereditaments and appurtenances beloem of all unpaid special assessments and interest thereof Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF	By

2820.1000 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.1000 FORM 9M: CORPORATION OR PARTNERSHIP TO CORPORATION OR PARTNERSHIP.

Farm No. 9:M - WARRANTY DEED	
Corporation or Parthership to Corporation or Parthership	
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No delinquent taxes and transfer entered: Certificate	, i
of Real Estate Value () filed () not required	
Certificate of Real Estate Value No.	
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County Auditor	
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by	_ [
Deputy	,
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STATE DEED TAX DUE HEREON: \$	1
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Date:	<u>_</u>
	(reserved for recording data)
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FOR VALUABLE CONSIDERATION,	
	s and warrants to
, Grantor, hereby convey	s and warrants to
	, Grantee, a
under the law	s of, real property in
	ty, Minnesota, described as follows:
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	longing thereto, subject to the following exceptions
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together with all hereditaments and appurtenances be	longing thereto, subject to the following exceptions.
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together with all hereditaments and appurtenances be	ionging thereto, subject to the following exceptions.
together with all hereditaments and appurtenances be	ionging thereto, subject to the following exceptions.
together with all hereditaments and appurtenances be	ionging thereto, subject to the following exceptions.
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Affix Deed Tax Stamp Here	By
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Affix Deed Tax Stamp Here	By
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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.1100

2820.1100 FORM 10M: CORPORATION OR PARTNERSHIP TO CORPORATION OR PARTNERSHIP; ESCROW AGREEMENT.

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Corporation or Parthership to Corporation or Parthership	
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by	· []
Deputy	□ 1
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Date:, 19	· • •
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under the law	rs of, real property in
	tr. Minmonte described as falle
Coun	ty, Minnesota, described as follows:
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2820.1200 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.1200 FORM 11M: CORPORATION OR PARTNERSHIP TO JOINT TENANT.

Form No. 11-M - WARRANTY DEED	
Corporation or Partnership to Joint Tenants	
	
No delinquent taxes and transfer entered: Certifica	ate
of Real Estate Value () filed () not requir Certificate of Real Estate Value No	red
Certificate of Real Estate Value No.	
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STATE DEED TAX DUE HEREON: \$	
	
Date:	· 1
Date:	· · · · · · · · · · · · · · · · · · ·
	(reserved for recording data)
FOR VALUABLE CONSIDERATION,	
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Carre bank	by conveys and warrants to
	, GranteCounty, Minnesota, described as follow
s joint tenants, real property in	County, Minnesota, described as follow
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TATE OF MINNESOTA COUNTY OF	By

FORMS FOR CONVEYANCES OF REAL ESTATE 2820,1300

2820.1300 FORM 12M: CORPORATION OR PARTNERSHIP TO JOINT TENANTS; ESCROW AGREEMENT.

Corporation or Pertnership to Joint Tenents	•
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No delinquent taxes and transfer entered; Certificate	
of Real Estate Value () filed () not required	1 1
Certificate of Real Estate Value No	•
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County Auditor	ž
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by	-
Deputy	y
	- (
STATE DEED TAX DUE HEREON: \$	
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- · · · · · · · · · · · · · · · · · · ·	•
Date:	
	(reserved for recording data)
•	
for valuable consideration,	
Ø	
, Grantor, hereby	conveys and warrants to
	, Grantees
as joint tenants, real property in	County, Minnesota, described as follows:
- Joseph Miller, 192 h. abete, 19	
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	belonging thereto, subject to the following exceptions: the
lien of all unpaid special assessments and interest the	belonging thereto, subject to the following exceptions: the
	belonging thereto, subject to the following exceptions: the reon;
lien of all unpaid special assessments and interest the	belonging thereto, subject to the following exceptions: the reon:
lien of all unpaid special assessments and interest the	belonging thereto, subject to the following exceptions: the reon;
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2820.2100 FORMS FOR CONVEYANCES OF REAL ESTATE

QUITCLAIM DEEDS

2820.2100 FORM 27M: INDIVIDUAL TO INDIVIDUAL.

Form No. 27-M — QUIT CLAIM DEED Individual (s) to Individual (s)	
The second state of the se	
No delinquent taxes and transfer entered; Certifi	Screte
of Real Estate Value () filed () not rem	upred 1
Certificate of Real Estate Value No.	
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County Au	ditor
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STATE DEED TAX DUE HEREON: \$	
Date:	19 (
	(reserved for recording data)
TOP P. P. CONCIDED ATION	
for valuable consideration,	Genetaria
	(mercel consel
sereby convey (s) and quitclaim (s) to	
eal property in	Grantee (s County, Minnesota, described as follows:
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	co is needed, confinue en back) s belonging thereto.
ogether with all hereditaments and appurtenances	s belonging thereto.
ogether with all hereditaments and appurtenances	s belonging thereto.
ogether with all hereditaments and appurtenances	s belonging thereto.
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2057

FORMS FOR CONVEYANCES OF REAL ESTATE 2820,2200

2820.2200 FORM 28M: INDIVIDUAL TO PARTNERSHIP OR CORPORATION.

Individual (s) to Corporation or Partnership			
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No delinquent taxes and transfer e of Real Estate Value () filed	mtered; Certificate		
Certificate of Real Estate Value No			
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	County Auditor		
by			
L	Deputy		
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Date:	19	(reserved for a	recording data)
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FOR VALUABLE CONSIDERATION	ON,		
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hereby convey (s) and quitclaim (s)			
			, Grantee,
	under (wheel or follow:
real property in		County, Minnesota, desc	TORG AS TOLLOWS:
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together with all hereditaments and			
together with all hereditaments and			
	appurtenances belo		
together with all hereditaments and Affix Deed Tax Stamp	appurtenances belo		
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Affix Deed Tax Stamp STATE OF MINNESOTA COUNTY OF The foregoing instrument was act by	Here	nging thereto.	Grantor(s)
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Affix Deed Tax Stamp STATE OF MINNESOTA COUNTY OF	appurtenances belo Here a knowledged before a ank) S DRAFTED I	Signature of person tak Tan Statement for the red separate of Tan Statement for the red separate of Tan Statement for the red separate of	Grantor(s), Grantor(s), Grantor(s), Grantor(s), Grantor(s), Grantos), Grantos (s), Grantos (s
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2820.2300 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.2300 FORM 29M: INDIVIDUAL TO JOINT TENANTS.

Perm No. 29 M - QUIT CLAM DEED		
Individual (s) to Joint Tenents		
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No delinquent taxes and transfer e	entered; Certificate	11
of Real Estate Value () filed		1 1
Certificate of Real Estate Value N		
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	Country Auditor	1 1
	County Auditor	
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by	Denutu	· []
	Deputy	┙ │
STATE DEED TAX DUE HEREON	N· S	
SIRIE DEED INA DEE HEHE.	•	-
Date:	. 19_	
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FOR VALUABLE CONSIDERATION	ON,	
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		(marriel status)
hereby convey (s) and quitclaim (s)	ю	
		, Grantee
as joint tenants, real property in		County, Minnesota, described as follows
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together with all hereditaments and		
	appurtenances beli	
together with all hereditaments and Affix Deed Tax Stam;	appurtenances beli	
	appurtenances beli	
	appurtenances beli	onging thereto.
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Affix Deed Tax Stamp	appurtenances beli	onging thereto.
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Affix Deed Tax Stamp STATE OF MINNESOTA COUNTY OF The foregoing instrument was acknown.	p Here ss. ss. tnowledged before	onging thereto.
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2059

FORMS FOR CONVEYANCES OF REAL ESTATE 2820.2400

2820.2400 FORM 30M: CORPORATION OR PARTNERSHIP TO INDIVIDUAL.

Perm No. 31-11 - QUIT CLAIM DEED	
Comparation or Partnership to Industrial	
and completeling (4)	
No delinquent taxes and transfer entered; Certifica	
of Real Estate Value () filed () not requir	₹d
Certificate of Real Estate Value No	_ 1
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County Audit	tor
002.07 7.022	~ }
by	
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	my I
STATE DEED TAX DUE HEREON: 8	
Date:	
	(reserved for recording data)
	
for valuable consideration,	
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. Grantor, hereby	, a under the laws of conveys and quitclaims to, Grantee (s),
,,	Grantes (s)
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2820.2500 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.2500 FORM 31M: CORPORATION OR PARTNERSHIP TO CORPORATION OR PARTNERSHIP.

Grantor, hereby conveys and quitclaims to	as and transfer entered: Certificate e () filed () not required Estate Value No Deputy DUE HEREON: \$ ONSIDERATION, Grantor, hereby conveys and quitclaims to (Grantee, under the laws of, real property in County, Minnesota, described as follows:	No delinquest tages and transfer entered: Certificate of Real Estate Value () filed () not required Certificate of Real Estate Value No	No delinquent taxes and transfer entered: Certificate of Real Easts Value () filed () not required Certificate of Real Easts Value () filed () not required Certificate of Real Easts Value () filed () not required Certificate of Real Easts Value No	Corporation or Partnership is Corporation or Partnership	
No delinquent taxes and transfer entered: Certificate of Real Estate Value () filed () not required Certificate of Real Estate Value No	and transfer entered: Certificate e () filed () not required Estate Value No	No delinquent taxes and transfer entered: Certificate of Real Estate Value () filed () not required Certificate of Real Estate Value () filed () not required Certificate of Real Estate Value () filed () not required Certificate of Real Estate Value () filed () not required Certificate of Real Estate Value () filed () not required Certificate of Real Estate Value () filed () not required Certificate of Real Estate Value () filed () not required Certificate of Real Estate Value () filed () not required Certificate of Real Estate Value () filed () not required Certificate of Real Estate Value () filed () not required Certificate of Real Estate Value () filed () not required Certificate of Real Estate Value () filed () not required Certificate of Real Estate Value () not required Certificate of Real Estate Value () not required Certificate of Real Estate Value () not required Certificate of Real Estate Value () not required Certificate of Real Estate Value () not required Certificate of Real Estate Value () not required Certificate of Real Estate Value () not required Certificate of Real Estate Value () not required Certificate () not required () not	No delinquent taxes and transfer entered: Certificate of Real Estate Value () filed () not required Certificate of Real Estate Value No		
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of Real Estate Value () filed () not required Certificate of Real Estate Value No. 19 County Auditor by	County Auditor Deputy DUE HEREON: \$	Of Real Estate Value () filed () not required Certificate of Real Estate Value No	County Auditor County Auditor County Auditor Deputy TATE DEED TAX DUE HEREON: \$	No delinquent tower and remoder entered: Certifical	
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County Auditor by	County Auditor Deputy DUE HEREON: \$	County Auditor by	County Auditor Deputy TATE DEED TAX DUE HEREON: \$		
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STATE DEED TAX DUE HEREON: \$	Deputy DUE HEREON: \$	Deputy Trate Deed Tax Due Hereon: \$	Deputy TATE DEED TAX DUE HEREON: \$ ate:	•	
STATE DEED TAX DUE HEREON: \$	Deputy DUE HEREON: \$	Deputy Trate Deed Tax Due Hereon: \$	Deputy TATE DEED TAX DUE HEREON: \$ ate:		
Deputy STATE DEED TAX DUE HEREON: \$ Date:	Deputy DUE HEREON: \$	Deputy Trate Deed Tax Due Hereon: \$	Deputy TATE DEED TAX DUE HEREON: \$ ate:		-11
Deputy STATE DEED TAX DUE HEREON: \$ Date:	DUE HEREON: \$	Deputy TATE DEED TAX DUE HEREON: \$	TATE DEED TAX DUE HEREON: \$	County Audito	or
Deputy STATE DEED TAX DUE HEREON: \$ Date:	DUE HEREON: \$	Deputy TATE DEED TAX DUE HEREON: \$	TATE DEED TAX DUE HEREON: \$		
Date:	DUE HEREON: \$	TATE DEED TAX DUE HEREON: \$	TATE DEED TAX DUE HEREON: \$	by	<u></u> }
Date:	ONSIDERATION.	OR VALUABLE CONSIDERATION. Grantor, hereby conveys and quitclaims to	gether with all hereditaments and appurtenances belonging thereto. Affix Deed Tax Stamp Here By Its ATE OF MINNESOTA DUNTY OF The foregoing was acknowledged before me this and der the laws of . real property is (if more spece is needed, commus on been) County, Minnesota, described as follows: Its	Deput	<u>ty</u>
FOR VALUABLE CONSIDERATION.	ONSIDERATION.	OR VALUABLE CONSIDERATION. Grantor, hereby conveys and quitclaims to	gether with all hereditaments and appurtenances belonging thereto. Affix Deed Tax Stamp Here By Its ATE OF MINNESOTA DUNTY OF The foregoing was acknowledged before me this and der the laws of . real property is (if more spece is needed, commus on been) County, Minnesota, described as follows: Its		i
FOR VALUABLE CONSIDERATION, , a	ONSIDERATION. a under the laws of Grantee under the laws of real property if County, Minnesota, described as follows: (if more space is needed, continue on back) ditaments and appurtenances belonging thereto.	OR VALUABLE CONSIDERATION. Grantor, hereby conveys and quitclaims to	CR VALUABLE CONSIDERATION. Grantor, hereby conveys and quitclaims to	TATE DEED TAX DUE HEREON: \$	
FOR VALUABLE CONSIDERATION, , a	ONSIDERATION. a under the laws of Grantee under the laws of real property if County, Minnesota, described as follows: (if more space is needed, continue on back) ditaments and appurtenances belonging thereto.	OR VALUABLE CONSIDERATION. Grantor, hereby conveys and quitclaims to	CR VALUABLE CONSIDERATION. Grantor, hereby conveys and quitclaims to		į.
County, Minnesota, described as follows: If more space is needed, continue on back)	ONSIDERATION.	OR VALUABLE CONSIDERATION. Grantor, hereby conveys and quitclaims to	OR VALUABLE CONSIDERATION. Grantor, hereby conveys and quitclaims to	Date:, 19,	<u></u> }
Grantor, hereby conveys and quitclaims to	Grantor, hereby conveys and quitclaims to Grantee under the laws of County, Minnesota, described as follows: County, Minnesota described as follows:	Grantor, hereby conveys and quitclaims to	Grantor, hereby conveys and quitclaims to		(reserved for recording data)
, Grantor, hereby conveys and quitclaims to	Grantor, hereby conveys and quitclaims to Grantee under the laws of County, Minnesota, described as follows: County, Minnesota described as follows: (If more space is needed, continue on back) ditaments and appurtenances belonging thereto.	Grantor, hereby conveys and quitclaims to	Grantor, hereby conveys and quitclaims to		
Grantor, hereby conveys and quitclaims to		Grantor, hereby conveys and quitclaims to	Grantor, hereby conveys and quitclaims to	OR VALUABLE CONSIDERATION,	
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under the laws of	under the laws of	under the laws of	Lis Signature of person taking acknowledgent to control of the laws of	, Grantor, hereby	
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2061

FORMS FOR CONVEYANCES OF REAL ESTATE 2820.2600

2820.2600 FORM 32M: CORPORATION OR PARTNERSHIP TO JOINT TENANTS:

Corporation or Partnership to Joint Tenents	
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No delinquent taxes and transfer entered; Certificat	te
of Real Estate Value () filed () not require	
Certificate of Real Estate Value No.	<u> </u>
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County Audito	-
County Addition	"
by	-
Deput	<u>87 </u>
STATE DEED TAX DUE HEREON: \$	
	·
Date:	
	(reserved for recording data)
FOR VALUABLE CONSIDERATION	
	, a under the laws of
. Grantor, hereby	conveys and quitclaims to
,	, Grantee
s joint tenants, real property in	County, Minnesota, described as follows
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(if more space is	
	needed, continue on back)
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ogether with all hereditaments and appurtenances be	elonging thereto.
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Affix Deed Tax Stamp Here STATE OF MINNESOTA COUNTY OF	By

2820.3100 FORMS FOR CONVEYANCES OF REAL ESTATE

MORTGAGES

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

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

Subp. 2. Form.

PRESIDENTIAL MORTGAGE Personnt to Minn Stat. Sec. 47:20 (1991) Individual to Individual Form	No. 4114—M	Miller D Minnesota Uniform Convey	svis Co., Minneapo ancing Blanks (196
			
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(reserved for mortgage registry tax payment data)			
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MORTGAGE REGISTRY TAX DUE HEREON:	L	(reserved for recording data)	
THIS INDENTURE, Made this	day of		, 19
etween			
(Marital Status)		, Mortgagor (whether o	ne or more
nd			
		, Mortgagee (whether o	
		, moregagee (whether c	ne or more
WITNESSETH, That the Mortgagor, in consid	eration of the		DOLLARS
the Mortgagor in hand paid by the Mortgagee, the	receipt where		
onvey unto the Mortgagee, Forever, all of the land	l located in the	County of	
, and State of	Minnesota, de	scribed as follows:	

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

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

that the Mortgagee shall quietly enjoy and possess the same; and that the Mortgagor will Warrant and Defend the title to the same against all lawful claims not hereinbefore specifically excepted.

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

according to the terms of a promissory note of even date herewith (the Note), the final payment being due and payable on with interest at the rate of ______ percent per annum, and shall repay to the Mortgagee, at the times and with interest as specified, all sums advanced in protecting the lien of this Mortgage, in payment of taxes on the Property, insurance premiums covering buildings thereon, principal or interest on any prior liens, expenses and attorney's fees herein provided for and sums advanced for any other purpose authorized herein, and shall be pad 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 liens against the Property before penalty attaches thereto;
- to keep all buildings, improvements and fixtures now or later located on or a part of the Property insured against loss by fire,
 extended coverage perils, vandalism, malicious mischief and, if applicable, steam boiler explosion, for at least the amount of

at all times while any amount remains unpaid under this Mortgage. If any of the buildings, improvements or fixtures are located in a federally designated flood prone area, and if flood insurence is available for that area, Mortgager shall procure and maintain flood insurence in amounts reasonably astifactory to the Mortgagee. Each insurance policy shall contain a loss

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payable clause in favor of the Mortgages 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. How foregoes hall promptly give notice such damage to the Mortgages and the insurance company. The insurance shall be issued by an insurance company or companies licensed to do business in the State of Minnesota and acceptable to the Mortgagee. The insurance policies shall provide for not less than ten days written notice to the Mortgagee before cancellation, non-renewal, termination, or changed in coverage, and the Mortgager shall deliver to the Mortgagee a duplicate original or certificate of such insurance policies.

- 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;
- to pay any other expenses and attorney's fees incurred by the Mortgagee by reason of litigation with any third party for the
 protection of the lien of this Mortgage.

In case of failure to pay said taxes and assessments, prior liens or encumbrances, expenses and attorney's fees as above specified, or to insure said buildings, improvements, and fixtures and deliver the policies as aforesaid, the Mortgagee may pay such taxes, assessments, prior liens, expenses and attorney's fees and interest thereon, or obtain such insurance, and the sums so paid shall bear interest from the date of such payment at the same rate set forth in the Note, and shall be impressed as an additional lien upon the Property and be immediately due and payable from the Mortgager to the Mortgage and this Mortgage shall from date thereof secure the repayment of such advances with interest.

In case of default in any of the foregoing covenants, the Mortgagor 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 Mortgage to foreclose this Mortgage by judicial proceedings or to sell the Property at public auction and convey the same to the purchaser in fee simple in accordance with the statute, and out of the moneys arising from such sale to retain all sums secured hereby, with interest and all legal costs and charges of such foreclosure and the maximum attorney's fee permitted by law, which costs, charges and fees the Mortgagor herein agrees to pay.

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

- Mortgagor shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.
- 2. Upon default of any covenant or agreement by Mortgagor under the terms of the Note or this Mortgage, Mortgagee prior to foreclosure shall mail notice to Mortgagor as provided herein specifying: (a) the nature of the default by the Mortgagor; (b) the action required to cure such default; (c) a date, not less than thirty (30) days from the date the notice is mailed to Mortgagor by which such default must be cured; and (d) that failure to cure such default on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage and sale of the Property. The notice shall further inform Mortgagor of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of the Mortgagor to acceleration and sale.
- 3. In addition to any notice required under applicable law to be given in another manner, (a) any notice to the Mortgagor provided for in this Mortgage shall be given by mailing such notice by certified mail addressed to the Mortgagor at the Property address or at such other address as the Mortgagor may designate by notice in writing to the Mortgagee as provided herein, and (b) any notice to the Mortgagee shall be given by certified mail, return receipt requested, to Mortgagee at the following address:

or to such other address as Mortgagee may designate by notice in writing to the Mortgagor as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Mortgagor or Mortgagee when given in the manner designated herein.

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

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

	MORTGAGOR
tate of Minnesota	} u.
ne foregoing instrument was acknowledged before	
notarial stamp on seal (or other title or rank)	
	SIGNATURE OF NOTARY PUBLIC OR OTHER OPPICIAL
THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)	
•	
i	

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

Statutory Authority: MS s 507.09

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2820.3200 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.3200 FORM 42-1/2M: RESIDENTIAL MORTGAGE FROM INDIVIDUAL TO A CORPORATION OR PARTNERSHIP.

Subpart 1. Scope. 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. Form.

RESIDENTIAL MORTGAGE ursuant to Minn. Stat. Sec. 47:20 (1891) Individual to Corporation or Partnership. 1	Form No. 42½—M	Miller-Davis Co., Minne Minnesota Uniform Conveyancing Blanks	1 (98)
j			
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•]			
		4	
(reserved for mortgage registry tax payment data)			
MORTGAGE REGISTRY TAX DUE HEREON:	(reser	rved for recording data)	
\$			
THIS INDENTURE, Made this	day of	, 19_	
etween			
			Т
(Montal Status)	, M	lortgagor (whether one or mo	re)
nd			_
under the laws of			æ,
WITNESSETH, That the Mortgagor, in consider	ration of the sum	of	_
		DOLLA	
o the Mortgagor in hand paid by the Mortgagee, the ponvey unto the Mortgagee, Forever, all of the land			:03
, and State of i			_

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

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

that the Mortgagee shall quietly enjoy and possess the same; and that the Mortgagor will Warrant and Defend the title to the same against all lawful claims not hereinbefore specifically excepted.

PROVIDED, NEVERTHELESS, That if the Mortgagor shall pay to the Mortgagee the sum of _ according to the terms of a promissory note of even date herewith (the Note), the final payment being due and payable on with interest at the rate of percent per annum, and shall repay to the Mortgagee, at the times and with interest as specified, all sums advanced in protecting the lien of this Mortgage, in payment of taxes on the Property. insurance premiums covering buildings thereon, principal or interest on any prior liens, expenses and attorney's fees herein provided for and sums advanced for any other purpos se 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 follo

- 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, steam boiler explosion, for at least the amount of

at all times while any amount remains unpaid under this Mortgage. If any of the buildings, improvements or fixtures are located in a federally designated flood prone area, and if flood insurance is available for that area, Mortgagor shall procure and maintain flood insurance in amounts reasonably satisfactory to the Mortgagee. Each insurance policy shall contain a loss

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payable clause in favor of the Mortgagee affording all rights and privileges customarily provided under the so-called standard mortgage clause. In the event of damage to the Property by fire or other casualty, the Mortgagor shall promptly give notice of such damage to the Mortgagee and the insurance company. The insurance shall be issued by an insurance company or companies licensed to do business in the State of Minnesota and acceptable to the Mortgagee. The insurance policies shall provide for not less than ten days written notice to the Mortgagee before cancellation, non-renewal, termination, or change in coverage, and the Mortgagor shall deliver to the Mortgagor a duplicate original or certificate of such insurance policies.

- 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
- to commit or permit no waste on the Property and to keep it in good repair:
- to complete forthwith any improvements which may hereafter be under course of construction on the Property, and:
- to pay any other expenses and attorney's fees incurred by the Mortgagee by reason of litigation with any third party for the protection of the lien of this Mortgage.

In case of failure to pay said taxes and assessments, prior liens or encumbrances, expenses and attorney's fees as above specified, or to insure said buildings, improvements, and fixtures and deliver the policies as aforesaid, the Mortgagee may pay such taxes, assessments, prior liens, expenses and attorney's fees and interest thereon, or obtain such insurance, and the sums so paid shall bear interest from the date of such payment at the same rate set forth in the Note, and shall be impressed as an additional lien upon the Property and be immediately due and payable from the Mortgager to the Mortgager and this Mortgager shall from date thereof secure the repayment of such advances with 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 Mortgage to foreclose this Mortgage by judicial proceedings or to sell the Property at public auction and convey the same to the purchaser in fee simple in accordance with the statute, and out of the moneys arising from such sale to retain all sums secured hereby, with interest and all legal costs and charges of such foreclosure and the maximum attorney's fee permitted by law, which costs, charges and fees the Mortgagor herein agrees to pay

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

- Mortgagor shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation
- Upon default of any covenant or agreement by Mortgagor under the terms of the Note or this Mortgage, Mortgage prior to foreclosure shall mail notice to Mortgagor as provided herein specifying: (a) the nature of the default by the Mortgagor; (b) the action required to cure such default; (c) a date, not less than thirty (30) days from the date the notice is mailed to Mortgagor by which such default must be cured; and (d) that failure to cure such default on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage and sale of the Property. The notice shall further inform Mortgagor of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of the Mortgagor to acceleration and sale
- In addition to any notice required under applicable law to be given in another manner, (a) any notice to the Mortgagor provided for in this Mortgage shall be given by mailing such notice by certified mail addressed to the Mortgagor at the Property address or at such other address as the Mortgagor may designate by notice in writing to the Mortgagee as provided herein, and (b) any notice to the Mortgagee shall be given by certified mail, return receipt requested, to Mortgagee at the following address:

or to such other address as Mortgagee may designate by notice in writing to the Mortgagor as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Mortgagor or Mortgagor when given in the manner designated herein

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

State of Minnesota County of	IN TESTIMONT WITE AROUT, the morpagor his	is bereunto set its hand the day and year first above written. MORTGAGOR
NOTARIAL STAMP OR SEAL OR OTHER TITLE OR RANK) SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL.	County of	
THIS INSTRUMENT WAS DRAFTED IN NAME AND ADDRESS	у	NK)
	THIS INSTRUMENT WAS DRAFTED BY NAME AND ADDR	HESS

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

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2820.4100 FORMS FOR CONVEYANCES OF REAL ESTATE

CONTRACTS FOR DEED

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

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

Subp. 2. Form.

CONTRACT FOR DEED ndividual Seller	Form No. 54-M	Minnesota Uniform Conveyancing Blanks (1978) Miller Davis Co., Minnespelis
		·
C	ounty Auditor	
Ву	Deputy	
		. •
		(reserved for recording data)
		MORTGAGE REGISTRY TAX DUE HEREON:
(reserved for mortgage registry	tax navment data)	\$ <u> </u>
(1030) rea for moregage regions	tax payment data)	Date:, 19
THIS CONTRACT F	OR DEED is made	on the above date by
		(marital status)
eller (whether one or mor	e), and	·
		, Purchaser (whether one or more).
Seller and Purchaser	agree to the follow	ring terms:
PROPERTY DESCRIP		v sells, and Purchaser hereby buys, real property in ty, Minnesota, described as follows:
_		tenances belonging thereto (the Property).
following exceptions: (a) Covenants, condition (b) Reservations of mir	ons, restrictions, dec nerals or mineral rip	perty is, on the date of this contract, subject only to the clarations and easements of record, if any; ghts by the State of Minnesota, if any;
(c) Building, zoning an (d) The lien of real es Purchaser pursuant (e) The following liens	tate taxes and inst to paragraph 6 of	allments of special assessments which are payable by
of this contract, Seller s (a) Execute, acknowled	hall: ge and deliver to Pi	FTITLE. Upon Purchaser's prompt and full performance
following exception (i) Those exception (ii) Liens, encumbr	s: ns referred to in par ances, adverse clain	e title to the Property to Purchaser, subject only to the ragraph 2(a), (b), (c) and (d) of this contract; ns or other matters which Purchaser has created, suffered te of this contract; and

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(iii) The following liens or encumbrances:

2067

	; and
. (b) Deliver to Purchaser the abstract of title to the Property or, if the title is registered, the owner's duplicate certificate of title.
1. P	URCHASE PRICE. Purchaser shall pay to Seller, at, the sum of
	s and for the purchase price for the Property, payable as follows:

- 5. PREPAYMENT. Unless otherwise provided in this contract, Purchaser shall have the right to fully or partially prepay this contract at any time without penalty. Any partial prepayment shall be applied first to payment of amounts then due under this contract, including unpaid accrued interest, and the balance shall be applied to the principal installments to be paid in the inverse order of their maturity. Partial prepayment shall not postpone the due date of the installments to be paid pursuant to this contract or change the amount of such installments.
- 6. REAL ESTATE TAXES AND ASSESSMENTS. Purchaser shall pay, before penalty accrues, all real estate taxes and installments of special assessments assessed against the Property which are due and payable in the year 19 and in all subsequent years. Real estate taxes and installments of special assessments which are due and payable in the year in which this contract is dated shall be paid as follows:

Seller warrants that the real estate taxes and installments of special assessments which were due and payable in the years preceding the year in which this contract is dated are paid in full.

7. PROPERTY INSURANCE.

- (a) INSURED RISKS AND AMOUNT. Purchaser shall keep all buildings, improvements and fixtures now or later located on or a part of the Property insured against loss by fire, extended coverage perils, vandalism, malicious mischief and, if applicable, steam boiler explosion for at least the amount of

 If any of the buildings, improvements or fixtures are located in a federally designated flood prone area, and if flood insurance is available for that area, Purchaser shall procure and maintain flood insurance in amounts reasonably satisfactory to Seller.
- (b) OTHER TERMS. The insurance policy shall contain a loss payable clause in favor of Seller which provides that Seller's right to recover under the insurance shall not be impaired by any acts or omissions of Purchaser or Seller, and that Seller shall otherwise be afforded all rights and privileges customarily provided a mortgage under the so-called standard mortgage clause.
- privileges customarily provided a mortgagee under the so-called standard mortgage clause.

 (c) NOTICE OF DAMAGE. In the event of damage to the Property by fire or other casualty, Purchaser shall promptly give notice of such damage to Seller and the insurance company.

8. DAMAGE TO THE PROPERTY.

(a) APPLICATION OF INSURANCE PROCEEDS. If the Property is damaged by fire or other casualty, the insurance proceeds paid on account of such damage shall be applied to payment of the amounts payable by Purchaser under this contract, even if such amounts are not then due to be paid, unless Purchaser makes a permitted election described in the next paragraph. Such amounts shall be first applied to unpaid accrued interest and next to the installments to be paid as provided in this contract in the inverse order of their maturity. Such payment shall not postpone the due date of the installments to be paid pursuant to this contract or change the amount of such installments. The balance of insurance proceeds, if any, shall be the property of Purchaser.

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(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 repair work) 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. Also, the election will only be permitted if the plans and specifications and contracts for the repair work 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 repair work, Purchaser shall, before the commencement of the repair work, deposit into such escrow sufficient additional money to insure the full payment for the repair work. Even if the insurance proceeds are unavailable or are insuffficient to pay the cost of the repair work, Purchaser shall at all times be responsible to pay the full cost of the repair work. All escrowed funds 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 repair work. Purchaser shall complete the repair work as soon as reasonably possible and in a good and workmanlike manner, and in any event the repair work shall be completed by Purchaser within one year after the damage occurs. If, following the completion of and payment for the repair work. there remain any undisbursed escrow funds, such funds shall be applied to payment of the amounts payable by Purchaser under this contract in accordance with paragraph 8 (a) above.

9. INJURY OR DAMAGE OCCURRING ON THE PROPERTY.

(a) LIABILITY. Seller shall be free from liability and claims for damages by reason of injuries occurring 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, costs and obligations, including reasonable attorneys' fees, on account of or arising out of any such injuries. However, Purchaser shall have no liability or obligation to Seller for such injuries which are

caused by the negligence or intentional wrongful acts or omissions of Seller.
(b) LIABILITY INSURANCE. Purchaser shall, at Purchaser's own expense, procure and maintain liability insurance against claims for bodily injury, death and property damage occurring on or about the Property in amounts reasonably satisfactory to Seller and naming Seller as an

additional insured

10. INSURANCE, GENERALLY. The insurance which Purchaser is required to procure and maintain pursuant to paragraphs 7 and 9 of this contract shall be issued by an insurance company or companies licensed to do business in the State of Minnesota and acceptable to Seller. The insurance shall be maintained by Purchaser at all times while any amount remains unpaid under this contract. The maintained by rurchaser at an times white any amount remains unpaid under this contract. The insurance policies shall provide for not less than ten days written notice to Seller before cancellation, non-renewal, termination or change in coverage, and Purchaser shall deliver to Seller a duplicate original or certificate of such insurance policy or policies.

11. CONDEMNATION. If all or any part of the Property is taken in condemnation proceedings instituted

under power of eminent domain or is conveyed in lieu thereof under threat of condemnation, the money paid pursuant to such condemnation or conveyance in lieu thereof shall be applied to payment of the amounts payable by Purchaser under this contract, even if such amounts are not then due to be paid. Such amounts shall be applied first to unpaid accrued interest and next to the installments to be paid as provided in this contract in the inverse order of their maturity. Such payment shall not postpone the due date of the installments to be paid pursuant to this contract or change the amount of such

installments. The balance, if any, shall be the property of Purchaser.

12. WASTE, REPAIR AND LIENS. Purchaser shall not remove or demolish any buildings, improvements or fixtures now or later located on or a part of the Property, nor shall Purchaser commit or allow waste of the Property. Purchaser shall maintain the Property in good condition and repair. Purchaser shall not create or permit to accrue liens or adverse claims against the Property which constitute a lien or claim against Seller's interest in the Property. Purchaser shall pay to Seller all amounts, costs and expenses, including reasonable attorneys' fees, incurred by Seller to remove any such liens or adverse claims

13. DEED AND MORTGAGE REGISTRY TAXES. Seller shall, upon Purchaser's full performance of this contract, pay the deed tax due upon the recording or filing of the deed to be delivered by Seller to Purchaser. The mortgage registry tax due upon the recording or filing of this contract shall be paid by the party who records or files this contract; however, this provision shall not impair the right of Seller to collect from Purchaser the amount of such tax actually paid by Seller as provided in the applicable

law governing default and service of notice of termination of this contract.

14. NOTICE OF ASSIGNMENT. If either Seller or Purchaser assigns their interest in the Property, a copy

of such assignment shall promptly be furnished to the non-assigning party.

15. PROTECTION OF INTERESTS. If Purchaser fails to pay any sum of money required under the terms of this contract or fails to perform any of Purchaser's obligations as set forth in this contract, Seller may, at Seller's option, pay the same or cause the same to be performed, or both, and the amounts so paid by Seller and the cost of such performance shall be payable at once, with interest at the rate stated in paragraph 4 of this contract, as an additional amount due Seller under 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, deed, hen or encumerance against the Property which is not letter expressly assumed by a full amounts and provided Purchaser is not in default under this contract, Seller shall timely pay all amounts due thereon, and if Seller fails to do so, Purchaser may, at Purchaser's option, pay any such delinquent amounts and deduct the amounts paid from the installment(s) next coming due under this contract.

- 16. DEFAULT. The time of performance by Purchaser of the terms of this contract is an essential part of this contract. Should Purchaser fail to timely perform any of the terms of this contract, Seller may, at Seller's option, elect to declare this contract cancelled and terminated by notice to Purchaser in accordance with applicable law. All right, title and interest acquired under this contract by Purchaser shall then cease and terminate, and all improvements made upon the Property and all payments made by Purchaser pursuant to this contract shall belong to Seller as liquidated damages for breach of this contract. Neither the 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.
- 17. BINDING EFFECT. The terms of this contract shall run with the land and bind the parties hereto and Chriving the Property Revisor of Statutes, State of Minnesota. All Rights Reserved.

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- 18. HEADINGS. Headings of the paragraphs of this contract are for convenience only and do not define, limit or construe the contents of such paragraphs.
- 19. ASSESSMENTS BY OWNERS' ASSOCIATION. If the Property is subject to a recorded declaration providing for assessments to be levied against the Property by any owners' association, which assessments may become a lien against the Property if not paid, then:
 - (a) Purchaser shall promptly pay, when due, all assessments imposed by the owners' association or other governing body as required by the provisions of the declaration or other related documents; and
 - (b) So long as the owners' association maintains a master or blanket policy of insurance against fire, extended coverage perils and such other hazards and in such amounts as are required by this contract, then:
 - (i) Purchaser's obligation in this contract to maintain hazard insurance coverage on the Property is satisfied; and
 - (ii) The provisions in paragraph 8 of this contract regarding application of insurance proceeds shall be superceded by the provisions of the declaration or other related documents; and
 - (iii) In the event of a distribution of insurance proceeds in lieu of restoration or repair following an insured casualty loss to the Property, any such proceeds payable to Purchaser are hereby assigned and shall be paid to Seller for application to the sum secured by this contract, with the excess, if any, paid to Purchaser.

20. ADDITIONAL TERMS:

SELLER(S)	PURCHASER(S)
20.4.225	
State of Minnesota County of	s s.
The foregoing instrument was acknowledged before	ore me this day of
NOTARIAL STAMP OR SEAL OR OTHER TITLE OR RANK)	
	SIGNATURE OF NOTARY PUBLIC OF OTHER OPPRIAL.
State of Minnesota	\ u,
	ore me this day of, 19
NOTARIAL STAMP OR SEAL OR OTHER TITLE OR RANK)	
	SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL
İ	Tax Statements for the real property described in this instrument should be sent to
THIS INSTRUMENT WAS DRAPTED BY (NAME AND ADDRESS)	
	•
l Í	•

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

Statutory Authority: MS s 507.09

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2820,4200 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.4200 FORM 55M: CONTRACT FOR DEED WITH JOINT TENANTS AS PURCHASERS.

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

Subp. 2. Form.

CONTRACT FOR DEED	Form No. 55-M	Minnesota Uniform Conveyancing Manks (1976) Miller Davis Co. Minnesota
ndividuake) to Joint Tenants		
No delinquent taxes and	ransfer entered;	1
Certificate of Real E		
	ot required	
	, 19	•
	ounty Auditor	
0.	fullty Auditor	
Ву		·
	Deputy	
	ļ]
		(reserved for recording data)
		MORTGAGE REGISTRY TAX DUE HEREON:
	اء	
(reserved for mortgage registry	tax payment data)	
	D	Pate:, 19
THIS CONTRACT F	OR DEED is made o	n the above date by
		·
	·	(marital status)
		,
eller (whether one or more	;), and	· · · · · · · · · · · · · · · · · · ·
		, Purchasers, as joint tenants.
Seller and Purchaser	s agree to the follows	ng terms:
PROPERTY DESCRIPT	TON. Seller hereby a	sells, and Purchasers hereby buy, real property in
		, Minnesota, described as follows:
•		
together with all heredi	taments and appurte	nances belonging thereto (the Property).
TITLE. Seller warrants following exceptions:	that title to the Prop	erty is, on the date of this contract, subject only to the
(a) Covenants, condition		arations and easements of record, if any;
		hts by the State of Minnesota, if any;
(c) Building, zoning as (d) The lien of real es		ing regulations; Ilments of special assessments which are payable by
	nt to paragraph 6 of	
(e) The following liens	or encumbrances:	
		•
DELIVERY OF DEED	AND EVIDENCE OF	'TITLE. Upon Purchasers' prompt and full performance
of this contract, Seller s	hall:	
(a) Execute, acknowled	ige and deliver to Pu	rchasers a Deed, in
following exception		title to the Property to Purchasers, subject only to the
(i) Those exceptio	ns referred to in para	agraph 2(a), (b), (c) and (d) of this contract;
(ii) Liens, encumb	rances, adverse clai	ms or other matters which Purchasers have created

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(iii) The following liens or encumbrances:

	; and
	(b) Deliver to Purchasers the abstract of title to the Property or, if the title is registered, the owner's duplicate certificate of title.
4.	PURCHASE PRICE. Purchasers shall pay to Seller, at
	, the sum of
	as and for the purchase price for the Property, payable as follows:

- 5. PREPAYMENT. Unless otherwise provided in this contract, Purchasers shall have the right to fully or partially prepay this contract at any time without penalty. Any partial prepayment shall be applied first to payment of amounts then due under this contract, including unpaid accrued interest, and the balance shall be applied to the principal installments to be paid in the inverse order of their maturity. Partial prepayment shall not postpone the due date of the installments to be paid pursuant to this contract or change the amount of such installments.
 - 6. REAL ESTATE TAXES AND ASSESSMENTS. Purchasers shall pay, before penalty accrues, all real estate taxes and installments of special assessments assessed against the Property which are due and payable in the year 19— and in all subsequent years. Real estate taxes and installments of special assessments which are due and payable in the year in which this contract is dated shall be paid as follows:

Seller warrants that the real estate taxes and installments of special assessments which were due and payable in the years preceding the year in which this contract is dated are paid in full.

7. PROPERTY INSURANCE.

(a) INSURED RISKS AND AMOUNT. Purchasers shall keep all buildings, improvements and fixtures now or later located on or a part of the Property insured against loss by fire, extended coverage perils, vandalism, malicious mischief and, if applicable, steam boiler explosion for at least the amount of .

If any of the buildings, improvements or fixtures are located in a federally designated flood prone area, and if flood insurance is available for that area, Purchasers shall procure and maintain flood insurance in amounts reasonably satisfactory to Seller.

- (b) OTHER TERMS. The insurance policy shall contain a loss payable clause in favor of Seller which provides that Seller's right to recover under the insurance shall not be impaired by any acts or omissions of Purchasers or Seller, and that Seller shall otherwise be afforded all rights and privileges customarily provided a mortgagee under the so-called standard mortgage clause.

 (c) NOTICE OF DAMAGE. In the event of damage to the Property by fire or other casualty.
- Purchasers shall promptly give notice of such damage to Seller and the insurance company.

8. DAMAGE TO THE PROPERTY.

(a) APPLICATION OF INSURANCE PROCEEDS. If the Property is damaged by fire or other casualty, the insurance proceeds paid on account of such damage shall be applied to payment of the amounts payable by Purchasers under this contract, even if such amounts are not then due to be paid, unless Purchasers make a permitted election described in the next paragraph. Such amounts shall be first applied to unpaid accrued interest and next to the installments to be paid as provided in this contract in the inverse order of their maturity. Such payment shall not postpone the due date of the installments to be paid pursuant to this contract or change the amount of such installments. The balance of insurance proceeds, if any, shall be the property of Purchasers.

2820.4200 FORMS FOR CONVEYANCES OF REAL ESTATE

(b) PURCHASERS' ELECTION TO REBUILD. If Purchasers are 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, Purchasers may elect to have that portion of such insurance proceeds necessary to repair, replace or restore the damaged Property (the repair work) 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 Purchasers. 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 repair work are approved by Seller, which approval Seller shall not unreasonably withhold or delay. If such a permitted election is made by Purchasers, Seller and Purchasers shall jointly deposit, when paid, such insurance proceeds into such escrow. If such insurance proceeds are insufficient for the repair work, Purchasers shall, before the commencement of the repair work, deposit into such escrow sufficient additional money to insure the full payment for the repair work. Even if the insurance proceeds are unavailable or are insufficient to pay the cost of the repair work, Purchasers shall at all times be responsible to pay the full cost of the repair work. All escrowed 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 Purchasers into such escrow before the commencement of the repair work. Purchasers shall complete the repair work as soon as reasonably possible and in a good and workmanlike manner, and in any event the repair work shall be completed by Purchasers within one year after the damage occurs. If, following the completion of and payment for the repair work, there remain any undisbursed escrow funds, such funds shall be applied to payment of the amounts payable by Purchasers under this contract in accordance with paragraph 8 (a) above.

9. INJURY OR DAMAGE OCCURRING ON THE PROPERTY.

(a) LIABILITY. Seller shall be free from liability and claims for damages by reason of injuries occurring on or after the date of this contract to any person or persons or property while on or about the Property. Purchasers shall defend and indemnify Seller from all liability, loss, costs and obligations, including reasonable attorneys' fees, on account of or arising out of any such injuries. However, Purchasers shall have no liability or obligation to Seller for such injuries which are

caused by the negligence or intentional wrongful acts or omissions of Seller.

(b) LIABILITY INSURANCE. Purchasers shall, at their own expense, procure and maintain liability insurance against claims for bodily injury, death and property damage occurring on or about the Property in amounts reasonably satisfactory to Seller and naming Seller as an

additional insured

10. INSURANCE, GENERALLY. The insurance which Purchasers are required to procure and maintain pursuant to paragraphs 7 and 9 of this contract shall be issued by an insurance company or companies pursuant to paragraphs and so this contract shall be acceptable to Seller. The insurance shall be maintained by Purchasers at all times while any amount remains unpaid under this contract. The insurance policies shall provide for not less than ten days written notice to Seller before cancellation, non-renewal, termination or change in coverage, and Purchasers shall deliver to Seller a duplicate

original or certificate of such insurance policy or policies.

11. CONDEMNATION. If all or any part of the Property is taken in condemnation proceedings instituted under power of eminent domain or is conveyed in lieu thereof under threat of condemnation, the money paid pursuant to such condemnation or conveyance in lieu thereof shall be applied to payment of the amounts payable by Purchasers under this contract, even if such amounts are not then due to be paid. Such amounts shall be applied first to unpaid accrued interest and next to the installments to be paid as provided in this contract in the inverse order of their maturity. Such payment shall not postpone the

due date of the installments to be paid pursuant to this contract or change the amount of such installments. The balance, if any, shall be the property of Purchasers.

12. WASTE, REPAIR AND LIENS. Purchasers shall not remove or demolish any buildings, improvements or fixtures now or later located on or a part of the Property, nor shall Purchasers commit or allow waste of the Property. Purchasers shall maintain the Property in good condition and repair. Purchasers shall not create or permit to accrue liens or adverse claims against the Property which constitute a lien or claim against Seller's interest in the Property. Purchasers shall pay to Seller all amounts, costs and expenses, including reasonable attorneys' fees, incurred by Seller to remove any

such liens or adverse claims.

13. DEED AND MORTGAGE REGISTRY TAXES. Seller shall, upon Purchasers' full performance of this contract, pay the deed tax due upon the recording or filing of the deed to be delivered by Seller to Purchasers. The mortgage registry tax due upon the recording or filing of this contract shall be paid by Purchasers. The mortgage registry tax due upon the recording or filing of tinis contracts nail be paid by the party who records or files this contract; however, this provision shall not impair the right of Seller to collect from Purchasers the amount of such tax actually paid by Seller as provided in the applicable law governing default and service of notice of termination of this contract.

14. NOTICE OF ASSIGNMENT. If either Seller or Purchasers assign their interest in the Property, a copy of such assignment shall promptly be furnished to the non-assigning party.

15. PROTECTION OF INTERESTS. If Purchasers fail to pay any sum of money required under the terms of this contract or fail to negform any of their obligations as set forth in this contract.

of this contract or fail to perform any of their obligations as set forth in this contract, Seller may, at Seller's option, pay the same or cause the same to be performed, or both, and the amounts so paid by Seller and the cost of such performance shall be payable at once, with interest at the rate stated in

paragraph 4 of this contract, as an additional amount due Seller under 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 Purchasers, and provided Purchasers are not in default under this contract, Seller shall timely pay all amounts due thereon, and if Seller fails to do so, Purchasers may, at their option, pay any such delinquent amounts and deduct the amounts paid from the installment(s) next coming due under this contract.

16. DEFAULT. The time of performance by Purchasers of the terms of this contract is an essential part of this contract. Should Purchasers fail to timely perform any of the terms of this contract, Seller may, at Seller's option, elect to declare this contract cancelled and terminated by notice to Purchasers in accordance with applicable law. All right, title and interest acquired under this contract by Purchasers shall then cease and terminate, and all improvements made upon the Property and all payments made by Purchasers pursuant to this contract shall belong to Seller as liquidated damages for breach of this contract. Neither the extension of the time for payment of any sum of money to be paid hereunder nor any waiver by Seller of Seller's rights to declare this contract forfeited by reason of any breach shall in any waiver by seller of seller's right to cancel this contract forcause 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, Purchasers shall, upon demand, surrender possession of the Property to Seller, but Purchasers shall be entitled to possession of the Property until the expiration of such period.

17. BINDING EFFECT. The terms of this contract shall run with the land and bind the parties hereto and Corner sale costs of Shall Rights Reserved.

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- 18. HEADINGS. Headings of the paragraphs of this contract are for convenience only and do not define, limit or construe the contents of such paragraphs.
- 19. ASSESSMENTS BY OWNERS' ASSOCIATION. If the Property is subject to a recorded declaration providing for assessments to be levied against the Property by any owners' association, which assessments may become a lien against the Property if not paid, then:

(a) Purchasers shall promptly pay, when due, all assessments imposed by the owners association or other governing body as required by the provisions of the declaration or other related documents;

(b) So long as the owners' association maintains a master or blanket policy of insurance against fire, extended coverage perils and such other hazards and in such amounts as are required by this contract, then:

 (i) Purchasers' obligation in this contract to maintain hazard insurance coverage on the Property is satisfied; and

(ii) The provisions in paragraph 8 of this contract regarding application of insurance proceeds shall be superceded by the provisions of the declaration or other related documents; and (iii) In the event of a distribution of insurance proceeds in lieu of restoration or repair following an insured casualty loss to the Property, any such proceeds payable to Purchasers are hereby assigned and shall be paid to Seller for application to the sum secured by this contract, with the excess, if any, paid to Purchasers.

20. ADDITIONAL TERMS:

SELLER	PURCHASERS
By	
Ita	· · · · · · · · · · · · · · · · · · ·
Ву	
ItsState of Minnesota	,
County of	_
The foregoing instrument was acknowledged be by the and	fore me this day of, 19, and
a and under the laws of	
on behalf of the	
NOTARIAL STAMP OF SEAL OR OTHER TITLE OF BANK	ן
·	
· ·	<u> </u>
	SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL
State of Minnesota)
County of	_)
The foregoing instrument was acknowledged be by	fore me this day of 19 ,
NOTARIAL STAMP OR SEAL OR OTHER TITLE OR WANKS	7
	SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL
	Tax Statements for the real property described in this instrument should be sent to
L	
THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)	٦
·	
	·

FAILURE TO RECORD OR FILE THIS CONTRACT FOR DEED MAY GIVE OTHER PARTIES PRIORITY OVER PURCHASERS' INTEREST IN THE PROPERTY.

Statutory Authority: the MS is 0507.09 tutes, State of Minnesota. All Rights Reserved.

2820.4300 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.4300 FORM 56M: CONTRACT FOR DEED FROM A CORPORATION OR PARTNERSHIP SELLER.

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

Subp. 2. Form.

Corr	ONTRACT FOR DEED FORM N oration or Partnership Seller	o. 56-M	Minnesota Uniform Conveyencing Blanks (1978) Miler Davia Co., Minnespelie
	No delinquent taxes and transfer ente Certificate of Real Estate Value ()filed ()not required , 19 County Audit	or	(reserved for recording data)
			MORTGAGE REGISTRY TAX DUE HEREON:
	(reserved for mortgage registry tax payment da		
	THIS CONTRACT FOR DEED :		Date:, 19
_	THIS CONTRACT FOR DEED I		under the laws of
Sel	ler, and	,	
	· .		Purchaser (whether one or more).
	Seller and Purchaser agree to the		
1.	PROPERTY DESCRIPTION. Seller	hereby	sells, and Purchaser hereby buys, real property in r, Minnesota, described as follows:
	•		
	together with all hereditaments and	annurte	nances belonging thereto (the Property).
	•		erty is, on the date of this contract, subject only to the
	following exceptions: (a) Covenants, conditions, restrictions (b) Reservations of minerals or minerals (c) Building, zoning and subdivisions	ons, decl teral rigl n laws s nd insta	arations and easements of record, if any; hts by the State of Minnesota, if any; and regulations; llments of special assessments which are payable by
3.	(e) The following liens or encumbrate the following liens or encumbrate the following expensions: (a) Execute, acknowledge and deliverecordable form, conveying material following exceptions: (i) Those exceptions referred to the following exceptions or following exceptions are followed to the following exceptions or following exceptions or following exceptions are followed to the following exceptions or following exceptions or following exceptions are followed to the following exceptions or following exc	NCE OF er to Purketable	TITLE. Upon Purchaser's prompt and full performance

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(iii) The following liens or encumbrances:

	: and
(Deliver to Purchaser the abstract of title to the Property or, if the title is registered, the owner's duplicate certificate of title.
. Р	RCHASE PRICE. Purchaser shall pay to Seller, at, the sum of
ā	and for the purchase price for the Property, payable as follows:

- 5. PREPAYMENT. Unless otherwise provided in this contract. Purchaser shall have the right to fully or partially prepay this contract at any time without penalty. Any partial prepayment shall be applied first to payment of amounts then due under this contract, including unpaid accrued interest, and the balance shall be applied to the principal installments to be paid in the inverse order of their maturity. Partial prepayment shall not postpone the due date of the installments to be paid pursuant to this contract or change the amount of such installments.
- 6. REAL ESTATE TAXES AND ASSESSMENTS. Purchaser shall pay, before penalty accrues, all real estate taxes and installments of special assessments assessed against the Property which are due and payable in the year 19—and in all subsequent years. Real estate taxes and installments of special assessments which are due and payable in the year in which this contract is dated shall be paid as follows:

Seller warrants that the real estate taxes and installments of special assessments which were due and payable in the years preceding the year in which this contract is dated are paid in full.

7. PROPERTY INSURANCE.

(a) INSURED RISKS AND AMOUNT. Purchaser shall keep all buildings, improvements and fixtures now or later located on or a part of the Property insured against loss by fire, extended coverage perils, vandalism, malicious mischief and, if applicable, steam boiler explosion for at least the amount of If any of the buildings, improvements or fixtures are located in a federally designated flood prone.

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

- of OTHER LEMMS. The insurance policy shall contain a loss payable clause in layor of Seller which provides that Seller's right to recover under the insurance shall not be impaired by any acts or omissions of Purchaser or Seller, and that Seller shall otherwise be afforded all rights and privileges customarily provided a mortgagee under the so-called standard mortgage clause.
- (c) NOTICE OF DAMAGE. In the event of damage to the Property by fire or other casualty, Purchaser shall promptly give notice of such damage to Seller and the insurance company.

8. DAMAGE TO THE PROPERTY.

(a) APPLICATION OF INSURANCE PROCEEDS. If the Property is damaged by fire or other casualty, the insurance proceeds paid on account of such damage shall be applied to payment of the amounts payable by Purchaser under this contract, even if such amounts are not then due to be paid, unless Purchaser makes a permitted election described in the next paragraph. Such amounts shall be first applied to unpaid accrued interest and next to the installments to be paid as provided in this contract in the inverse order of their maturity. Such payment shall not postpone the due date of the installments to be paid pursuant to this contract or change the amount of such installments. The balance of insurance proceeds, if any, shall be the property of Purchaser.

2820.4300 FORMS FOR CONVEYANCES OF REAL ESTATE

(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 repair work) 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 and ructaser. 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 repair work 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 repair work, Purchaser shall, before the commencement of the repair work, deposit into such escrow sufficient additional money to insure the full payment for the repair work. Even if the insurance proceeds are unavailable or are insufficient to pay the cost of the repair work. Purchaser shall at all times be responsible to pay the full cost of the repair work. All escrowed 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 repair work. Purchaser shall complete the repair work as soon as reasonably possible and in a good and workmanlike manner, and in any event the repair work shall be completed by Purchaser within one year after the damage occurs. If, following the completion of and payment for the repair work, there remain any undisbursed escrow funds, such funds shall be applied to payment of the amounts payable by Purchaser under this contract in accordance with paragraph 8 (a) above.

9. INJURY OR DAMAGE OCCURRING ON THE PROPERTY.

(a) LIABILITY. Seller shall be free from liability and claims for damages by reason of injuries occurring 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, costs and obligations, including reasonable attorneys' fees, on account of or arising out of any such injuries. However, Purchaser shall have no liability or obligation to Seller for such injuries which are caused by the negligence or intentional wrongful acts or omissions of Seller.

(b) LIABILITY INSURANCE. Purchaser shall, at Purchaser's own expense, procure and maintain

liability insurance against claims for bodily injury, death and property damage occuring on or about the Property in amounts reasonably satisfactory to Seller and naming Seller as an

additional insured

10. INSURANCE, GENERALLY. The insurance which Purchaser is required to procure and maintain pursuant to paragraphs 7 and 9 of this contract shall be issued by an insurance company or companies licensed to do business in the State of Minnesota and acceptable to Seller. The insurance shall be maintained by Purchaser at all times while any amount remains unpaid under this contract. The insurance policies shall provide for not less than ten days written notice to Seller before cancellation, non-renewal, termination or change in coverage, and Purchaser shall deliver to Seller a duplicate original or certificate of such insurance policy or policies.

11. CONDEMNATION. If all or any part of the Property is taken in condemnation proceedings instituted under power of eminent domain or is conveyed in lieu thereof under threat of condemnation, the money paid pursuant to such condemnation or conveyance in lieu thereof shall be applied to payment of the amounts payable by Purchaser under this contract, even if such amounts are not then due to be paid Such amounts shall be applied first to unpaid accrued interest and next to the installments to be paid as provided in this contract in the inverse order of their maturity. Such payment shall not postpone the due date of the installments to be paid pursuant to this contract or change the amount of such

installments. The balance, if any, shall be the property of Purchaser.

12. WASTE, REPAIR AND LIENS. Purchaser shall not remove or demolish any buildings, improvements or fixtures now or later located on or a part of the Property, nor shall Purchaser commit or allow waste of the Property. Purchaser shall maintain the Property in good condition and repair. Purchaser shall not create or permit to accrue liens or adverse claims against the Property which constitute a lien or claim against Seller's interest in the Property. Purchaser shall pay to Seller all amounts, costs and expenses, including reasonable attorneys' fees, incurred by Seller to remove any such liens or adverse claims

13. DEED AND MORTGAGE REGISTRY TAXES. Seller shall, upon Purchaser's full performance of this contract, pay the deed tax due upon the recording or filing of the deed to be delivered by Seller to Purchaser. The mortgage registry tax due upon the recording or filing of this contract shall be paid by the party who records or files this contract; however, this provision shall not impair the right of Seller to collect from Purchaser the amount of such tax actually paid by Seller as provided in the applicable

law governing default and service of notice of termination of this contract.

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

15. PROTECTION OF INTERESTS. If Purchaser fails to pay any sum of money required under the terms of this contract or fails to perform any of Purchaser's obligations as set forth in this contract, Seller may at Seller's portion pay the same or cause the same to be performed or both and the amounts of the same of may, at Seller's option, pay the same or cause the same to be performed, or both, and the amounts so paid by Seller and the cost of such performance shall be payable at once, with interest at the rate stated in paragraph 4 of this contract, as an additional amount due Seller under 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 all amounts due thereon, and if Seller fails to do so, Purchaser may, at Purchaser's option, pay any such delinquent amounts and deduct the amounts paid from the installment(s) next coming due under this contract.

- 16. DEFAULT. The time of performance by Purchaser of the terms of this contract is an essential part of this contract. Should Purchaser fail to timely perform any of the terms of this contract, Seller may, at Seller's option, elect to declare this contract cancelled and terminated by notice to Purchaser in accordance with applicable law. All right, title and interest acquired under this contract by Purchaser shall then cease and terminate, and all improvements made upon the Property and all payments made by Purchaser pursuant to this contract shall belong to Seller as liquidated damages for breach of this contract. Neither the 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.
- 17. BINDING EFFECT. The terms of this contract shall run with the land and bind the parties hereto and their successors in interest.
 Copyright © 1983 by the Revisor of Statutes, State of Minnesota. All Rights Reserved.

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- 18. HEADINGS. Headings of the paragraphs of this contract are for convenience only and do not define, limit or construe the contents of such paragraphs.
- 19. ASSESSMENTS BY OWNERS' ASSOCIATION. If the Property is subject to a recorded declaration providing for assessments to be levied against the Property by any owners' association, which assessments may become a lien against the Property if not paid, then:

(a) Purchaser shall promptly pay, when due, all assessments imposed by the owners' association or other governing body as required by the provisions of the declaration or other related documents;

and

(b) So long as the owners' association maintains a master or blanket policy of insurance against fire, extended coverage perils and such other hazards and in such amounts as are required by this contract, then:

 (i) Purchaser's obligation in this contract to maintain hazard insurance coverage on the Property is satisfied; and

(ii) The provisions in paragraph 8 of this contract regarding application of insurance proceeds shall be superceded by the provisions of the declaration or other related documents; and (iii) In the event of a distribution of insurance proceeds in lieu of restoration or repair following an

(iii) In the event of a distribution of insurance proceeds in lieu of restoration or repair following an insured casualty loss to the Property, any such proceeds payable to Purchaser are hereby assigned and shall be paid to Seller for application to the sum secured by this contract, with the excess, if any, paid to Purchaser.

20. ADDITIONAL TERMS:

SELLER	PURCHASER(S)
Ву	
Ita	
Ву	<u> </u>
Ita	
State of Minnesota) ₄₄
County of	(
The foregoing instrument was acknowly	owledged before me this day of, 19, 19
theandunder	r the laws of
on behalf of the	r the laws of
NOTARIAL STAMP OR SEAL OR OTHER TITLE	COR MANK)
	RIGNATURE OF NOTARY PUBLIC OR OTHER OPPICIAL
State of Minnesota	} u.
	wledged before me this day of, 19,
NOTARIAL STAMP OR SEAL OR OTHER TITLE	OR RANK)
	SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL
	Tax Statements for the real property described in this instrument should be sent to
<u> </u>	
THIS INSTRUMENT WAS DRAFTED BY (NAME AN	D ADDRESS)
·	

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

Statutory: Authority the M.Sixo:507509 utes, State of Minnesota. All Rights Reserved.

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

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

Form No. 57-M Minnesota Uniform Conveyancing Blanks (1978) Miller Davis Co., Minnesonile No delinquent taxes and transfer entered: Certificate of Real Estate Value)filed ()not required _ . 19_ County Auditor Rv . Deputy (reserved for recording data) MORTGAGE REGISTRY TAX DUE HEREON: (reserved for mortgage registry tax payment data) Date: . THIS CONTRACT FOR DEED is made on the above date by _____ ___under the laws of ___ _____, Purchasers, as joint tenants. Seller and Purchasers agree to the following terms: 1. PROPERTY DESCRIPTION. Seller hereby sells, and Purchasers hereby buy, real property in County, Minnesota, described as follows: together with all hereditaments and appurtenances belonging thereto (the Property). 2. TITLE. Seller warrants that title to the Property is, on the date of this contract, subject only to the following exceptions: (a) Covenants, conditions, restrictions, declarations and easements of record, if any; (b) Reservations of minerals or mineral rights by the State of Minnesota, if any; (c) Building, zoning and subdivision laws and regulations; (d) The lien of real estate taxes and installments of special assessments which are payable by . Purchasers pursuant to paragraph 6 of this contract; and (e) The following liens or encumbrances: 3. DELIVERY OF DEED AND EVIDENCE OF TITLE. Upon Purchasers' prompt and full performance of this contract, Seller shall: (a) Execute, acknowledge and deliver to Purchasers a recordable form, conveying marketable title to the Property to Purchasers, subject only to the following exceptions: (i) Those exceptions referred to in paragraph 2(a), (b), (c) and (d) of this contract; (ii) Liens, encumbrances, adverse claims or other matters which Purchasers have created,

suffered or permitted to accrue after the date of this contract; and

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820,4400

(iii) The following liens or encumbrances:

	·	; and
	(b) Deliver to Purchasers the abstract of title to the Property or, if the t duplicate certificate of title.	itle is registered, the owner's
4.	PURCHASE PRICE. Purchasers shall pay to Seller, at	the sum of
	as and for the purchase price for the Property, payable as follows:	(\$, the sum of

- 5. PREPAYMENT. Unless otherwise provided in this contract, Purchasers shall have the right to fully or partially prepay this contract at any time without penalty. Any partial prepayment shall be applied first to payment of amounts then due under this contract, including unpaid accrued interest, and the balance shall be applied to the principal installments to be paid in the inverse order of their maturity. Partial prepayment shall not postpone the due date of the installments to be paid pursuant to this contract or change the amount of such installments.

Seller warrants that the real estate taxes and installments of special assessments which were due and payable in the years preceding the year in which this contract is dated are paid in full.

7 PROPERTY INSURANCE.

(a) INSURED RISKS AND AMOUNT. Purchasers shall keep all buildings, improvements and fixtures now or later located on or a part of the Property insured against loss by fire, extended coverage perils, vandalism, malicious mischief and, if applicable, steam boiler explosion for at least the amount of

If any of the buildings, improvements or fixtures are located in a federally designated flood prone area, and if flood insurance is available for that area, Purchasers shall procure and maintain flood insurance in amounts reasonably satisfactory to Seller.

- (b) OTHER TERMS. The insurance policy shall contain a loss payable clause in favor of Seller which
 provides that Seller's right to recover under the insurance shall not be impaired by any acts or
 omissions of Purchasers or Seller, and that Seller shall otherwise be afforded all rights and
 privileges customarily provided a mortgagee under the so-called standard mortgage clause.
 (c) NOTICE OF DAMAGE. In the event of damage to the Property by fire or other casualty.
- (c) NOTICE OF DAMAGE. In the event of damage to the Property by fire or other casualty, Purchasers shall promptly give notice of such damage to Seller and the insurance company.

8. DAMAGE TO THE PROPERTY.

(a) APPLICATION OF INSURANCE PROCEEDS. If the Property is damaged by fire or other casualty, the insurance proceeds paid on account of such damage shall be applied to payment of the amounts payable by Purchasers under this contract, even if such amounts are not then due to be paid, unless Purchasers make a permitted election described in the next paragraph. Such amounts shall be first applied to unpaid accrued interest and next to the installments to be paid as provided in this contract in the inverse order of their maturity. Such payment shall not postpone the due date of the installments to be paid pursuant to this contract or change the amount of such installments. The balance of insurance proceeds, if any, shall be the property of Purchasers.

2820.4400 FORMS FOR CONVEYANCES OF REAL ESTATE

(b) PURCHASERS' ELECTION TO REBUILD. If Purchasers are 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, Purchasers may elect to have that portion of such insurance proceeds necessary to repair, replace or restore the damaged Property (the repair work) 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 Purchasers. 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 repair work are approved by Seller, which approval Seller shall not unreasonably withhold or delay. If such a permitted election is made by Purchasers, Seller and Purchasers shall jointly deposit, when paid, such insurance proceeds into such escrow. If such insurance proceeds are insufficient for the repair work, Purchasers shall, before the commencement of the repair work, deposit into such escrow sufficient additional money to insure the full payment for the repair work. Even if the insurance proceeds are unavailable or are insuffficient to pay the cost of the repair work, Purchasers shall at all times be responsible to pay the full cost of the repair work. All escrowed 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 Purchasers into such escrow before the commencement of the repair work. Purchasers shall complete the repair work as soon as reasonably possible and in a good and workmanlike manner, and in any event the repair work shall be completed by Purchasers within one year after the damage occurs. If, following the completion of and payment for the repair work, there remain any undisbursed escrow funds, such funds shall be applied to payment of the amounts payable by Purchasers under this contract in accordance with paragraph 8 (a) above.

9. INJURY OR DAMAGE OCCURRING ON THE PROPERTY.

(a) LIABILITY. Seller shall be free from liability and claims for damages by reason of injuries occurring on or after the date of this contract to any person or persons or property while on or about the Property. Purchasers shall defend and indemnify Seller from all liability, loss, costs and obligations, including reasonable attorneys' fees, on account of or arising out of any such injuries. However, Purchasers shall have no liability or obligation to Seller for such injuries which are

caused by the negligence or intentional wrongful acts or omissions of Seller.

(b) LIABILITY INSURANCE. Purchasers shall, at their own expense, procure and maintain liability insurance against claims for bodily injury, death and property damage occurring on or about the Property in amounts reasonably satisfactory to Seller and naming Seller as an

additional insured

10. INSURANCE, GENERALLY. The insurance which Purchasers are required to procure and maintain pursuant to paragraphs 7 and 9 of this contract shall be issued by an insurance company or companies licensed to do business in the State of Minnesota and acceptable to Seller. The insurance shall be maintained by Purchasers at all times while any amount remains unpaid under this contract. The insurance policies shall provide for not less than ten days written notice to Seller before cancellation, non-renewal, termination or change in coverage, and Purchasers shall deliver to Seller a duplicate

original or certificate of such insurance policy or policies.

11. CONDEMNATION. If all or any part of the Property is taken in condemnation proceedings instituted under power of eminent domain or is conveyed in lieu thereof under threat of condemnation, the money paid pursuant to such condemnation or conveyance in lieu thereof shall be applied to payment of the amounts payable by Purchasers under this contract, even if such amounts are not then due to be paid. Such amounts shall be applied first to unpaid accrued interest and next to the installments to be paid as provided in this contract in the inverse order of their maturity. Such payment shall not postpone the

due date of the installments to be paid pursuant to this contract or change the amount of such installments. The balance, if any, shall be the property of Purchasers.

12. WASTE, REPAIR AND LIENS. Purchasers shall not remove or demolish any buildings, improvements or fixtures now or later located on or a part of the Property, nor shall Purchasers commit or allowed to the property of the Property allow waste of the Property. Purchasers shall maintain the Property in good condition and repair. Purchasers shall not create or permit to accrue liens or adverse claims against the Property which constitute a lien or claim against Seller's interest in the Property. Purchasers shall pay to Seller all amounts, costs and expenses, including reasonable attorneys' fees, incurred by Seller to remove any

such liens or adverse claims.

13. DEED AND MORTGAGE REGISTRY TAXES. Seller shall, upon Purchasers' full performance of this contract, pay the deed tax due upon the recording or filing of the deed to be delivered by Seller to Purchasers. The mortgage registry tax due upon the recording or filing of this contract shall be paid by the party who records or files this contract; however, this provision shall not impair the right of Seller to collect from Purchasers the amount of such tax actually paid by Seller as provided in the applicable law governing default and service of notice of termination of this contract.

14. NOTICE OF ASSIGNMENT. If either Seller or Purchasers assign their interest in the Property, a copy

of such assignment shall promptly be furnished to the non-assigning party.

15. PROTECTION OF INTERESTS. If Purchasers fail to pay any sum of money required under the terms of this contract or fail to perform any of their obligations as set forth in this contract, Seller may, at Seller's option, pay the same or cause the same to be performed, or both, and the amounts so paid by Seller and the cost of such performance shall be payable at once, with interest at the rate stated in paragraph 4 of this contract, as an additional amount due Seller under this contract.

paragraph 4 of this contract, as an additional amount due Seller under 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 Purchasers, and provided Purchasers are not in default under this contract, Seller shall timely pay all amounts due and provided Purchasers are not in default under this contract, Seller shall timely pay all amounts due thereon, and if Seller fails to do so, Purchasers may, at their option, pay any such delinquent amounts and deduct the amounts paid from the installment(s) next coming due under this contract.

- 16. DEFAULT. The time of performance by Purchasers of the terms of this contract is an essential part of this contract. Should Purchasers fail to timely perform any of the terms of this contract, Seller may, at Seller's option, elect to declare this contract cancelled and terminated by notice to Purchasers in accordance with applicable law. All right, title and interest acquired under this contract by Purchasers shall then cease and terminate, and all improvements made upon the Property and all payments made by Purchasers pursuant to this contract shall belong to Seller as liquidated damages for breach of this contract. Neither the extension of the time for payment of any sum of money to be paid hereunder nor any waiver by Seller of Seller's rights to declare this contract forfeited by reason of any breach shall in any manner affect Seller's right to cancel this contract because of defaults 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, Purchasers shall, upon demand, surrender possession of the Property to Seller, but Purchasers shall be entitled to possession of the Property until the expiration of such period.
- 17. BINDING EFFECT. The terms of this contract shall run with the land and bind the parties hereto and their successors in interest.

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2081 FORMS FOR CONVEYANCES OF REAL ESTATE 2820,4400

- 18. HEADINGS. Headings of the paragraphs of this contract are for convenience only and do not define, limit or construe the contents of such paragraphs.
- 19. ASSESSMENTS BY OWNERS' ASSOCIATION. If the Property is subject to a recorded declaration providing for assessments to be levied against the Property by any owners' association, which assessments may become a lien against the Property if not paid, then:

 (a) Purchasers shall promptly pay, when due, all assessments imposed by the owners' association or

 (a) Purchasers shall promptly pay, when due, all assessments imposed by the owners' association or other governing body as required by the provisions of the declaration or other related documents; and

(b) So long as the owners' association maintains a master or blanket policy of insurance against fire, extended coverage perils and such other hazards and in such amounts as are required by this contract, then:

 (i) Purchasers' obligation in this contract to maintain hazard insurance coverage on the Property is satisfied; and

(ii) The provisions in paragraph 8 of this contract regarding application of insurance proceeds shall be superceded by the provisions of the declaration or other related documents; and

(iii) In the event of a distribution of insurance proceeds in lieu of restoration or repair following an insured casualty loss to the Property, any such proceeds payable to Purchasers are hereby assigned and shall be paid to Seller for application to the sum secured by this contract, with the excess, if any, paid to Purchasers.

20. ADDITIONAL TERMS:

SELLER(S)	PURCHASERS
State of Minnesota County of	} w .
	efore me this day of, 19,
NUTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)]
	SIGNATURE OF NOTARY PUBLIC OR OTHER OPPICIAL
State of Minnesota County of	\ \ \mu \
	efore me this day of, 19,
NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)	SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL. Tax Statements for the real property described in this instrument should be sent to:
THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)]

FAILURE TO RECORD OR FILE THIS CONTRACT FOR DEED MAY GIVE OTHER PARTIES PRIORITY OVER PURCHASERS' INTEREST IN THE PROPERTY.

2820.4500 FORMS FOR CONVEYANCES OF REAL ESTATE

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

Subpart 1. Scope. 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. Form.

ASSIGNMENT OF CONTRACT FOR DEED By Individual Beller, Purchaser or Assignee Form	No. 58-M Milnessea Uniform Conveyancing Blanks (1981)
No delinquent taxes and transfer entered; Certificate of Real Estate Value ()filed ()not required	
By	
Date:19	(reserved for recording data)
FOR VALUABLE CONSIDERATION,	
Assignor (whether one or more), hereby sells, assign	ns and transfers unto(Marital status)
Assignee (whether one or more), the 6 Contract for Deed dated the day of	interest in that certain 19 made by
as Seller, and as Purchaser, recorded and/or filed in the office(s) of and for the County of on the	, State of Minnesota, Document No, page) and/or Registrated Tables)
assumes and agrees to keep and perform. Assignor hereby covenants that there remain that there remain that Assignor has good right to sell, transfer a	ontract for Deed contained, which Assignee hereby ns unpaid under said Contract for Deed the sum of n from theday of
State of Minnesota	· .
County of	ore me thisday of, 19,
NOTARIAL STAMP OF SEAL OF OTHER TITLE OF RANK	SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):
Tas Statements for the real property described in this instrument should be sent to (Include name and address of Assignee):	
Statutory Authoritythe IMSsor50209ute	s State of Minnesota. All Rights Reserved.

FORMS FOR CONVEYANCES OF REAL ESTATE 2820.4600

2820,4600 FORM 59M: ASSIGNMENT OF CONTRACT FOR DEED BY A CORPORATION OR PARTNERSHIP.

Subpart 1. Scope. 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. Form.

No delinquent taxes and transfer entered; Certificate of Real Estate Value ()filed ()not required 19—— County Auditor By——— Deputy	
Certificate of Real Estate Value ()filed ()not required 19 County Auditor	
()filed ()not required	·
County Auditor	·
County Auditor	
County Auditor	
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Bv	
Bv	
By Deputy	
Deputy	
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	(reserved for recording data)
te:, 19	(reperved for recording data)
FOR VALUABLE CONSIDERATION,	
	· · · · · · · · · · · · · · · · · · ·
under the laws of signor, hereby sells, assigns and transfers unt	
signor, nereuy sens, assigns and transfers unt	w
signee (whether one or more), the	interest in that certain
ntract for Deed dated the day of	, 19, made by
	· - · · · · · · · · · · · · · · · · · ·
Seller, and	
Purchaser, recorded and/or filed in the office(s) of the County Recorder and/or Registrar of Titles in
d for the County of	, State of Minnesota,
	as (Document No
Hook of	nation—County Recorder) and/or
ocument Noin Volum	ne_ne_ne_ner ni Niles , page)
the sale and conveyance of real property in s	pan-Kignstrar of Titlesi
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(If more space is no	eeded, continue on back)
	Contract for Deed contained, which Assignee hereby
sumes and agrees to keep and perform.	
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2820.5100 FORMS FOR CONVEYANCES OF REAL ESTATE

AFFIDAVITS

2820.5100 FORM 115: AFFIDAVIT REGARDING PURCHASERS.

State of Minnesota,	" Affidavit Regarding Purchaser(s)
being first duly sworn, on oath say(s) that: 1. (They are) (he is) (he knows)	
in the document da for record	Document No
2. Said person(s) (is) (are) of legal age ar (respectively at)	and for the last ten years (have) (has) resided at:
in which said person(s) have had an ("Premises");	
 Any bankruptcy, divorce or dissolution similar names, during the time period in whice in the Premises, are not against the above notes. 	proceedings of record against parties with the same or th the above named person(s)(has)(have) had any interest named person(s).
the above named person(s).	nat parties with the same or similar names are not against
Premises for which payment has not been a	y portion of the Premises of which Affiant(s) (has) (have)
	ated are true and make(s) this Affidavit for the purpose of
Subscribed and sworn to before me this	THIS INSTRUMENT WAS DRAFTED BY (MAKE AND ADDRESS);
SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL MOTARIAL STAMP OR SEAL DR OTHER TITLE OR RANK)	

2085 FORMS FOR CONVEYANCES OF REAL ESTATE 2820,5200

2820.5200 FORM 116: AFFIDAVIT REGARDING SELLERS.

				Affidavit Regarding Seller(s)
_	t duly sworn, on oath say(s) y are) (he is) (he knows			
		the person	101	samed as
		in the docume	ent d	ated
	nd filed for record ook of	Page		
	r) (Registrar of Titles) of			County. Minnesota.
	person(s) (is) (are) of legal	l age and und	ler ı	to legal disability with place of businessies:
=	-		. an	for the last ten years (has) (have) resided at:
a. b. c.	person(s) (have) (has) had a ("Premises");	ny interest in t cord against sa nises;	the p	involving said persons; during the time said remises described in the above document erson(a) nor any actions pending in any
similar		d in which the a	abov	is of record against parties with the same or e named person(s)) has () have) had any interest on(s).
	judgments, or tax liens of rec ve named person(s),	ord against par	rties	with the same of similar names are not against
6. The made.	e has been no labor or mate	erials furnished	d to	the Premises for which payment has not been
	e are no unrecorded contract es except as stated herein:	s, leases, easem	enu	, or other agreements or interests relating to the
	e are no persons in possessiont except as stated herein:	on of any portion	on of	the Premises other than pursuant to a recorded
	re are no encroachments or b nave) knowledge.	oundary line qu	uest	ions affecting the Premises of which Affiantis
	(s) know(s) the matters her the passing of title to the Pi		true	and make(s) this Affidavit for the purpose o
- 4	scribed and sworn to before day of	me 	TH	I INSTRUMENT WAS DRAFFED BY (NAME AND ADDRESS):
	THE OF HOTARY PUBLIC OR OTHER OFF	í		

2820.5300 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.5300 FORM 117: AFFIDAVIT REGARDING CORPORATION.

County of	Sota, / " Affidavit Regarding Corporation
eing first duly sworn, on oath	say(s) that:
1. (They are) (_he is) the	and the
dated	in the documer
as Document No Page	. 19 and filed for record in the documer . 19 (or in Book of) in the Office of the (County Recorder) (Registrar of Titles) of
	County, Minnesots.
	and said corporation f business during the past ten years (has) (have) been at:
oration has had any i b. Unsatisfied judgmen courts, which affect th c. Tax liens filed agains	
except as herein stated:	· · · · · · ·
	tion proceedings of record against corporations with the same or simila
names, during the time period are not against the above nar	in which the above named corporation had any interest in the Premises med corporation.
are not against the above nar	med corporation. s of record against corporations with the same or similar names are no
are not against the above nar 5. Any judgments or tax lient against the above named corp	med corporation. s of record against corporations with the same or similar names are no
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2087 FORMS FOR CONVEYANCES OF REAL ESTATE 2820.5400

2820.5400 FORM 118: AFFIDAVIT REGARDING PARTNERSHIP.

Term !	
Berner	
	State of Minnesota, Affidavit Regarding Partnership
Com	nty of Amdavit Regarding Partnership
COUL	···
bein	g first duly sworn, on oath say(s) that:
	(They are) (_he is) partner(s) of
1.	
_	partnership, the partnership named as
an	d filed for record 19 as Document No.
(01	in Book of Page) in the Office of the (County
Re	corder (Registrar of Titles) ofCounty, Minnesots.
2.	Said partnership's principal place of business is at and said partnership's
-	evious principal placets) of husiness during the past ten years (has) (have) been at:
pr	evious principal placets) of dusiness during the past on years (nas) (nave) oven at:
_	There have been no:
	 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 nor 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
	th the same or similar names, during the time period in which the above named partnership had any
	terest in the Premises, are not against the above named partnership or the partners thereof.
	Any judgments or tax liens of record against partnerships with the same or similar names are not ainst the above named partnership.
=8	entite and account unmer hermistatish.
	There has been no labor or materials furnished to the Premises for which payment has not been
m	nde.
7.	There are no unrecorded contracts, leases, easements or other agreements or interests relating to
	e Premises except as stated herein:
	•
8.	There are no persons in possession of any portion of the Premises other than pursuant to a recorded
	cument except as stated herein:
	•
	There are no encreachments or boundary line questions affecting the Premises of which Affiantis
· (h	as) (have) knowledge.
4	fiant(s) know(s) the matters herein stated are true and make(s) this Affidavit for the purpose of
	cing the passing of title to the Premises.
	···
	Subscribed and sworm to before me
thus	day of, 19
_	
	SIGNATURE OF MOTARY PUBLIC OR OTHER OFFICIAL
Γ	NOTABIAL STAMP OR SEAL OR OTHER TITLE OR MANK)
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2820.6000 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.6000 FORM 119M; AFFIDAVIT OF IDENTITY AND SURVIVORSHIP.

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

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Sub	D.	Ζ.	Form.
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Transfer entered	- 	7	Recording Data
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County	/ Auditor		
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Ву	Deputy		
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ATE OF MINNESOTA,		NAME OF	DECEDENT
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UNTY OF	· ·		
Name of Affiant	81	nd	Address of Affiant
hat the name(s) of the survivo			tenant/life tenant of the land leg
eto and made a part hereof. That the name(s) of the survivo. That said decedent on date of ecribed as follows:			
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hat the name(s) of the survivo hat said decedent on date of cribed as follows: nown by instrument recorded is cribed or as Documenter of County Resota.	off more space is not no Book	seded, continue on back) of Minnesote	in the office of the County County Signature of Affiant
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hat the name(s) of the survive hat said decedent on date of cribed as follows: nown by instrument recorded is or as Documerder of Filesota. Subscribed and sworn to be day of	Off more space in non Book	seded, continue on back) of Minnesote	in the office of the County County Signature of Affiant

FORMS FOR CONVEYANCES OF REAL ESTATE 2820.6100

FORMS FOR CONVEYANCES ARISING FROM ESTATES OF DECEDENTS

2820.6100 FORM 101: ORDER OF SETTLEMENT AND DECREE OF DISTRIBUTION.

Form 101	Minn. Stat. § 524.3-1001 # 7 524.3-1002 # 6
Minneso	ota Uniform Conveyancing Blanks (1978)
STATE OF MINNESO	PTA PROBATE COURT COUNTY COURT—PROBATE DIVISION Court File No.
COUNTY OF	Court File No.
Decease	ORDER OF COMPLETE SETTLEMENT OF THE ESTATE AND DECREE OF DISTRIBUTION ed
and decree of distribu duly come on for hear 19, the undersigned	9, for an order of complete settlement of the estate tion in the estate of the above named decedent having ring before the above name Court on, ed Judge having heard and considered such petition, beep remises, makes the following findings and determina-
1. That the petition decree of distribut	for order of complete settlement of the estate and tion is complete.
	any notice has expired and any notice as required by ate has been given and proved.
tations contained	er(s) (has) (have) declared or affirmed that the represen- in the petition are true, correct and complete to the information of petitioner(s).
	er(s) appear(s) from the petition to be (an) interested ed by the laws of this State.
5. That the decedent 19, at	diedtestate at the age ofyears on,
of Minnesota, bec time of death, an Minnesota, or bec	s proceeding is in the above named County of the State ause the decedent was domiciled in such County at the d was the owner of property located in the State of ause, though not domiciled in the State of Minnesota, the owner of property located in the above named e of death.
7. That this Court h	nas jurisdiction of this estate, proceeding and subject

That the said estate has been in all respects fully administered, and all expenses, debts, valid charges and all claims allowed against said estate

matter.

have been paid.

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7.	tive(s) for consideration and approval.
10.	That decedent's last will duly executed on
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:

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(B) Real property described as follows:

•	•		
		•	

- 13. That the inheritance taxes on the herein described property have been paid or waived.
- 14. That any previous order determining testacy should be confirmed as it affects any previously omitted or un-notified persons and other interested persons.

2820.6100 FORMS FOR CONVEYANCES OF REAL ESTATE

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:_	Tuda
	Judge (COURT SEAL) FILED:

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2820.6200 FORM 102: ORDER OF SETTLEMENT AND ORDER OF DISTRIBUTION.

Form 102	Minn. Stat. § 524.3-1001 #8 524.3-1002 #7
STATE OF MINNESO	PROBATE COURT COUNTY COURT-PROBATE DIVISION Court File No.
In Re: Estate of	
	ORDER OF COMPLETE SETTLEMENT OF THE ESTATE AND ORDER OF DISTRIBUTION
Decease	ed
The petition of	9, for an order of complete settlement of the estate
and order of distributed duly come on for hear 19, the undersign	.9, for an order of complete settlement of the estate tion in the estate of the above named decedent having ing before the above named Court on, ed Judge having heard and considered such petition, been premises, makes the following findings and determina-
1. That the petition order of distributi	n for order of complete settlement of the estate and on is complete.
	any notice has expired and any notice as required by ate has been given and proved.
tations contained	er(s) (has) (have) declared or affirmed that the represen- in the petition are true, correct and complete to the information of petitioner(s).
4. That the petition person(s) as define	er(s) appear(s) from the petition to be (an) interested ed by the laws of this State.
5. That the decedent	t diedtestate at the age ofyears on,
of Minnesota, bed time of death, ar Minnesota, or bed	is proceeding is in the above named County of the State cause the decedent was domiciled in such County at the dwas the owner of property located in the State of cause, though not domiciled in the State of Minnesota, at the owner of property located in the above named e of death.
7. That this Court I matter.	has jurisdiction of this estate, proceeding and subject
8. That the said est expenses, debts, v	ate has been in all respects fully administered, and all valid charges and all claims allowed against said estate

have been paid.

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٠.	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 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):
<u>1</u> 2.	That the property of the decedent on hand for distribution consists of the following: (A) Personal property of the value of \$described as follows:

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(B) Real property described as follows:

	The homestead of the decedent situated in the County of			
, 5	tate of Minnesota, described as follows			
·				
•				
(2) Other real property situa	ted in the County of			
	ted in the County of			

- 13. That the inheritance taxes on the herein described property have been paid or waived.
- 14. That any previous order determining testacy should be confirmed as it affects any previously omitted or un-notified persons and other interested persons.

2820.6200 FORMS FOR CONVEYANCES OF REAL ESTATE

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

- That the petition is hereby granted.
 That the final account of the personal representative(s) herein is approved.
- 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.
- 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:

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.6300

2820.6300 FORM 103: DECREE OF DESCENT.

rom	103 minn. Stat. 9 525.312 # 8
	Minnesota Uniform Conveyancing Blanks (1978)
	TE OF MINNESOTA PROBATE COURT COUNTY COURT—PROBATE DIVISION NTY OFCourt File No
In R	DECREE OF DESCENT (Testate) (Intestate)
abov nam and	The petition of, 19, for determination of descent in the estate of the named decedent having duly come on for hearing before the above d Court on, 19, the undersigned Judge having heard considered such petition, being fully advised in the premises, makes the wing findings and determinations:
1.	That the petition for determination of descent is complete.
	That the time for any notice has expired and any notice as required by he laws of this State has been given and proved.
	That the petitioner(s) (has) (have) declared or affirmed that the represen- ations contained in the petition are true, correct and complete to the pest 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.
	That the decedent diedtestate at the age ofyears on, 9, at 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.
	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, he decedent was the owner of property located in the above named County at the time of death.
	That this Court has jurisdiction of this estate, proceeding and subject natter.
	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.

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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)
μ.	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:

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(1)	The homester					
		,	State of M	innesota, d	escribed as fo	ollows
	•					
	-				•	
			•			
			•			
(2)	Other real pro	perty situ	uated in the	County of		
/					escribed as fo	ollows

- 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.

2820.6300 FORMS FOR CONVEYANCES OF REAL ESTATE

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

Court as	s follows:	•
1.	That the petition is hereby gra	anted.
2.	codicil or codicils thereto dul	executed on, 19, and by executed on, 19, (is) and construed as above stated.
3.	That the heirs of the deced above.	ent are determined to be as set forth
4.	That the property of the de above stated.	eccedent on hand for distribution is as
5.	to any lawful disposition her	l real property described herein, subject etofore made, is hereby assigned to and d persons in the following proportions
	•	
	•	
6.	That the lien of inheritance property is hereby waived.	taxes, if any, on the above described
Dated: _		Tudeo
	(COURT SEAL) FILED:	Judge
Statuta	ry Authority: MS c 507.00	

FORMS FOR CONVEYANCES OF REAL ESTATE 2820.6400

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

ron	m 104	Minn. Stat. 9 524.3-413 # 6	
	Minnesota Un	iform Conveyancing Blanks (1978)	
	ATE OF MINNESOTA	PROBATE COURT COUNTY COURT PROBATE DIVISION Court File No.	
In F	Re: Estate of		
		DECREE OF DESCENT	
	Deceased	(Omitted property) (Incorrectly described property)	
=	The petition of		
rect duly 19_ beir	ed, 19 tly described property) in y come on for hearing b , the undersigned J	, for decree of descent (omitted property) (incorn the estate of the above named decedent having efore the above named Court on, udge having heard and considered such petition, premises, makes the following findings and deter-	
1.	That the petition for d described property) is co	lecree of descent (omitted property) (incorrectly omplete.	
2.		notice has expired and any notice as required by s been given and proved.	
3.		(has) (have) declared or affirmed that the repre- the petition are true, correct and complete to the mation of petitioner(s).	
4.	That the petitioner(s) a person(s) as defined by	appear(s) from the petition to be (an) interested the laws of this State.	
5.	That the decedent died_	testate at the age ofyears on,	
6.	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 jumatter.	risdiction of this estate, proceeding and subject	
8.	side of this State in acc probated has been adm	ticated copy of a will of decedent probated out- cordance with the laws in force in the place where uitted to probate nor administration had in this	

2820.6400 FORMS FOR CONVEYANCES OF REAL ESTATE

under file number	in which proceedings the (Order) (De-
cree) of (Distribution) (Des	cent) was entered on, 19,
wherein the hereinafter of	escribed real and/or personal property was
(omitted) (incorrectly desc	ribed). The (Order) (Decree) in which the real
property hereinafter descri	ped was (omitted) (incorrectly described) was
(filed) (recorded) in the C	ffice of the (County Recorder) (Registrar of
Titles),	County, Minnesota, on the
day of	, 19, and was duly recorded
in Bookof	, page, or was duly filed

- 9. That the said (Order) (Decree) contained the following incorrect description(s):
 - (A) Personal property:

as Document No..

- (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:

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10.	That decedent's last will duly executed on, 19, and codicil or codicils thereto duly executed on, 19, (was) (were) probated by the order of this Court dated, 19, and (was) (were) construed to provide that under the provisions thereof, the hereinafter described property of decedent should be decreed as follows: (State actual legal relationship of each devisee to decedent.)
11.	That the following named persons are all the heirs of the decedent and their actual relationship to decedent is as stated (If decedent died testate, do not list heirs unless all heirs are ascertained):
12.	That the previously (omitted) (incorrectly described) property of the decedent should be (included) (correctly described) herein as follows: (A) Personal property of the value of \$ described as follows:
	(B) Real property described as follows: (1) The homestead of the decedent situated in the County of, State of Minnesota, described as follows:

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		(2) Other real property situated in the County of
		, State of Minnesota, described as follows:
		•
		·
		t the inheritance taxes on the herein described property have been
F	ana	or waived.
NOW	. т	HEREFORE, it is ORDERED, ADJUDGED and DECREED by the
		follows:
I	•	That the petition is hereby granted.
2	,	That title to the personal and real property described herein, subject
_		to any lawful disposition heretofore made, is hereby assigned to and
		vested in the following named persons in the following proportions
		or parts:
		•
3		That the prior (Order of Distribution) (Decree of Distribution)
		(Final Decree Summary Assignment or Distribution) (Decree of De-
		scent) which is described above is amended or modified as provided herein, and is, in all other respects, confirmed.
		mereni, and is, in an other respects, commined.
4		That the lien of inheritance taxes, if any, on the above described
		property is hereby waived.
Datad	١.	
Dated		Judge
		•
		(COURT SEAL)
		FILED:
Stati	uto	ry Authority: MS s 507.09
Stati	4.0	is recording. The source.
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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.6500

2820.6500 FORM 105: FINAL DECREE SUMMARY ASSIGNMENT OR DISTRIBUTION.

STATE OF MINNESOTA COUNTY OF In Re: Estate of Deceased		Minn. Stat. § 525.51 # 13		
		PROBATE COURT COUNTY COURT-PROBATE DIVISION Court File No.		
		FINAL DECREE SUMMARY ASSIGNMENT OR DISTRIBUTION (Exempt estate) (Non-exempt estate) (Testate) (Intestate)		
the the hav	estate of the above above named Court of ing heard and consider	, for summary assignment or distribution of named decedent having come on for hearing before on, 19, the undersigned Judge red such petition, being fully advised in the premises, ngs and determinations:		
 That the petition for summary assignment or distribution is complete That the time for any notice has expired and any notice as required 		y notice has expired and any notice as required by		
3.	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.	4. That the petitioner(s) appear(s) from the petition to be (an) interesperson(s) as defined by the laws of this State.			
5.	5. That the decedent diedtestate at the age ofyears on 19, at			
6.	That venue for this p of Minnesota, becaus time of death, and Minnesota, or becaus	roceeding is in the above named County of the State se the decedent was domiciled in such County at the was the owner of property located in the State of se, though not domiciled in the State of Minnesota, ne owner of property located in the above named		
7.	That this Court has matter.	jurisdiction of this estate, proceeding and subject		
8.	(is) (are) formally p the order of this Cou	will duly executed on, 19, and ereto duly executed on, 19, robated by this order, or (was) (were) probated by art dated, 19, and should be that under the provisions thereof, the estate of s follows:		

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(State actual legal relationship of each devisee to decedent)

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:

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, State of Minnesota, described as follow					
		•			
			·		•

- 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.

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	at the inheritance taxes on the herein described property have been d 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, 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:_	<u> </u>			
	Judge			
(COURT SEAL)				

Statutory Authority: MS s 507.09

FILED:

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2820.6600 FORM 106: BONA FIDE PURCHASER DECLARATION.

Form No. 106

Minnesota Uniform Conveyancing Blanks (1978) BONA FIDE PURCHASER DECLARATION (pursuant to Minnesota Statutes 291.14 Subd. 4) AND AFFIDAVIT OF NO SELF DEALING ESTATE OF ___, DECEDENT. STATE OF MINNESOTA COUNTY OF ____ (reserved for recording data) ____, being first duly sworn, states: 1. That affiant is the personal representative of the Estate of the above-____County Probate File No. _____, who died on _____, 19___, in County, Minnesota. 2. That affiant's address is: ____ 3. That assets of the probate estate of said decedent include real property in the County of __ Minnesota, described as follows:

(If more space is needed, continue on back)

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		. h 6:4			
	That this transaction does not constitute a sale, mortgage or lease to affiant, affiant's personal agent or attorney, or any corporation or trust in which affiant has a substantial beneficial interest, and furthermore, this sale is not a transaction which is affected by a substantial conflict of interest on the part of affiant. scribed and sworn to before me this				
Sul	oscribed and sworn to before me day of, 19_				
Sul					

NOTICE: CERTIFIED COPY OF LETTERS MUST BE ATTACHED TO THIS AFFIDAVIT, OR IT CANNOT BE RECORDED.

Statutory Authority: MS s 507.09

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2820.6700 FORM 107: INDIVIDUAL PERSONAL REPRESENTATIVE'S DEED OF DISTRIBUTION.

rorm No. 10/-rersonal Representative's Deed of	
Minnesota Uniform Conveya	incing Blanks (1978)
Individual Personal Representative	. , ,
Note: This deed should be used only for distribut	tion.
Transfer entered on	
, 19	
County Auditor	
by	,
Deputy	·
Date:, 19	
NO STATE DEED TAX DUE HEREON	(reserved for recording data)
	•
D	, Grantor,
as Personal Representative of the Estate of	d Charle baseles
Decedent, single , married at the	time of death, hereby conveys to Grantee(s).
real property in	
Minnocata described as fallows:	, county,

(If more space is needed, continue on back)

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together with all hereditaments and	d appurtenances belonging thereto.
STATE OF MINNESOTA	\right\{ \ss. \qua
COUNTY OF	
	acknowledged before me this
	, as Personal , Decedent.
Notarial Stamp of Seal	Notary Public
THIS INSTRUMENT WAS DRAFTED BY:	Statements for real estate taxes on the real property described herein should be sent to:

2113 FORMS FOR CONVEYANCES OF REAL ESTATE 2820.6800

2820.6800 FORM 108: CORPORATE PERSONAL REPRESENTATIVE'S DEED OF DISTRIBUTION.

Minnesota Uniform Conveya	
Corporate Personal Representative Note: This deed should be used only for distribut	
Transfer entered on	
, 19	
County Auditor	
by	
Date:, 19	
NO STATE DEED TAX DUE HEREON	(reserved for recording data)
	, Grantor,
aunder the laws of	
Representative of the Estate of	
, Dec	edent, single, marriedat the
time of death, hereby conveys to	
	, Grantee(s), real property
inCount	v. Minnesota, described as follows:

(If more space is needed, continue on back)

2820.6800 FORMS FOR CONVEYANCES OF REAL ESTATE

together with all hereditaments and appurtenances belonging thereto.

	<u> </u>
	By:
STATE OF MINNESOTA	ss. By:
COUNTY OF	ss. Its:
day of	acknowledged before me this
the	and, and
under the laws of	, as Personal Representative
	<u> </u>
Notarial Stamp or Seal	Notary Public
THIS INSTRUMENT WAS DRAFTED BY:	Statements for real estate taxes on the real property described herein should be sent to:

2115 FORMS FOR CONVEYANCES OF REAL ESTATE 2820.6900

2820.6900 FORM 109: INDIVIDUAL PERSONAL REPRESENTATIVE'S DEED TO INDIVIDUAL.

Form No. 109-Personal Represe		
		ancing Blanks (1978)
Individual Personal Representati	ye	
to Individual(s)		,
	<u> </u>	
No delinquent taxes; certific	ate of real	·
estate value received; and tra	ınsfer en-	
tered		
		·
on	19	
	,	i l
		. 1
Coun	ty Auditor	
Coun	iy Auditor	Í . Í
1		
by		
	Deputy	
STATE DEED TAX DUE		·
HEREON: \$		
		1
Date:	19	(reserved for recording data)
FOR VALUABLE CONSID	ED ATION	•
OR VALUABLE CONSID	EKATION, _	Grantor,
as Personal Representative o	SAL Pateta	g, Grantor,
as reisonal Representative o	i the Estate of	ingle, married at the time of
	_ Decedent, s	ingle, married at the time of
death, hereby conveys to		
		, Grantee(s), real property
in	, Coun	ty, Minnesota, described as follows:
•		
		· .
•		
•	•	
		•
/=0		
(If more sp	ace is needed,	continue on back)
	_	
together with all hereditame	nts and appur	tenances belonging thereto.
)	
STATE OF MINNESOTA	- 1	
	ss.	
COUNTY OF	(
)	
The foregoing instrume	nt was acknow	vledged before me this
day of		
_	, as P	ersonal Representative of the Estate
of		Decedent.

2820.6900 FORMS FOR CONVEYANCES OF REAL ESTATE

Notarial Stamp or Seal	Notary Public
Name of Spouse	, SPOUSE OF DECEDENT, CONSENTS TO THIS DEED.
COUNTY OF	ss. Signature of Spouse
	cknowledged before me this, spouse of, Decedent.
Notarial Stamp or Seal	Notary Public
THIS INSTRUMENT WAS DRAFTED BY:	Statements for real estate taxes on the real property described herein should be sent to:

Statutory Authority: MS s 507.09

2117

FORMS FOR CONVEYANCES OF REAL ESTATE 2820,7000

2820.7000 FORM 110: INDIVIDUAL PERSONAL REPRESENTATIVE'S DEED TO CORPORATION OR PARTNERSHIP.

Form No. 110-Personal Representative's Deed	
Minnesota Uniform Convey	
Individual Personal Representative to Corporati	on
or Partnership	·
No delinquent taxes; certificate of real	
estate value received; and transfer en-	
tered	
i	İ
on, 19	
-	<u> </u>
County Auditor	
County Auditor	i i
[by	
Deputy	
	1
STATE DEED TAX DUE	
HEREON: \$	
Date:, 19	(reserved for recording data)
,	
•	
FOR VALUABLE CONSIDERATION,	
	, Grantor,
as Personal Representative of the Estate of	of
Decedent	single , married at the time of
death, hereby conveys to	anigic, married at the time of
Cranton of	under the laws of
, Grantee, a, real property in	County Minuscote
, real property in	County, minnesota,
described as follows:	•
•	
•	
	•
•	
(If more space is needed	continue on back)
(II more space is necessary	, commute on outly
together with all baseditements and annu-	tananasa halanaina tharata
together with all hereditaments and appur	itenances belonging ineleto.
)	
STATE OF MINNESOTA	
>ss	
COUNTY OF	
)	. •
The foregoing instrument was acknow	wledged before me this
day of, 19_	by
as F	Personal Representative of the Estate
of,	, Decedent.

2820.7000 FORMS FOR CONVEYANCES OF REAL ESTATE

Notarial Stamp or Seal	Notary Public
Name of Spouse	, SPOUSE OF DECEDENT, CONSENTS TO THIS DEED.
COUNTY OF	
The foregoing instrument was acknowledged and the state of the state o	nowledged before me this, spouse of, Decedent.
Notarial Stamp or Seal	Notary Public
THIS INSTRUMENT WAS DRAFTED BY:	Statements for real estate taxes on the real property described herein should be sent to:

Statutory Authority: MS s 507.09

2119

FORMS FOR CONVEYANCES OF REAL ESTATE 2820.7100

2820.7100 FORM 111: INDIVIDUAL PERSONAL REPRESENTATIVE'S DEED TO JOINT TENANTS.

Form No. 111—Personal Repres	entative's Deed	
		ancing Blanks (1978)
Individual Personal Representat	ive	
to Joint Tenants		
		
No delinquent taxes; certifi		
estate value received; and tr	ansfer en-	•
tered		
on	19	
		<u> </u>
Cour	ty Auditor	
Cour	ity Auditor	
by		
	Deputy	·
STATE DEED TAX DUE		
HEREON: \$		
Date:	10	(reserved for recording data)
Date.	,	(Teserved for recording data)
FOR VALUABLE CONSID	ERATION,	
		, Grantor,
as Personal Representative of	of the Estate of	
<u> </u>	Decedent, si	ngle , married at the time of
death, hereby conveys to _		
<u> </u>		, Grantees, as joint tenants,
		County, Minnesota,
		County, Minnesota,
described as follows:		
·		
		·
•		
		·
(If more sp	ace is needed,	continue on back)
	•	
together with all hereditame	ents and appurt	enances belonging thereto.
·	\	
STATE OF MINNESOTA) -	
STATE OF MINNESOTA	\ ss	
COLDIENT OF	> ss	
COUNTY OF	<u> </u>	•
	J	
		ledged before me this
day of	, 19	_, by
-	, as Pe	ersonal Representative of the Estate
of	,	Decedent

2820,7100 FORMS FOR CONVEYANCES OF REAL ESTATE

Notarial Stamp or Seal	Notary Public
Name of Spouse	, SPOUSE OF DECEDENT, CONSENTS TO THIS DEED.
STATE OF MINNESOTA	
The foregoing instrument was ack	nowledged before me this, spouse of, Decedent.
Notarial Stamp or Seal	Notary Public
THIS INSTRUMENT WAS DRAFTED BY:	Statements for real estate taxes on the real property described herein should be sent to:
Statutory Authority: MS c 507.09	

FORMS FOR CONVEYANCES OF REAL ESTATE 2820.7200

2820.7200 FORM 112: CORPORATE PERSONAL REPRESENTATIVE'S DEED TO INDIVIDUAL.

Form No. 112—Personal Representative's Dee	<u>xd</u>
Minnesota Uniform Conv	eyancing Blanks (1978)
Corporate Personal Representative	
to Individual(s)	•
No delinquent taxes; certificate of real	11
estate value received; and transfer en-	.∤I
tered	
•	[]
on, 19	_{ 1
,, ,, ,, ,, ,	
County Auditor	-
County Madridi	11 .
hv	11 .
by	-
Deputy	┙ ╽
am amb person mark but	
STATE DEED TAX DUE	1
HEREON: \$	
_	
Date:, 19	_ (reserved for recording data)
FOR VALUABLE CONSIDERATION, .	
	, Grantor,
under the	laws of,
as Personal Representative of the Estate	of
Decedent	, single , married at the time of
death, hereby conveys to	
	, Grantee(s), real
property inCou	inty. Minnesota, described as follows:
	•
·	
•	
(76 : 1-	d and the day
(If more space is neede	a, continue on back)
	1 -1
together with all hereditaments and app	urtenances belonging thereto.
·	_
	By:
•	Its:
)	
STATE OF MINNESOTA	D
· · · · · · · · · · · · · · · · · · ·	By:
> ss.	Its:
COUNTY OF	

2820.7200 FORMS FOR CONVEYANCES OF REAL ESTATE

2122

0 - 0	knowledged before me this
	and
the	_and
of	, a
under the laws of	
as Personal Representative of the Esta Decedent, on behalf of the	ate of
Notarial Stamp or Seal	Notary Public
	, SPOUSE OF DECEDENT
Name of Spouse	CONSENTS TO THIS DEED
STATE OF MINNESOTA	
COUNTY OF	ss. Signature of Spouse
The foregoing instrument was acl	knowledged before me this
day of, 19	_, by, spouse of
<u> </u>	, Decedent
Notarial Stamp or Seal	Notary Public
THIS INSTRUMENT WAS DRAFTED BY:	Statements for real estate taxes on the real property described herein should be sent to:
Statutory Authority: MS c 507.00	

2123 FORMS FOR CONVEYANCES OF REAL ESTATE 2820.7300

2820.7300 FORM 113: CORPORATE PERSONAL REPRESENTATIVE'S DEED TO CORPORATION OR PARTNERSHIP.

Form No. 113-Personal Representative's Deed	<u> </u>
Minnesota Uniform Conve	yancing Blanks (1978)
Corporate Personal Representative	
to Corporation or Partnership	
No delinquent taxes; certificate of real]
estate value received; and transfer en-	[]
tered	
tereu	
10	
on, 19	
County Auditor	
by	[[
Deputy	
	`
STATE DEED TAX DUE	1
HEREON: \$	
Date:, 19	(reserved for recording data)
	<u>, </u>
FOR VALUABLE CONSIDERATION, _	
	, Grantor,
aunder the	laws of,
as Personal Representative of the Estate	of,
as Personal Representative of the Estate of	single, married at the time of
death, hereby conveys to	
, Grante	eė, a
under the laws of, 1	real property in
under the laws of, I County, Minnesota, described as follows:	
(If more space is needed	l. continue on back)
(<u></u>	,
together with all hereditaments and appu	rtenances belonging thereto.
togothor with an noroaltanions and appa	atomation outsigning motors.
	By:
	Its:
	113
STATE OF MINNESOTA	D ₁₁ .
	By:
SS.	Its:
COUNTY OF	
)	

2820.7300 FORMS FOR CONVEYANCES OF REAL ESTATE

2124

day of,	knowledged before me this
	and
the	and, and,
of	_, a,
under the laws of	
as Personal Representative of the Est on behalf of the	ate of,
Notarial Stamp or Seal	Notary Public
Name of Spouse	, SPOUSE OF DECEDENT, CONSENTS TO THIS DEED.
STATE OF MINNESOTA COUNTY OF	ss. Signature of Spouse
COUNTY OF)	
The foregoing instrument was ac	knowledged before me this
	, by, spouse of, Decedent.
Notarial Stamp or Seal	Notary Public
THIS INSTRUMENT WAS DRAFTED BY:	Statements for real estate taxes on the real property described herein should be sent to:

FORMS FOR CONVEYANCES OF REAL ESTATE 2820.7400

2820.7400 FORM 114: CORPORATE PERSONAL REPRESENTATIVE'S DEED TO JOINT TENANTS.

Form No. 114-Personal Representa	tive's Deed	
	rm Conveya	incing Blanks (1978)
Corporate Personal Representative		
to Joint Tenants		
No delinquent taxes; certificate	of real	
estate value received; and transf	er en-	
tered	11	;
on,	19	•
}	, - 	
County A	Auditor	
by		
by	Deputy	
STATE DEED TAX DUE HEREON: \$		
Date:	, 19	(reserved for recording data)
as Personal Representative of th	e Estate of Decedent, si	ngle , married at the time of
		, Grantees, as joint tenants, real
property in	Count	y, Minnesota, described as follows:
(If more space	is needed,	continue on back)
together with all hereditaments	and appurt	enances belonging thereto
10 position		
		h
•	F	By:
	\	163
STATE OF MINNESOTA). I	Ву:
	ss.	Its:
COUNTY OF	(

2820.7400 FORMS FOR CONVEYANCES OF REAL ESTATE

2	I	26	

	., 19, by and
the	and
OI	, a
under the laws of	
	tate of
as Decedent, on behalf of the	
	Notary Public
Notarial Stamp or Seal	1.03_, 1.03_0
Name of Spouse	, SPOUSE OF DECEDENT CONSENTS TO THIS DEED
Name of Spouse	CONSENTS TO THIS DEED
STATE OF MINNESOTA	
· >	ss. Signature of Spouse
COUNTY OF	ss. Signature of Spouse
COUNTY OF	
The foregoing instrument was ac	cknowledged before me this
The foregoing instrument was adday of, 19	cknowledged before me this, spouse of
The foregoing instrument was adday of, 19	cknowledged before me this, spouse of
The foregoing instrument was adday of, 19	cknowledged before me this, spouse of, Decedent.
The foregoing instrument was adday of, 19	cknowledged before me this, spouse of
The foregoing instrument was adday of, 19	cknowledged before me this, spouse of, Decedent, Notary Public
The foregoing instrument was adday of, 19	cknowledged before me this, spouse of, Decedent Notary Public Statements for real estate taxes on
The foregoing instrument was adday of, 19	cknowledged before me this, spouse of, Decedent. Notary Public Statements for real estate taxes on the real property described herein
The foregoing instrument was adday of, 19	cknowledged before me this, spouse of, Decedent. Notary Public Statements for real estate taxes on
The foregoing instrument was adday of, 19	cknowledged before me this, spouse of, Decedent. Notary Public Statements for real estate taxes on the real property described herein
The foregoing instrument was adday of, 19	cknowledged before me this, spouse of, Decedent, Decedent, Notary Public
The foregoing instrument was adday of, 19	cknowledged before me this, spouse of, Decedent. Notary Public Statements for real estate taxes on the real property described herein

Statutory Authority: MS s 507.09