

CHAPTER 2820

DEPARTMENT OF COMMERCE

FORMS FOR CONVEYANCES OF REAL ESTATE

2820.0010	PURPOSE.	2820.1860	FORM NO. 24-M: EXCEPT ASSESSMENTS, CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY TO CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY.
2820.0200	WARRANTY DEEDS FORM 1M: INDIVIDUAL TO INDIVIDUAL.	2820.1910	FORM NO. 25-M: CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY TO JOINT TENANTS.
2820.0300	FORM 2M: EXCEPT ASSESSMENTS: INDIVIDUAL TO INDIVIDUAL.	2820.1960	FORM NO. 26-M: EXCEPT ASSESSMENTS, CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY TO JOINT TENANTS.
2820.0400	FORM 3M: INDIVIDUAL TO CORPORATION OR PARTNERSHIP.		QUITCLAIM DEEDS
2820.0500	FORM 4M: EXCEPT ASSESSMENTS: INDIVIDUAL TO CORPORATION OR PARTNERSHIP.	2820.2110	FORM NO. 27-M: INDIVIDUAL(S) TO INDIVIDUAL(S).
2820.0600	FORM 5M: INDIVIDUAL TO JOINT TENANTS.	2820.2210	FORM NO. 28-M: INDIVIDUAL(S) TO CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY.
2820.0700	FORM 6M: EXCEPT ASSESSMENTS: INDIVIDUAL TO JOINT TENANTS.	2820.2310	FORM NO. 29-M: INDIVIDUAL(S) TO JOINT TENANTS.
2820.0800	FORM 7M: CORPORATION OR PARTNERSHIP TO INDIVIDUAL.	2820.2410	FORM NO. 30-M: CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY TO INDIVIDUAL(S).
2820.0900	FORM 8M: EXCEPT ASSESSMENTS, CORPORATION OR PARTNERSHIP TO INDIVIDUAL.	2820.2510	FORM NO. 31-M: CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY TO CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY.
2820.1000	FORM 9M: CORPORATION OR PARTNERSHIP TO CORPORATION OR PARTNERSHIP.	2820.2610	FORM NO. 32-M: CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY TO JOINT TENANTS.
2820.1100	FORM 10M: EXCEPT ASSESSMENTS; CORPORATION OR PARTNERSHIP TO CORPORATION OR PARTNERSHIP.		TRUSTEE'S DEEDS
2820.1200	FORM 11M: CORPORATION OR PARTNERSHIP TO JOINT TENANT.	2820.2700	FORM NO. 37-M: TRUSTEE'S DEED BY INDIVIDUAL.
2820.1300	FORM 12M: EXCEPT ASSESSMENTS: CORPORATION OR PARTNERSHIP TO JOINT TENANTS.	2820.2701	FORM NO. 38-M: TRUSTEE'S DEED BY INDIVIDUAL TO JOINT TENANTS.
	FORMS OF CONVEYANCE FOR GUARDIANS AND CONSERVATORS	2820.2702	FORM NO. 39-M: TRUSTEE'S DEED BY CORPORATION.
2820.1350	FORM NO. 13-M: GUARDIAN'S DEED.	2820.2703	FORM NO. 40-M: TRUSTEE'S DEED BY CORPORATION TO JOINT TENANTS.
2820.1351	FORM NO. 14-M: GUARDIAN'S DEED TO JOINT TENANTS.		TRUSTS
2820.1352	FORM NO. 33-M: CONSERVATOR'S DEED.	2820.2750	FORM 40.1-M: CERTIFICATE OF TRUST BY AN INDIVIDUAL.
2820.1353	FORM NO. 34-M: CONSERVATOR'S DEED TO JOINT TENANTS.	2820.2752	FORM 40.2-M: CERTIFICATE OF TRUST BY A CORPORATION.
	LIMITED WARRANTY DEEDS	2820.2754	FORM 40.3-M: AFFIDAVIT OF TRUSTEE.
2820.1410	FORM NO. 15-M: INDIVIDUAL(S) TO INDIVIDUAL(S).		FORMS PERTAINING TO MARRIAGE DISSOLUTION
2820.1460	FORM NO. 16-M: EXCEPT ASSESSMENTS, INDIVIDUAL(S) TO INDIVIDUAL(S).	2820.2900	FORM 35-M: INDIVIDUAL TO INDIVIDUAL; QUIT CLAIM DEED RESERVING LIEN IN MARRIAGE DISSOLUTION (DIVORCE) JUDGMENT AND DECREE.
2820.1510	FORM NO. 17-M: INDIVIDUAL(S) TO CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY.	2820.2950	FORM 36-M: RELEASE OF LAND FROM LIEN IN MARRIAGE DISSOLUTION (DIVORCE) JUDGMENT AND DECREE.
2820.1560	FORM NO. 18-M: EXCEPT ASSESSMENTS, INDIVIDUAL(S) TO CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY.	2820.2955	FORM 126-M: SUMMARY REAL ESTATE DISPOSITION JUDGMENT.
2820.1610	FORM NO. 19-M: INDIVIDUAL(S) TO JOINT TENANTS.		MORTGAGES
2820.1660	FORM NO. 20-M: EXCEPT ASSESSMENTS, INDIVIDUAL(S) TO JOINT TENANTS.	2820.3000	FORM 41-M: MORTGAGE BY INDIVIDUAL.
2820.1710	FORM NO. 21-M: CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY TO INDIVIDUAL(S).	2820.3100	FORM 41-1/2M: RESIDENTIAL MORTGAGE BETWEEN INDIVIDUALS.
2820.1760	FORM NO. 22-M: EXCEPT ASSESSMENTS, CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY TO INDIVIDUAL(S).	2820.3200	FORM 42-1/2M: RESIDENTIAL MORTGAGE FROM INDIVIDUAL TO A CORPORATION OR PARTNERSHIP.
2820.1810	FORM NO. 23-M: CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY TO CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY.		

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FORMS FOR CONVEYANCES OF REAL ESTATE

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2820.3300	FORM 43-M: MORTGAGE BY CORPORATION OR PARTNERSHIP.	2820.4510	FORM NO. 58 1/2-M: ASSIGNMENT OF CONTRACT FOR DEED AND QUIT CLAIM DEED BY INDIVIDUAL.
2820.3600	FORM 46-M: ASSIGNMENT OF MORTGAGE BY INDIVIDUAL.	2820.4600	FORM 59M: ASSIGNMENT OF CONTRACT FOR DEED BY A CORPORATION OR PARTNERSHIP.
2820.3700	FORM 47-M: ASSIGNMENT OF MORTGAGE BY CORPORATION OR PARTNERSHIP.	2820.4610	FORM NO. 59 1/2-M: ASSIGNMENT OF CONTRACT FOR DEED AND QUIT CLAIM DEED BY CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY.
2820.3715	FORM NO. 47 1/2-M: ASSIGNMENT OF MORTGAGE BY CORPORATION OR PARTNERSHIP WITH CHANGE OF NAME OR IDENTITY.	2820.4702	FORM 60M: NOTICE OF CANCELLATION OF CONTRACT FOR DEED.
2820.3900	FORM 50-M: SATISFACTION OF MORTGAGE BY INDIVIDUAL.	2820.4710	FORM NO. 79-M: MECHANIC'S LIEN STATEMENT BY INDIVIDUAL.
2820.4000	FORM 51-M: SATISFACTION OF MORTGAGE BY CORPORATION OR PARTNERSHIP.	2820.4720	FORM NO. 80-M: MECHANIC'S LIEN STATEMENT BY CORPORATION OR PARTNERSHIP.
2820.4006	FORM 51 1/2-M: SATISFACTION OF MORTGAGE BY CORPORATION WITH CHANGE OF NAME OR IDENTITY.	2820.4732	FORM 79.1-M: AFFIDAVIT OF PERSONAL SERVICE OF MECHANIC'S LIEN STATEMENT.
2820.4010	FORM 52-M: PARTIAL RELEASE OF MORTGAGE BY INDIVIDUAL.	2820.4734	FORM 79.2-M: AFFIDAVIT OF SERVICE OF MECHANIC'S LIEN STATEMENT BY CERTIFIED MAIL.
2820.4020	FORM 53-M: PARTIAL RELEASE OF MORTGAGE BY CORPORATION OR PARTNERSHIP.		MECHANIC'S LIENS
2820.4025	FORM 53 1/2-M: PARTIAL RELEASE OF MORTGAGE BY CORPORATION WITH CHANGE OF NAME OR IDENTITY.	2820.4750	FORM 81-M: ASSIGNMENT OF MECHANIC'S LIEN BY INDIVIDUAL.
2820.4030	FORM 131-M: CERTIFICATE OF RELEASE OF MORTGAGE BY TITLE INSURANCE COMPANY OR ITS AGENT.	2820.4760	FORM 82-M: ASSIGNMENT OF MECHANIC'S LIEN BY CORPORATION OR PARTNERSHIP.
2820.4035	FORM 132-M: APPOINTMENT OF AGENT FOR RELEASE OF MORTGAGE BY TITLE INSURANCE COMPANY.	2820.4770	FORM 83-M: SATISFACTION OF MECHANIC'S LIEN BY INDIVIDUAL.
2820.4040	FORM 133-M: REVOCATION OF APPOINTMENT OF AGENT FOR RELEASE OF MORTGAGE BY TITLE INSURANCE COMPANY.	2820.4780	FORM 84-M: SATISFACTION OF MECHANIC'S LIEN BY CORPORATION OR PARTNERSHIP.
	MORTGAGE FORECLOSURES	2820.4790	FORM 120-M: RECEIPT AND WAIVER OF MECHANIC'S LIEN RIGHTS.
2820.4050	FORM 64-M: NOTICE OF PENDENCY OF PROCEEDING AND POWER OF ATTORNEY TO FORECLOSE MORTGAGE BY AN INDIVIDUAL.		AFFIDAVITS
2820.4052	FORM 65-M: NOTICE OF PENDENCY OF PROCEEDING AND POWER OF ATTORNEY TO FORECLOSE MORTGAGE BY A CORPORATION OR PARTNERSHIP.	2820.4915	FORM NO. 63-M: STATUTORY SHORT FORM POWER OF ATTORNEY.
2820.4054	FORM 66-M: NOTICE OF MORTGAGE FORECLOSURE SALE.	2820.5010	FORM 63-1/2-M: AFFIDAVIT BY ATTORNEY IN FACT.
2820.4060	FORM 67-M: SHERIFF'S CERTIFICATE OF SALE AND FORECLOSURE RECORD.	2820.5100	FORM 115: AFFIDAVIT REGARDING PURCHASERS.
2820.4061	FORM 67.1-M: NOTICE OF MORTGAGE FORECLOSURE SALE AND AFFIDAVIT OF PUBLICATION.	2820.5200	FORM 116: AFFIDAVIT REGARDING SELLERS.
2820.4062	FORM 67.2-M: HOMESTEAD DESIGNATION NOTICE.	2820.5300	FORM 117: AFFIDAVIT REGARDING CORPORATION.
2820.4063	FORM 67.3-M: AFFIDAVITS OF SERVICE.	2820.5400	FORM 118: AFFIDAVIT REGARDING PARTNERSHIP.
2820.4064	FORM 67.4-M: AFFIDAVIT OF COSTS AND DISBURSEMENTS.	2820.5500	FORM 122-M: AFFIDAVIT BY INITIAL TRANSFEREE (INDIVIDUAL).
2820.4065	FORM 67.5-M: AFFIDAVIT AS TO FEDERAL TAX LIEN(S).	2820.5600	FORM 123-M: AFFIDAVIT BY AN INITIAL TRANSFEREE (CORPORATION OR PARTNERSHIP).
2820.4066	FORM 67.6-M: AFFIDAVIT AS TO STATE TAX LIEN(S).	2820.5700	FORM 124-M: AFFIDAVIT OF AUTHORITY OF SUCCESSOR ATTORNEY-IN-FACT.
2820.4067	FORM 67.7-M: AFFIDAVIT REGARDING MILITARY SERVICE.	2820.6000	FORM 119M: AFFIDAVIT OF IDENTITY AND SURVIVORSHIP.
2820.4068	FORM 67.8-M: AFFIDAVIT OF MAILING NOTICE OF SALE TO PERSON(S) REQUESTING NOTICE.	2820.6040	FORM 98-M: AFFIDAVIT OF SERVICE OF NOTICE TO THE COMMISSIONER OF HUMAN SERVICES REGARDING POSSIBLE CLAIMS UNDER MINNESOTA STATUTES, SECTION 246.53, 256B.15, 256D.16, OR 261.04.
	CONTRACTS FOR DEED	2820.6050	FORM 99-M: NOTICE TO COMMISSIONER OF HUMAN SERVICES REGARDING POSSIBLE CLAIMS UNDER MINNESOTA STATUTES, SECTION 246.53, 256B.15, 256D.16, OR 261.04.
2820.4100	FORM 54M: CONTRACT FOR DEED WITH INDIVIDUAL SELLER.		FORMS FOR CONVEYANCES ARISING FROM ESTATES OF DECEDENTS
2820.4200	FORM 55M: CONTRACT FOR DEED WITH JOINT TENANTS AS PURCHASERS.	2820.6100	FORM 101: ORDER OF SETTLEMENT AND DECREE OF DISTRIBUTION.
2820.4300	FORM 56M: CONTRACT FOR DEED FROM A CORPORATION OR PARTNERSHIP SELLER.	2820.6200	FORM 102: ORDER OF SETTLEMENT AND ORDER OF DISTRIBUTION.
2820.4400	FORM 57M: CONTRACT FOR DEED FROM A CORPORATION OR PARTNERSHIP TO JOINT TENANTS.	2820.6300	FORM 103: DECREE OF DESCENT.
2820.4500	FORM 58M: ASSIGNMENT OF CONTRACT FOR DEED BY AN INDIVIDUAL.	2820.6400	FORM 104: DECREE OF DESCENT; OMITTED OR INCORRECTLY DESCRIBED PROPERTY.
		2820.6500	FORM 105: FINAL DECREE SUMMARY ASSIGNMENT OR DISTRIBUTION.

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.0010

2820.6605	FORM NO. 106-M: CONSENT OF SPOUSE TO PERSONAL REPRESENTATIVE'S DEED.	2820.7405	FORM NO. 114-M: PERSONAL REPRESENTATIVE'S DEED, CORPORATE PERSONAL REPRESENTATIVE TO JOINT TENANTS.
2820.6705	FORM NO. 107-M: DEED OF DISTRIBUTION: PERSONAL REPRESENTATIVE(S), INDIVIDUAL PERSONAL REPRESENTATIVES.	2820.8001	FORM 121-M: REVOCATION OF POWER OF ATTORNEY.
2820.6805	FORM NO. 108-M: DEED OF DISTRIBUTION: PERSONAL REPRESENTATIVE, CORPORATE PERSONAL REPRESENTATIVE.	2820.8500	FORM 129-M: NOTICE OF ADVERSE CLAIM ON REGISTERED LAND BY INDIVIDUALS.
2820.6905	FORM NO. 109-M: PERSONAL REPRESENTATIVE'S DEED, INDIVIDUAL PERSONAL REPRESENTATIVE(S) to INDIVIDUAL(S).	2820.8600	FORM 130-M: NOTICE OF ADVERSE CLAIM BY CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY.
2820.7005	FORM NO. 110-M: PERSONAL REPRESENTATIVE'S DEED, INDIVIDUAL PERSONAL REPRESENTATIVE(S) TO CORPORATION OR PARTNERSHIP, OR LIMITED LIABILITY COMPANY.	2820.9000	MISCELLANEOUS FORMS FORM 88-M: RELEASE OF LAND FROM JUDGMENT LIEN.
2820.7110	FORM NO. 111-M: PERSONAL REPRESENTATIVE'S DEED, INDIVIDUAL PERSONAL REPRESENTATIVE(S) TO JOINT TENANTS.	2820.9050	FORM 125-M: SEVERANCE OF JOINT TENANCY.
2820.7205	FORM NO. 112-M: PERSONAL REPRESENTATIVE'S DEED, CORPORATE PERSONAL REPRESENTATIVE TO INDIVIDUAL(S).	2820.9060	FORM NO. 134-M: SUBORDINATION AGREEMENT BY INDIVIDUAL.
2820.7305	FORM NO. 113-M: PERSONAL REPRESENTATIVE'S DEED, CORPORATE PERSONAL REPRESENTATIVE TO CORPORATION OR PARTNERSHIP.	2820.9070	FORM NO. 135-M: SUBORDINATION AGREEMENT BY CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY.
		2820.9200	FORM 127-M: CERTIFICATE AND REQUEST FOR NOTICE.
		2820.9250	FORM 128-M: CERTIFICATE AND REQUEST FOR NOTICE BY CORPORATION OR PARTNERSHIP.

2820.0010 PURPOSE.

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

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

Statutory Authority: *MS s 507.09*

History: *14 SR 216*

MINNESOTA RULES 1997

2820.0010 FORMS FOR CONVEYANCES OF REAL ESTATE

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WARRANTY DEEDS

2820.0200 FORM 1M: INDIVIDUAL TO INDIVIDUAL.

Form No. 1-M-WARRANTY DEED
Individual (s) to Individual (s)

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

County Auditor

by _____
Deputy

STATE DEED TAX DUE HEREON: \$ _____

Date: _____, 19____

(reserved for recording data)

FOR VALUABLE CONSIDERATION, _____
(marital status), Grantor (s),
hereby convey (s) and warrant (s) to _____, Grantee (s),
real property in _____ County, Minnesota, described as follows:

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

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

Affix Deed Tax Stamp Here

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 19____,
by _____ Grantor (s).

NOTARIAL STAMP OR SEAL
(or other title or rank)

Signature of person taking acknowledgment

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

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Statutory Authority: MS s 507.09

MINNESOTA RULES 1997

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.0300

2820.0300 FORM 2M: EXCEPT ASSESSMENTS; INDIVIDUAL TO INDIVIDUAL.

Form No. 2-M - WARRANTY DEED, Except Assessments
Individual to Individual (B)

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

County Auditor

by _____
Deputy

STATE DEED TAX DUE HEREON: \$ _____

Date: _____, 19____

(reserved for recording data)

FOR VALUABLE CONSIDERATION, _____, Grantor(s).
(marital status)

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

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

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: the lien of all unpaid special assessments and interest thereon:

Affix Deed Tax Stamp Here _____

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 19____,
by _____, Grantor(s)

NOTARIAL STAMP OR SEAL
(or other title or rank)

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

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Statutory Authority: MS s 507.09

MINNESOTA RULES 1997

2820.0400 FORMS FOR CONVEYANCES OF REAL ESTATE

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2820.0400 FORM 3M: INDIVIDUAL TO CORPORATION OR PARTNERSHIP.

Form No. 3-M-WARRANTY DEED
 Individual (s) in Corporation
 or Partnership

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

_____ County Auditor
 by _____ Deputy

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

(reserved for recording data)

FOR VALUABLE CONSIDERATION, _____ Grantor(s),
(PARTIES SHOULD)

hereby convey (s) and warrant (s) to _____ Grantee,
 a _____ under the laws of _____
 real property in _____ County, Minnesota, described as follows:

(if more space is needed, continue on back)
 together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Affix Deed Tax Stamp Here

STATE OF MINNESOTA }
 COUNTY OF _____ } ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 19____
 by _____, Grantor(s).

NOTARIAL STAMP OR SEAL
 (or other title or rank)

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

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Statutory Authority: MS s 507.09

MINNESOTA RULES 1997

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.0500

2820.0500 FORM 4M: EXCEPT ASSESSMENTS; INDIVIDUAL TO CORPORATION OR PARTNERSHIP.

Form No. 4M - WARRANTY DEED, Except Assessments
Individual (s) to Corporation or Partnership

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

County Auditor
by _____ Deputy

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

(reserved for recording data)

FOR VALUABLE CONSIDERATION, _____, Grantor (s),
(marital status)

hereby convey (s) and warrant (s) to _____, Grantee.
a _____ under the laws of _____
real property in _____ County, Minnesota, described as follows:

(if more space is needed, continue on back)

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: the lien of all unpaid special assessments and interest thereon:

Affix Deed Tax Stamp Here _____

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 19____,
by _____, Grantor (s).

NOTARIAL STAMP OR SEAL
(or other title or rank)

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

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Statutory Authority: MS s 507.09

MINNESOTA RULES 1997

2820.0600 FORMS FOR CONVEYANCES OF REAL ESTATE

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2820.0600 FORM 5M: INDIVIDUAL TO JOINT TENANTS.

Form No. 5M - WARRANTY DEED
Individual (s) to Joint Tenants

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

County Auditor

by _____
Deputy

STATE DEED TAX DUE HEREON: \$ _____

Date: _____, 19____

(reserved for recording data)

FOR VALUABLE CONSIDERATION, _____
(insert amount), Grantor(s),

hereby convey (s) and warrant (s) to _____
Grantees as joint
tenants, real property in _____ County, Minnesota, described as follows:

(if more space is needed continue on back)

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

Affix Deed Tax Stamp Here

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 19____,
by _____, Grantor(s).

NOTARIAL STAMP OR SEAL
(or other title or rank)

Signature of person taking acknowledgment
Tax Statements for the real property described in this instrument should be sent to (Include name and address of Grantee):

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Statutory Authority: MS s 507.09

MINNESOTA RULES 1997

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.0700

2820.0700 FORM 6M: EXCEPT ASSESSMENTS; INDIVIDUAL TO JOINT TENANTS.

Form No. 6-M - WARRANTY DEED - Except Assessments
Individual (s) to Joint Tenants

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

County Auditor

by _____
Deputy

STATE DEED TAX DUE HEREON: \$ _____

Date: _____, 19____

(reserved for recording data)

FOR VALUABLE CONSIDERATION, _____
_____, Grantor (s),
(marital status)

hereby convey (s) and warrant (s) to _____
_____, Grantees as joint
tenants, real property in _____ County, Minnesota, described as follows:

(if more space is needed continue on back)

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: the
lien of all unpaid special assessments and interest thereon:

Affix Deed Tax Stamp Here _____

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 19____,
by _____, Grantor(s).

NOTARIAL STAMP OR SEAL
(or other title or rank)

Signature of person taking acknowledgment _____
Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantor).

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Statutory Authority: MS s 507.09

MINNESOTA RULES 1997

2820.0800 FORMS FOR CONVEYANCES OF REAL ESTATE

662

2820.0800 FORM 7M: CORPORATION OR PARTNERSHIP TO INDIVIDUAL.

Form No. 7-M - WARRANTY DEED
 Corporation or Partnership
 to Individual (s)

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

County Auditor
 by _____
 Deputy

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

(reserved for recording data)

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

(if more space is needed, continue on back)
 together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Affix Deed Tax Stamp Here

By _____
 Its _____

By _____
 Its _____

STATE OF MINNESOTA }
 COUNTY OF _____ } ss.

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

NOTARIAL STAMP OR SEAL
 (or other title or rank)

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

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Statutory Authority: MS s 507.09

MINNESOTA RULES 1997

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.0900

2820.0900 FORM 8M: EXCEPT ASSESSMENTS; CORPORATION OR PARTNERSHIP TO INDIVIDUAL.

Form No. 8M - WARRANTY DEED, Except Assessments
 Corporation or Partnership
 to individual (s)

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

County Auditor

by _____
Deputy

STATE DEED TAX DUE HEREON: \$ _____

Date: _____, 19____

(reserved for recording data)

FOR VALUABLE CONSIDERATION, _____, \$ _____ under the laws of _____, Grantor, hereby conveys and warrants to _____, C-antee (s), real property in _____ County, Minnesota, described as follows.

(If more space is needed continue on back.)

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: the lien of all unpaid special assessments and interest thereon:

Affix Deed Tax Stamp Here

By _____
 Its _____

By _____
 Its _____

STATE OF MINNESOTA }
 COUNTY OF _____ } ss.

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

NOTARIAL STAMP OR SEAL
 (or other title or rank)

Signature of person taking acknowledgment

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

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Statutory Authority: MS s 507.09

MINNESOTA RULES 1997

2820.1000 FORMS FOR CONVEYANCES OF REAL ESTATE

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

Form No. 9-M - WARRANTY DEED
 Corporation or Partnership to Corporation or Partnership

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

 _____ County Auditor
 by _____ Deputy

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

(reserved for recording data)

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

(if more space is needed continue on back)

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

Affix Deed Tax Stamp Here

By _____
 Its _____

By _____
 Its _____

STATE OF MINNESOTA }
 COUNTY OF _____ } ss.

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

NOTARIAL STAMP OR SEAL
 (or other title or rank)

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

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Statutory Authority: MS s 507.09

MINNESOTA RULES 1997

665

FORMS FOR CONVEYANCES OF REAL ESTATE 2820.1100

2820.1100 FORM 10M: EXCEPT ASSESSMENTS; CORPORATION OR PARTNERSHIP TO CORPORATION OR PARTNERSHIP.

Form No. 10-M - WARRANTY DEED, Except Assessments

Corporation or Partnership to Corporation or Partnership

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

County Auditor

by _____
 _____ Deputy

STATE DEED TAX DUE HEREON: \$ _____

Date: _____, 19____

(reserved for recording data)

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

(if more space is needed CONTINUE ON BACK)

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: the lien of all unpaid special assessments and interest thereon;

Affix Deed Tax Stamp Here

By _____
 Its _____

By _____
 Its _____

STATE OF MINNESOTA }
 COUNTY OF _____ } ss.

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

NOTARIAL STAMP OR SEAL
(or other title or rank)

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

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Statutory Authority: MS s 507.09

MINNESOTA RULES 1997

2820.1200 FORMS FOR CONVEYANCES OF REAL ESTATE

666

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; Certificate
 of Real Estate Value () filed () not required
 Certificate of Real Estate Value No. _____
 _____, 19 _____

County Auditor
 by _____ Deputy

STATE DEED TAX DUE HEREON: \$ _____

Date: _____, 19 _____

(reserved for recording data)

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

(if more space is needed, continue on back)

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

Affix Deed Tax Stamp Here

By _____
 its _____

By _____
 its _____

STATE OF MINNESOTA }
 COUNTY OF _____ } ss.

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

NOTARIAL STAMP OR SEAL
 (or other title or rank)

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

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Statutory Authority: MS s 507.09

MINNESOTA RULES 1997

667

FORMS FOR CONVEYANCES OF REAL ESTATE 2820.1300

2820.1300 FORM 12M: EXCEPT ASSESSMENTS; CORPORATION OR PARTNERSHIP TO JOINT TENANTS.

Form No. 12-M - WARRANTY DEED, Except Assessments
 Corporation or Partnership
 to Joint Tenants

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

_____ County Auditor
 by _____ Deputy

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

(reserved for recording data)

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

(If more space is needed continue on back)

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: the lien of all unpaid special assessments and interest thereon:

Affix Deed Tax Stamp Here

By _____
 Its _____

By _____
 Its _____

STATE OF MINNESOTA }
 COUNTY OF _____ } ss.

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

NOTARIAL STAMP OR SEAL
 (or other title or rank)

Signature of person taking acknowledgment

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

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Statutory Authority: MS s 507.09

MINNESOTA RULES 1997

FORMS OF CONVEYANCE FOR GUARDIANS AND CONSERVATORS

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

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

Subp. 2. Contents.

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

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

(reserved for recording data)

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

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

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

Affix Deed Tax Stamp Here

GUARDIAN(S)
Signature of Spouse of Ward

STATE OF MINNESOTA } ss.
COUNTY OF _____

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

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR NAME)

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

STATE OF MINNESOTA } ss.
COUNTY OF _____

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

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR NAME)

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Statutory Authority: MS s 507.09
History: 14 SR 216

MINNESOTA RULES 1997

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.1351

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

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

Subp. 2. Contents.

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

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

_____ County Auditor
 by _____ Deputy

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

(reserved for recording data)

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

(If more space is needed, continue on back)

together with all hereditaments and appurtenances belonging thereto.

GUARDIAN(S)

Signature of Spouse of Ward

Affix Deed Tax Stamp Here

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

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

STATE OF MINNESOTA } ss.
COUNTY OF _____ }
The foregoing was acknowledged before me this _____ day of _____, 19____,
by _____, Ward, spouse of _____.

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Statutory Authority: *MS s 507.09*

History: *14 SR 216*

MINNESOTA RULES 1997

2820.1352 FORMS FOR CONVEYANCES OF REAL ESTATE

670

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

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

Subp. 2. Contents.

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

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

_____ County Auditor

by _____ Deputy

DEED TAX DUE HEREON: \$ _____

Date: _____, 19____

(reserved for recording data)

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

(if more space is needed, continue on back)

together with all hereditaments and appurtenances belonging thereto.

CONSERVATOR(S) _____

Affix Deed Tax Stamp Here _____

STATE OF MINNESOTA }
COUNTY OF _____ } ss. _____
Signature of Spouse of Conservatee

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

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT _____

STATE OF MINNESOTA }
COUNTY OF _____ } ss. _____

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

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT _____

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

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS): _____

Statutory Authority: MS s 507.09

History: 14 SR 216

MINNESOTA RULES 1997

671

FORMS FOR CONVEYANCES OF REAL ESTATE 2820.1353

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

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

Subp. 2. Contents.

Form No. 34-M - CONSERVATOR'S DEED Minnesota Uniform Conveyancing Blanks
To Joint Tenants

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

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

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

Affix Deed Tax Stamp Here

CONSERVATOR(S) _____

Signature of Spouse of Conservatee _____

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

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

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT _____

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

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

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT _____

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

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Statutory Authority: MS s 507.09

History: 14 SR 216

2820.1400 [Repealed, 22 SR 95]

MINNESOTA RULES 1997

2820.1410 FORMS FOR CONVEYANCES OF REAL ESTATE

672

LIMITED WARRANTY DEEDS

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

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

Subp. 2. Contents.

LIMITED WARRANTY DEED Form No. 15-M Minnesota Uniform Conveyancing Blanks (1/16/97)

Individual(s) to Individual(s)

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

POR VALUABLE CONSIDERATION, _____, Grantor,
 conveys and quitclaims to _____, Grantee,
 real property in _____ County, Minnesota, described as follows:

together with all hereditaments and appurtenances.

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

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

Attach Deed Tax Stamp Here

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

This instrument was acknowledged before me on _____, 20____,
by _____

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR BANK)

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS):

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

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

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

Statutory Authority: *MS s 507.09*
 History: *22 SR 95*
 2820.1450 [Repealed, 22 SR 95]

MINNESOTA RULES 1997

673

FORMS FOR CONVEYANCES OF REAL ESTATE 2820.1460

2820.1460 FORM NO. 16-M: EXCEPT ASSESSMENTS, INDIVIDUAL(S) TO INDIVIDUAL(S).

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

Subp. 2. Contents.

LIMITED WARRANTY DEED Except Assessments Form No. 16-M Minnesota Uniform Conveyancing Blanks (1/15/97)
Individual(s) to Individual(s)

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

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

together with all hereditaments and appurtenances.

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

Check box if applicable:

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

Atis Deed Tax Stamp Here

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

This instrument was acknowledged before me on _____
by _____

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS):

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

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

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

Statutory Authority: MS s 507.09

History: 22 SR 95

2820.1500 [Repealed, 22 SR 95]

MINNESOTA RULES 1997

2820.1510 FORMS FOR CONVEYANCES OF REAL ESTATE

674

2820.1510 FORM NO. 17-M: INDIVIDUAL(S) TO CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY.

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

Subp. 2. Contents.

<p style="text-align: center; margin: 0;">LIMITED WARRANTY DEED</p> <p style="font-size: small; margin: 0;">Individual(s) to Corporation, Partnership or Limited Liability Company</p> <p style="text-align: center; margin: 5px 0;">Form No. 17-M</p> <p style="text-align: right; font-size: small; margin: 0;">Minnesota Uniform Conveyancing Blanks (U/15/97)</p> <hr/> <p style="font-size: x-small; margin: 0;">No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required. Certificate of Real Estate Value No. _____ (Date) _____</p> <p style="text-align: right; font-size: x-small; margin: 0;">County Auditor</p> <p style="margin: 0;">by: _____ Deputy</p>	<div style="border: 1px solid black; height: 150px; width: 100%; margin: 5px 0;"></div> <p style="text-align: center; font-size: x-small; margin: 0;">(reserved for recording data)</p>
---	---

DEED TAX DUE: \$ _____

Date: _____

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

together with all hereditaments and appurtenances.

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

Check box if applicable:

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

A well disclosure certificate accompanies this document.

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

Affix Deed Tax Stamp Here

STATE OF MINNESOTA }
 COUNTY OF _____ } ss.

This instrument was acknowledged before me on _____
 by _____

<p style="text-align: center; font-size: x-small; margin: 0;">NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR BANN)</p> <hr/> <p style="text-align: center; font-size: x-small; margin: 0;">THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS):</p>	<p style="text-align: center; font-size: x-small; margin: 0;">SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL</p> <hr/> <p style="font-size: x-small; margin: 0;">Check here if part or all of the land is Registered (Torrens) <input type="checkbox"/></p> <p style="font-size: x-small; margin: 0;">Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee).</p>
--	--

Statutory Authority: *MS s 507.09*

History: *22 SR 95*

2820.1550 [Repealed, 22 SR 95]

MINNESOTA RULES 1997

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.1560

2820.1560 FORM NO. 18-M: EXCEPT ASSESSMENTS, INDIVIDUAL(S) TO CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY.

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

Subp. 2. Contents.

LIMITED WARRANTY DEED Except Assessments **Form No. 18-M** Minnesota Uniform Conveyancing Blanks (1/15/97)

Individual(s) or Corporation, Partnership or Limited Liability Company

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

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

together with all hereditaments and appurtenances.

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

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

Affix Deed Tax Stamp Here

STATE OF MINNESOTA }
 COUNTY OF _____ } ss.

This instrument was acknowledged before me on _____ by _____

NOTARIAL STAMP OR SEAL FOR OTHER TITLE OR BOND

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

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

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

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS)

Statutory Authority: MS s 507.09

History: 22 SR 95

2820.1600 [Repealed, 22 SR 95]

MINNESOTA RULES 1997

2820.1610 FORMS FOR CONVEYANCES OF REAL ESTATE

676

2820.1610 FORM NO. 19-M: INDIVIDUAL(S) TO JOINT TENANTS.

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

Subp. 2. Contents.

LIMITED WARRANTY DEED <i>Individual(s) to Joint Tenants</i>	Form No. 19-M	Minnesota Uniform Conveyancing Blanks (1/16/97)
<p>No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required. Certificate of Real Estate Value No. _____ (Date) _____ County Auditor by: _____ Deputy</p>		(reserved for recording date)
DEED TAX DUE: \$ _____ Date: _____		
FOR VALUABLE CONSIDERATION, _____, Grantor, hereby conveys and quitclaims to _____, Grantees, as joint tenants, real property in _____ County, Minnesota, described as follows:		
together with all hereditaments and appurtenances.		
This Deed conveys after-acquired title. Grantor warrants that Grantor has not done or suffered anything to encumber the property, EXCEPT: _____		
Check box if applicable: <input type="checkbox"/> The Seller certifies that the seller does not know of any wells on the described real property. <input type="checkbox"/> A well disclosure certificate accompanies this document. <input type="checkbox"/> I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.		
Affix Deed Tax Stamp Here		
STATE OF MINNESOTA } COUNTY OF _____ } ss.		
This instrument was acknowledged before me on _____ by _____		
NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR NAME)	SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL	
THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS)	Check here if part or all of the land is Registered (Torrens) <input type="checkbox"/> Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee):	

Statutory Authority: *MS s 507.09*

History: *22 SR 95*

2820.1650 [Repealed, 22 SR 95]

MINNESOTA RULES 1997

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.1660

2820.1660 FORM NO. 20-M: EXCEPT ASSESSMENTS, INDIVIDUAL(S) TO JOINT TENANTS.

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

Subp. 2. Contents.

LIMITED WARRANTY DEED Except Assessments Form No. 20-M Minnesota Uniform Conveyancing Blanks (1/16/97)
 Individual(s) to Joint Tenants

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

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

together with all hereditaments and appurtenances.

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

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

Affix Deed Tax Stamp Here

STATE OF MINNESOTA }
 COUNTY OF _____ } ss.

This instrument was acknowledged before me on _____
 by _____

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR NAME)

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

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

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS)

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

Statutory Authority: MS s 507.09

History: 22 SR 95

2820.1700 [Repealed, 22 SR 95]

MINNESOTA RULES 1997

679

FORMS FOR CONVEYANCES OF REAL ESTATE 2820.1760

2820.1760 FORM NO. 22-M: EXCEPT ASSESSMENTS, CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY TO INDIVIDUAL(S).

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

Subp. 2. Contents.

LIMITED WARRANTY DEED Except Assessments Form No. 22-M Minnesota Uniform Conveyancing Blanks (1/15/97) Corporation, Partnership or Limited Liability Company to Individual(s)

No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required. Certificate of Real Estate Value No. (Date) County Auditor by: Deputy

(reserved for recording data)

DEED TAX DUE: \$

Date:

FOR VALUABLE CONSIDERATION, a Grantor, hereby conveys and quitclaims to a Grantee, real property in County, Minnesota, described as follows.

together with all hereditaments and appurtenances.

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

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

Affix Deed Tax Stamp Here

By Its By Its

STATE OF MINNESOTA } COUNTY OF

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

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR BANK)

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS)

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

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

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

Statutory Authority: MS s 507.09

History: 22 SR 95

2820.1800 [Repealed, 22 SR 95]

MINNESOTA RULES 1997

2820.1810 FORM NO. 23-M: CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY TO CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY.

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

Subp. 2. Contents.

LIMITED WARRANTY DEED **Form No. 23-M** Minnesota Uniform Conveyancing Blanks (1/16/97)

Corporation, Partnership or Limited Liability Company to Corporation, Partnership or Limited Liability Company

<p>No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required. Certificate of Real Estate Value No. _____ _____ (Date)</p> <p style="text-align: right;">County Auditor</p> <p>by: _____ Deputy</p>	<p>(reserved for recording data)</p>
---	--------------------------------------

DEED TAX DUE: \$ _____
 Date: _____

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

together with all hereditaments and appurtenances.

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

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

Affix Deed Tax Stamp Here

By _____
 Its _____

By _____
 Its _____

STATE OF MINNESOTA }
 COUNTY OF _____ } ss.

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

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS)

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

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

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

Statutory Authority: *MS s 507.09*
History: 22 SR 95
2820.1850 [Repealed, 22 SR 95]

MINNESOTA RULES 1997

2820.1910 FORMS FOR CONVEYANCES OF REAL ESTATE

682

2820.1910 FORM NO. 25-M: CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY TO JOINT TENANTS.

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

Subp. 2. Contents.

LIMITED WARRANTY DEED **Form No. 25-M** Minnesota Uniform Conveyancing Blanks (1/18/97)

Corporation, Partnership or Limited Liability Company to Joint Tenants

No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required. Certificate of Real Estate Value No. _____ _____ (Date) _____ County Auditor by: _____ Deputy	(reserved for recording data)
---	-------------------------------

DEED TAX DUE: \$ _____
 Date: _____

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

together with all hereditaments and appurtenances.

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

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

Affix Deed Tax Stamp Here

By _____
 Its _____

By _____
 Its _____

STATE OF MINNESOTA }
 COUNTY OF _____ } ss.

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

<small>NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)</small>	<small>SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL</small> _____ <input type="checkbox"/> Check here if part or all of the land is Registered (Torrens) <small>Tax Statements for the real property described in this instrument should be sent to include name and address of Grantee:</small>
<small>THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS):</small>	

Statutory Authority: MS s 507.09
History: 22 SR 95
2820.1950 [Repealed, 22 SR 95]

MINNESOTA RULES 1997

685

FORMS FOR CONVEYANCES OF REAL ESTATE 2820.2210

2820.2210 FORM NO. 28-M: INDIVIDUAL(S) TO CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY.

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

Subp. 2. Contents.

QUIT CLAIM DEED **Form No. 28-M** Minnesota Uniform Conveyancing Blanks (1/1997)

Individual(s) to Corporation,
Partnership or Limited Liability Company

<p>No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required. Certificate of Real Estate Value No. _____ _____ (Date) _____ County Auditor by: _____ Deputy</p>	<p>(reserved for recording data)</p>
--	--------------------------------------

DEED TAX DUE: \$ _____
 Date: _____

FOR VALUABLE CONSIDERATION, _____
 hereby convey(s) and quitclaim(s) to _____, Grantor(s),
(personal estate)
 as _____, Grantee,
 _____ under the laws of _____
 real property in _____ County, Minnesota, described as follows:

together with all hereditaments and appurtenances.

Check box if applicable:

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

Affix Deed Tax Stamp Here

STATE OF MINNESOTA }
 COUNTY OF _____ } ss.

This instrument was acknowledged before me on _____
 by _____, Grantor(s).

<small>NOTARIAL STAMP OR SEAL OR OTHER TITLE OR RANK</small>
<small>THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS)</small>

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

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

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

Statutory Authority: MS s 507.09

History: 22 SR 95

2820.2300 [Repealed, 22 SR 95]

MINNESOTA RULES 1997

687

FORMS FOR CONVEYANCES OF REAL ESTATE 2820.2410

2820.2410 FORM NO. 30-M: CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY TO INDIVIDUAL(S).

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

<p>QUIT CLAIM DEED Form No. 30-M <small>Minnesota Uniform Conveyancing Blanks (1/15/97)</small></p> <p><small>Corporation, Partnership or Limited Liability Company to Individual(s)</small></p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required. Certificate of Real Estate Value No. _____ _____ (Date) _____ _____ County Auditor by: _____ Deputy </div> <p>DEED TAX DUE: \$ _____</p> <p>Date: _____</p>	<div style="border: 1px solid black; height: 150px; margin: 5px 0;"> <p style="text-align: center; font-size: small;">(reserved for recording data)</p> </div>
--	--

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

together with all hereditaments and appurtenances.

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

Attix Deed Tax Stamp Here

By _____
 Its _____
 By _____
 Its _____

STATE OF MINNESOTA }
 COUNTY OF _____ } ss.

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

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR NAME)

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

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

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS)

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

Statutory Authority: *MS s 507.09*

History: 22 SR 95

2820.2500 [Repealed, 22 SR 95]

MINNESOTA RULES 1997

2820.2510 FORMS FOR CONVEYANCES OF REAL ESTATE

688

2820.2510 FORM NO. 31-M: CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY TO CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY.

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

Subp. 2. Contents.

QUIT CLAIM DEED **Form No. 31-M** Minnesota Uniform Conveyancing Blanks (1/1997)

Corporation, Partnership or Limited Liability Company to Corporation, Partnership or Limited Liability Company

<p>No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required. Certificate of Real Estate Value No. _____ _____ (Date) _____ County Auditor by: _____ Deputy</p>	<p>(reserved for recording data)</p>
--	--------------------------------------

DEED TAX DUE: \$ _____
 Date: _____

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

together with all hereditaments and appurtenances.

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

Atfix Deed Tax Stamp Here

By _____
 Its _____
 By _____
 Its _____

STATE OF MINNESOTA }
 COUNTY OF _____ } ss.

This instrument was acknowledged before me on _____ (Date) by _____ and _____ the _____ and _____ of _____, a _____ under the laws of _____, on behalf of the _____

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR NAME)

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

Check here if part or all of the land is Registered (Torrens)
 Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee).

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS)

Statutory Authority: *MS s 507.09*
History: 22 SR 95
 2820.2600 [Repealed, 22 SR 95]

MINNESOTA RULES 1997

689

FORMS FOR CONVEYANCES OF REAL ESTATE 2820.2610

2820.2610 FORM NO. 32-M: CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY TO JOINT TENANTS.

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

<p>QUIT CLAIM DEED <small>Corporation, Partnership or Limited Liability Company to Joint Tenants</small></p> <p>No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required. Certificate of Real Estate Value No. _____ _____ (Date) _____ County Auditor by: _____ Deputy</p> <p>DEED TAX DUE: \$ _____ Date: _____</p>	<p style="text-align: center;">Form No. 32-M</p> <p style="text-align: right;"><small>Minnesota Uniform Conveyancing Blanks (1/16/97)</small></p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div> <p style="text-align: center;">(reserved for recording data)</p>
--	--

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

together with all hereditaments and appurtenances.

Check box if applicable:

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

Attix Deed Tax Stamp Here

By _____
 Its _____

By _____
 Its _____

STATE OF MINNESOTA }
 COUNTY OF _____ } ss.

This instrument was acknowledged before me on _____, (Date)
 by _____ and _____
 the _____ and _____
 of _____, a _____
 under the laws of _____, on behalf of the _____

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

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

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS)

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

Statutory Authority: MS s 507.09

History: 22 SR 95

MINNESOTA RULES 1997

2820.2700 FORMS FOR CONVEYANCES OF REAL ESTATE

690

TRUSTEE'S DEEDS

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

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

Subp. 2. Contents.

<small>Form No. 37-M - TRUSTEE'S DEED</small>		<small>Minnesota Uniform Conveyancing Blanks</small>	
<small>By individual(s)</small>			
<p>No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required Certificate of Real Estate Value No. _____ _____ 19 _____</p> <p>_____ County Auditor by _____ Deputy</p> <p>DEED TAX DUE HEREON: \$ _____ Date: _____ 19 _____</p>		<p>(reserved for recording data)</p>	
<p>FOR VALUABLE CONSIDERATION, _____ _____, as Trustee(s) of _____ <small>(Name of Trust)</small> _____, Grantor(s), hereby convey(s) to _____, Grantee(s), real property in _____ County, Minnesota, described as follows:</p>			
<p style="text-align: center;"><small>(If more space is needed, continue on back)</small></p> <p>together with all hereditaments and appurtenances belonging thereto.</p>			
<p>Affix Deed Tax Stamp Here</p>		<p>TRUSTEE(S) _____ _____ _____</p>	
<p>STATE OF MINNESOTA } COUNTY OF _____ } ss.</p>			
<p>The foregoing was acknowledged before me this _____ day of _____, 19_____, by _____ as Trustee(s) of _____ <small>(Name of Trust)</small></p>			
<p>_____, Grantor(s).</p>			
<p>NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR NAME)</p>		<p>SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT _____ <small>The Signatures for the real property described in this instrument should be sent to (include name and address of Grantee):</small></p>	
<p>THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):</p>			

Statutory Authority: *MS s 507.09*

History: *14 SR 216*

MINNESOTA RULES 1997

691

FORMS FOR CONVEYANCES OF REAL ESTATE 2820.2701

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

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

Subp. 2. Contents.

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

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

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

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

(if more space is needed, continue on back)

together with all hereditaments and appurtenances belonging thereto.

TRUSTEE(S)

Affix Deed Tax Stamp Here

STATE OF MINNESOTA }
 COUNTY OF _____ } ss.

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

_____, Grantor(s).

<p>NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK):</p> <p>THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):</p> 	<p>SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT</p> <p><small>Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee):</small></p>
--	---

Statutory Authority: MS s 507.09
History: 14 SR 216

MINNESOTA RULES 1997

2820.2702 FORMS FOR CONVEYANCES OF REAL ESTATE

692

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

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

Subp. 2. Contents.

Form No. 39-M—TRUSTEE'S DEED	Minnesota Uniform Conveyancing Blanks
By Corporation	
No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required Certificate of Real Estate Value No. _____, 19____ _____ County Auditor by _____ Deputy	(reserved for recording data)
DEED TAX DUE HEREON: \$ _____	
Date: _____, 19____	
FOR VALUABLE CONSIDERATION, _____ _____, as Trustee of (Name of Trust)	
hereby convey(s) to _____, Grantor(s), _____ Grantee(s), real property in _____ County, Minnesota, described as follows:	
(If more space is needed, continue on back)	
together with all hereditaments and appurtenances belonging thereto.	
TRUSTEE	
Affix Deed Tax Stamp Here	By _____ Its _____
STATE OF MINNESOTA } COUNTY OF _____ } ss.	By _____ Its _____
The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by _____ and _____, the _____ and _____ of _____, a corporation under the laws of _____, on behalf of the corporation as Trustee of _____ (Name of Trust)	_____, Grantor(s).
NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)	SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT
THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):	Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee):

Statutory Authority: *MS s 507.09*

History: *14 SR 216*

MINNESOTA RULES 1997

693

FORMS FOR CONVEYANCES OF REAL ESTATE 2820.2703

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

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

Subp. 2. Contents.

Form No. 40-M - TRUSTEE'S DEED Minnesota Uniform Subdividing Blanks
By Corporation to Joint Tenants

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

County Auditor
by _____ Deputy

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

(reserved for recording data)

FOR VALUABLE CONSIDERATION, _____
_____, as Trustee of _____
(Name of Trust)
_____, Grantor(s).
hereby convey(s) to _____, Grantee(s) as Joint Tenants,
real property in _____ County, Minnesota, described as follows:

(if more space is needed, continue on back)

together with all hereditaments and appurtenances belonging thereto.

TRUSTEE

Affix Deed Tax Stamp Here

By _____
(s)

By _____
(s)

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

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

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Statutory Authority: MS s 507.09

History: 14 SR 216

MINNESOTA RULES 1997

2820.2750 FORMS FOR CONVEYANCES OF REAL ESTATE

TRUSTS

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

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

Subp. 2. Contents.

Certificate of Trust Minn. Stat. §501B.36 Form No. 40.1-M Minnesota Uniform Conveyancing Blanks (1987)

By Individual

CERTIFICATE OF TRUST

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

(reserved for recording data)

_____ , being first duly sworn, on oath says:

- The name of the Trust is: _____
- The date of the Trust Instrument is: _____
- The name of each Grantor/Settlor is: _____
- The name of each original Trustee is: _____
- The name and address of each Trustee empowered to act under the Trust Instrument at the time of execution of this Certificate is: _____
- The Trustees are authorized by the Instrument to sell, convey, pledge, mortgage, lease, or transfer title to any interest in real or personal property, **EXCEPT** as limited by the following (if none, so indicate):
(Insert limitations on Trustee's authority, or if there is no limitation insert "None".)
- Any other Trust provisions the undersigned wishes to include: _____
- The Trust has has not (check one) terminated or been revoked.
- The statements contained in this Certificate of Trust are true and correct and there are no other provisions in the Trust Instrument or amendments to it that limit the powers of the Trustee(s) to sell, convey, pledge, mortgage, lease, or transfer title to interests in real or personal property.

Signature of Trustee or Grantor/Settlor

Subscribed and Sworn to before me this _____ day of _____, 19 _____

Signature of Notary Public or Other Official

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS)

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

MINNESOTA RULES 1997

695

FORMS FOR CONVEYANCES OF REAL ESTATE 2820.2752

2820.2752 FORM 40.2-M: CERTIFICATE OF TRUST BY A CORPORATION.

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

Subp. 2. Contents.

<p style="font-size: small;">Certificate of Trust Minn. Stat. §5013.56 By Corporation</p> <p style="text-align: center;">CERTIFICATE OF TRUST</p> <p>STATE OF MINNESOTA COUNTY OF _____ } ss.</p>	<p style="text-align: center;">Form No. 40.2-M Minnesota Uniform Conveyancing Blanks (1997)</p> <p style="text-align: center;">(reserved for recording data)</p>
--	--

_____, being first duly sworn, on oath says:

1. The name of the Trust is: _____
2. The date of the Trust Instrument is: _____
3. The name of each Grantor/Settlor is: _____
4. The name of each original Trustee is: _____
5. The name and address of each Trustee empowered to act under the Trust Instrument at the time of execution of this Certificate is:

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

(Insert limitations on Trustee(s) authority, or if there is no limitation insert "None".)
7. Any other Trust provisions the undersigned wishes to include:

8. The Trust has has not (check one) terminated or been revoked.
9. The statements contained in this Certificate of Trust are true and correct and there are no other provisions in the Trust Instrument or amendments to it that limit the powers of the Trustee(s) to sell, convey, pledge, mortgage, lease, or transfer title to interests in real or personal property.
10. _____ he is the _____ of _____ a _____ corporation, which is a Trustee or Grantor/Settlor of the Trust.

Signature of Trustee or Grantor/Settlor

By _____
Its _____
Subscribed and Sworn to before me this _____ day of _____, 19 _____

<p style="font-size: x-small; text-align: center;">THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS):</p> <div style="border: 1px solid black; height: 80px; width: 100%;"></div>	<p style="font-size: x-small; text-align: center;">Signature of Notary Public or Other Official</p> <p style="font-size: x-small; text-align: center;">NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR NAME):</p> <div style="border: 1px solid black; height: 80px; width: 100%;"></div>
---	---

Statutory Authority: *MS s 45.023; 507.09*

History: *18 SR 1409*

MINNESOTA RULES 1997

2820.2754 FORM 40.3-M: AFFIDAVIT OF TRUSTEE.

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

Subp. 2. Contents.

<small>Affidavit of Trustee</small>	<small>Form No. 40.3-M</small>	<small>Minnesota Uniform Conveyancing Blanks (1997)</small>
<small>Affidavit of Trustee regarding Certificate of Trust or Trust Instrument pursuant to Minn. Stat. § 5013.07</small>		
AFFIDAVIT OF TRUSTEE		
STATE OF MINNESOTA COUNTY OF _____ } ss.	(reserved for recording data)	

_____, being first duly sworn on oath, says that:

1. Affiant is a Trustee named in that certain Certificate of Trust (or Trust Instrument) dated _____, 19____, and filed for record _____, 19____, as Document Number _____ (or in Book _____ of _____, Page _____) in the office of the (County Recorder) (Registrar of Titles) of _____ County, Minnesota, regarding the Trust named _____ which Certificate of Trust was executed by Affiant or another Trustee or the Grantor of the Trust described in the Certificate of Trust (or set forth in the Trust Instrument), and which relates to real property in _____ County, Minnesota, legally described as follows:

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

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

- 3. The Trustee(s) who have executed that certain instrument, relating to the real property described above, between _____ as Trustee(s), and _____ dated _____, 19____:
 - (a) are empowered by the provisions of the Trust Instrument to sell, convey, pledge, mortgage, lease, or transfer title to any interest in real property held in trust; and
 - (b) are the requisite number of Trustee(s) required by the provisions of the Trust Instrument to execute and deliver such an instrument.
- 4. The Trust has not terminated or been revoked. (check one) has terminated or been revoked, but the execution and delivery of the instrument described in paragraph 3 were made pursuant to the provisions of the Trust Instrument prior to its termination or revocation.
- 5. There has been no amendment to the Trust Instrument which limits the power of Trustee(s) to execute and deliver the instrument described in paragraph 3.
- 6. The Trust is not supervised by any Court. (check one) is supervised by the _____ Court of _____ County, _____, and all necessary approval has been obtained from the Court for the Trustee(s) to execute and deliver the instrument described in paragraph 3.
- 7. Affiant does not have actual knowledge of any facts indicating that the Trust is invalid.

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

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS)

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR NAME)

Statutory Authority: MS s 45.023; 507.09

History: 18 SR 1409

MINNESOTA RULES 1997

2820.2950 FORMS FOR CONVEYANCES OF REAL ESTATE

698

2820.2950 FORM 36-M. RELEASE OF LAND FROM LIEN IN MARRIAGE DISSOLUTION (DIVORCE) JUDGMENT AND DECREE.

Subpart 1. **Recommended form.** The recommended form for the release of land in marriage dissolution (divorce) judgment and decree is contained in subpart 2.

Subp. 2. Contents.

RELEASE OF LAND FROM LIEN IN MARRIAGE DISSOLUTION (DIVORCE) JUDGMENT AND DECREE Form No. 36-M Minnesota Uniform Conveyancing Blanks

Release of Land from Lien in Marriage Dissolution (Divorce) Judgment and Decree

(reserved for recording data)

Date: _____, 19__

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

(If more space is needed, continue on back)

is hereby released from the lien(s) owned by the undersigned, created in Marriage Dissolution (Divorce) Case No. _____ in _____ County, Minnesota. (If registered land, Judgment and Decree is filed as Document Number(s) _____, files of the Registrar of Titles.)

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

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

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT
NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR NAME)

Statutory Authority: *MS s 507.09*

History: *12 SR 2392*

MINNESOTA RULES 1997

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.2955

2820.2955 FORM 126-M: SUMMARY REAL ESTATE DISPOSITION JUDGMENT.

Subpart 1. Recommended form. The recommended form for a summary real estate disposition judgment pursuant to Minnesota Statutes, section 518.191 is contained in subpart 2.

Subp. 2. Contents.

Summary Real Estate Disposition Judgment Pursuant to Minn. Stat. §518.191

Form No. 126-M

Minnesota Uniform Conveyancing Blanks (1991)

STATE OF MINNESOTA

DISTRICT COURT

COUNTY OF _____

JUDICIAL DISTRICT Family Court Division

In Re the Marriage of:

Court File No. _____

_____, Petitioner,
and
_____, Respondent

SUMMARY REAL ESTATE DISPOSITION JUDGMENT

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

Date of Parties' marriage: _____

Date of entry of Judgment and Decree of Dissolution: _____

Name(s) of Petitioner's Attorney(s): _____

Name(s) of Respondent's Attorney(s): _____

OR Check here if parties appeared pro se: [] Petitioner [] Respondent

Name of Judge who signed Order for Judgment and Decree: _____

Name of Referee, if any, who signed Order for Judgment and Decree: _____

The Judgment and Decree resulted from (check one):

[] Stipulation [] Default With No Appearance [] Trial

Appearances at the Default or Trial: _____

Name change (if any) of parties in Judgment and Decree: (if none check here [])

Petitioner from _____ (former name) to _____ (present name)

Respondent from _____ (former name) to _____ (present name)

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

MINNESOTA RULES 1997

2820.2955 FORMS FOR CONVEYANCES OF REAL ESTATE

700

Legal Description:

Certificate of Title No. _____

(if land is Torrens)

_____ County, Minnesota

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

Interest awarded:

Liens, mortgages, encumbrances or other interests in the above real estate created by the Judgment and Decree (include name of person to whom awarded and interest awarded):

Triggering or contingent events set forth in the Judgment and Decree affecting the disposition of the above real estate:

(File a certified copy of this Summary Real Estate Disposition Judgment
with the Registrar of Titles and/or County Recorder in the county where each Parcel is located.)

MINNESOTA RULES 1997

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.2955

Approval of Summary Real Estate Disposition Judgment:

(space for Approval Stamp of Referee, if any)

By the Court:

Judge

Date: _____

COURT ADMINISTRATOR

Date: _____, 19____

By _____
Deputy

Statutory Authority: *MS s 45.023; 507.09*

History: *17 SR 1829*

MINNESOTA RULES 1997

2820.3000 FORMS FOR CONVEYANCES OF REAL ESTATE

702

MORTGAGES

2820.3000 FORM 41-M: MORTGAGE BY INDIVIDUAL.

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

Subp. 2. Contents.

MORTGAGE	Form No. 41-M	Miller House Co., Minneapolis (7/17/85) Minnesota Uniform Conveyancing Blanks (1985)
By Individual		
<div style="border: 1px solid black; height: 100px; width: 100%;"></div> <p style="text-align: center; font-size: small;">(reserved for mortgage registry tax payment data)</p>		
<p>MORTGAGE REGISTRY TAX DUE HEREON:</p> <p style="text-align: center;">\$ _____</p>		<p style="text-align: center;">(reserved for recording data)</p>

THIS INDENTURE, Made this _____ day of _____, 19____,

between _____,

_____ Mortgageor (whether one or more),

and _____,

_____ Mortgagee (whether one or more).

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

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

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

that Mortgagee shall quietly enjoy and possess the same; and that Mortgageor will warrant and defend the title to the same against all lawful claims not hereinbefore specifically excepted.

PROVIDED, NEVERTHELESS, That if Mortgageor shall pay to Mortgagee the sum of _____ DOLLARS, according to the terms of a promissory note of even date herewith (the Note), the final payment being due and payable on _____ with interest at the rate provided in the Note, and shall repay to Mortgagee, at the times and with interest as specified, all sums advanced in perfecting the lien of this Mortgage, in payment of taxes on the Property and assessments payable thereon, 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 keep and perform all the covenants and agreements herein contained, then this Mortgage shall be null and void, and shall be released at Mortgageor's expense

MINNESOTA RULES 1997

AND MORTGAGOR covenants with Mortgagee as follows:

- 1. to pay the principal sum of money and interest as specified in the Note,
- 2. to pay all taxes and assessments now due or that may hereafter become 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 Mortgagee. Each insurance policy shall contain a loss payable clause in favor of 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, Mortgagor shall promptly give notice of such damage to Mortgagee and the insurance company. The insurance shall be issued by an insurance company or companies licensed to do business in the State of Minnesota and acceptable to Mortgagee. The insurance policies shall provide for not less than ten days written notice to Mortgagee before cancellation, non-renewal, termination, or change in coverage, and Mortgagor shall deliver to Mortgagee a duplicate original or certificate of such insurance policies.

- 4. to pay, when due, both principal and interest of all prior liens or encumbrances, if any, and to keep the Property free and clear of all other prior liens or encumbrances;
- 5. to commit or permit no waste on the Property and to keep it in good repair;
- 6. to complete forthwith any improvements which may hereafter be under course of construction on the Property; and
- 7. to pay any other expenses and attorney's fees incurred by Mortgagee by reason of litigation with any third party for the protection of the lien of this Mortgage.

In case of failure to pay said taxes and assessments, prior liens or encumbrances, expenses and attorney's fees as above specified, or to insure said buildings, improvements, and fixtures and deliver the policies as aforesaid, Mortgagee may pay such taxes, assessments, prior liens, expenses and attorney's fees and 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 Mortgagor to Mortgagee and this Mortgage shall from date thereof secure the repayment of such advances with interest.

In case of default in any of the foregoing covenants, Mortgagor 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 Mortgagee 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 Mortgagor agrees to pay.

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

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

MORTGAGOR

STATE OF MINNESOTA }
 COUNTY OF _____ } ss.

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

THIS INSTRUMENT WAS MADE BY (PRINT NAME) AND ADDRESS:

 SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

 NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

FAILURE TO RECORD OR FILE THIS MORTGAGE
 MAY AFFECT THE PRIORITY OF THIS MORTGAGE.

Statutory Authority: MS s 507.09

History: 11 SR 534

MINNESOTA RULES 1997

2820.3100 FORMS FOR CONVEYANCES OF REAL ESTATE

704

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

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

Subp. 2. Contents.

RESIDENTIAL MORTGAGE Form No. 41½-M Miller-Davis Co., Minneapolis
Pursuant to Minn. Stat. Sec. 47.20 (1991) Individual to Individual Minnesota Uniform Conveyancing Blanks (1991)

(reserved for mortgage registry tax payment data)

(reserved for recording data)

MORTGAGE REGISTRY TAX DUE HEREON:

\$ _____

THIS INDENTURE, Made this _____ day of _____, 19____,
between _____

_____, Mortgageor (whether one or more),
(Marital Status)

and _____, Mortgagee (whether one or more),

WITNESSETH, That the Mortgageor, in consideration of the sum of _____ DOLLARS,
to the Mortgageor in hand paid by the Mortgagee, the receipt whereof is hereby acknowledged, does hereby
convey unto the Mortgagee, Forever, all of the land located in the County of _____,
and State of Minnesota, described as follows:

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

TO HAVE AND TO HOLD THE SAME, to the Mortgagee forever. The Mortgageor covenants with Mortgagee as follows: That Mortgageor 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 Mortgageor will Warrant and Defend the title to the same against all lawful claims not hereinbefore specifically excepted.

PROVIDED, NEVERTHELESS, That if the Mortgageor shall pay to the Mortgagee the sum of _____ DOLLARS, according to the terms of a promissory note of even date herewith (the Note), the final payment being due and payable on _____ with interest at the rate of _____ percent per annum, and shall repay to the Mortgagee, at the times and with interest as specified, all sums advanced in protecting the lien of this Mortgage, in payment of taxes on the Property, insurance premiums 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 keep and perform all the covenants and agreements herein contained, then this Mortgage shall be null and void, and shall be released at the Mortgageor's expense.

AND THE MORTGAGOR covenants with the Mortgagee as follows:

1. to pay the principal sum of money and interest as specified in the Note;
2. to pay all taxes and assessments now due or that may hereafter become liens against the Property before penalty attaches thereto;
3. to keep all buildings, improvements and fixtures now or later located on or a part of the Property insured against loss by fire, extended coverage perils, vandalism, malicious mischief and, if applicable, 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, Mortgageor shall procure and maintain flood insurance in amounts reasonably satisfactory to the Mortgagee. Each insurance policy shall contain a loss

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.3100

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 Mortgagee a duplicate original or certificate of such insurance policies.

- 4. to pay, when due, both principal and interest of all prior liens or encumbrances;
5. to commit or permit no waste on the Property and to keep it in good repair;
6. to complete forthwith any improvements which may hereafter be under course of construction on the Property, and;
7. to pay any other expenses and attorney's fees incurred by 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 Mortgagor to the Mortgagee and this Mortgagee 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 Mortgagee 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:

- 1. 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 Mortgagee 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

State of Minnesota }
County of _____ } ss.

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

NOTARIAL STAMP OR SEAL FOR OTHER TITLE OR BANK

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

THIS INSTRUMENT WAS DRAFTED BY NAME AND ADDRESS

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

Statutory Authority: MS s 507.09

MINNESOTA RULES 1997

2820.3200 FORMS FOR CONVEYANCES OF REAL ESTATE

706

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

Subpart 1. **Recommended form.** The recommended form for a residential mortgage from an individual as mortgagor to a corporation or partnership as mortgagee is contained in subpart 2.

Subp. 2. Contents.

RESIDENTIAL MORTGAGE Miller Davis Co., Minneapolis
Present in Minn. Stat. Sec. 47.31 (1981), Individual to Corporation or Partnership **Form No. 42 1/2-M** Minnesota Uniform Conveyancing Blanks (1981)

(reserved for mortgage registry tax payment data)

(reserved for recording data)

MORTGAGE REGISTRY TAX DUE HEREON:
\$ _____

THIS INDENTURE, Made this _____ day of _____, 19____,
between _____
(Married Status) _____, Mortgagor (whether one or more),
and _____
a _____ under the laws of _____ Mortgagee.

WITNESSETH, That the Mortgagor, in consideration of the sum of _____
DOLLARS,
to the Mortgagor in hand paid by the Mortgagee, the receipt whereof is hereby acknowledged, does hereby
convey unto the Mortgagee, Forever, all of the land located in the County of _____
and State of Minnesota, described as follows:

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 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 _____ DOLLARS, according to the terms of a promissory note of even date herewith (the Note), the final payment being due and payable on _____, with interest at the rate of _____ percent per annum, and shall repay to the Mortgagee, at the times and with interest as specified, all sums advanced in protecting the lien of this Mortgage, in payment of taxes on the Property, insurance premiums 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 keep and perform all the covenants and agreements herein contained, then this Mortgage shall be null and void, and shall be released at the Mortgagor's expense.

AND THE MORTGAGOR covenants with the Mortgagee as follows:

1. to pay the principal sum of money and interest as specified in the Note;
2. to pay all taxes and assessments now due or that may hereafter become 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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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.3200

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 Mortgagee a duplicate original or certificate of such insurance policies.

- 4. to pay, when due, both principal and interest of all prior liens or encumbrances, if any, and to keep the Property free and clear of all other prior liens or encumbrances;
5. to commit or permit no waste on the Property and to keep it in good repair;
6. to complete forthwith any improvements which may hereafter be under course of construction on the Property, and;
7. to pay any other expenses and attorney's fees incurred by the Mortgagee by reason of litigation with any third party for the protection of the ten of this Mortgagee

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 Mortgagor to the Mortgagee and this Mortgagee 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 Mortgagee 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:

- 1. Mortgagor shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recording hereof.
2. Upon default of any covenant or agreement by Mortgagor under the terms of the Note or this Mortgage, Mortgagee prior to foreclosure shall mail notice to Mortgagor as provided herein specifying: (a) the nature of the default by the Mortgagor; (b) the action required to cure such default; (c) a date, not less than thirty (30) days from the date the notice is mailed to Mortgagor by which such default must be cured; and (d) that failure to cure such default on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage and sale of the Property. The notice shall further inform Mortgagor of the right to renege 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, in 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

State of Minnesota }
County of _____ } ss.

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

NOTARIAL SIGNATURE SEAL (NOTARIES FILE OR BANK)

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

THIS INSTRUMENT WAS RECORDED BY (NAME AND ADDRESS)

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

Statutory Authority: MS s 507.09

MINNESOTA RULES 1997

2820.3300 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.3300 FORM 43-M: MORTGAGE BY CORPORATION OR PARTNERSHIP.

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

Subp. 2. Contents.

MORTGAGE **Form No. 43-M**
By Corporation or Partnership Miller-Davis Co., Minneapolis (7-17-85)
Minnesota Uniform Conveyancing Blanks (1985)

<p style="text-align: center; font-size: small;">(reserved for mortgage registry tax payment data)</p>	<p style="text-align: center; font-size: small;">(reserved for recording data)</p>
--	--

MORTGAGE REGISTRY TAX DUE HEREON:

\$ _____

THIS INDENTURE, Made this _____ day of _____, 19____,
 between _____,
 a _____ under the laws of _____,
 Mortgagor (whether one or more), and _____,
 Mortgagee (whether one or more).

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

together with all hereditaments and appurtenances belonging thereto (the Property).
 TO HAVE AND TO HOLD THE SAME, to Mortgagee forever. Mortgagor 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 Mortgagee shall quietly enjoy and possess the same, and that Mortgagor will warrant and defend the title to the same against all lawful
 claims not heretofore specifically excepted.

PROVIDED, NEVERTHELESS That if Mortgagor shall pay to Mortgagee the sum of _____ DOLLARS,
 according to the terms of a promissory note of even date herewith (the Note), the final payment being due and payable on _____
 with interest at the rate provided in the Note, and shall repay to Mortgagee, at the times and with interest as
 specified, all sums advanced in protecting the lien of this Mortgage, in payment of taxes on the Property and assessments payable therewith,
 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 keep and perform all the covenants and agreements herein contained, then
 this Mortgage shall be null and void, and shall be released at Mortgagor's expense.

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.3300

AND MORTGAGOR covenants with Mortgagee as follows:

- 1. to pay the principal sum of money and interest as specified in the Note.
2. to pay all taxes and assessments now due or that may hereafter become 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 Mortgagee. Each insurance policy shall contain a loss payable clause in favor of 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, Mortgagor shall promptly give notice of such damage to Mortgagee and the insurance company. The insurance shall be issued by an insurance company or companies licensed to do business in the State of Minnesota and acceptable to Mortgagee. The insurance policies shall provide for not less than ten days written notice to Mortgagee before cancellation, non-renewal, termination, or change in coverage, and Mortgagor shall deliver to Mortgagee a duplicate original or certificate of such insurance policies.

- 4. to pay, when due, both principal and interest of all prior liens or encumbrances, if any, and to keep the Property free and clear of all other prior liens or encumbrances.
5. to commit or permit no waste on the Property and to keep it in good repair.
6. to complete forthwith any improvements which may hereafter be under course of construction on the Property; and
7. to pay any other expenses and attorney's fees incurred by Mortgagee by reason of litigation with any third party for the protection of the lien of this Mortgage.

In case of failure to pay said taxes and assessments, prior liens or encumbrances, expenses and attorney's fees as above specified, or to insure said buildings, improvements, and fixtures and deliver the policies as aforesaid, Mortgagee may pay such taxes, assessments, prior liens, expenses and attorney's fees and 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 Mortgagor to Mortgagee and this Mortgage shall from date thereof secure the repayment of such advances with interest.

In case of default in any of the foregoing covenants, Mortgagor 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 Mortgagee 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 Mortgagor agrees to pay.

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

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

MORTGAGOR

By _____
Its _____

STATE OF MINNESOTA
COUNTY OF _____

By _____
Its _____

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

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

NOTARIAL STAMP OR SEAL FOR (OFFICIAL TITLE) FOR BANK

FAILURE TO RECORD OR FILE THIS MORTGAGE MAY AFFECT THE PRIORITY OF THIS MORTGAGE.

Statutory Authority: MS s 507.09

History: 11 SR 534

MINNESOTA RULES 1997

2820.3600 FORMS FOR CONVEYANCES OF REAL ESTATE

710

2820.3600 FORM 46-M: ASSIGNMENT OF MORTGAGE BY INDIVIDUAL.

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

Subp. 2. **Contents.**

ASSIGNMENT OF MORTGAGE

Form No. 46-M

Miller Davis Co., Minneapolis (12-16-85)
Minnesota Uniform Conveyancing Blanks (1985)

By Individual

Assignment Of Mortgage

Date: _____, 19____

(reserved for recording data)

FOR VALUABLE CONSIDERATION, _____

Assignor (whether one or more), hereby sells, assigns and transfers to _____

Assignee (whether one or more), the Assignor's interest in the Mortgage dated _____, 19____, executed by _____

as Mortgagor, to _____
as Mortgagee, and filed for record _____, 19____, as Document Number _____
(or in Book _____ of _____ Page _____), in the Office of the (County Recorder)
(Registrar of Titles) of _____ County, Minnesota, together with all right and
interest in the note and obligations therein specified and the debt thereby secured. Assignor covenants with
Assignee, its successors and assigns, that there is still due and unpaid of the debt secured by the Mortgage the
sum of _____

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

ASSIGNOR(S)

STATE OF MINNESOTA

COUNTY OF _____ } II.

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

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK):

Statutory Authority: *MS s 507.09*

History: *11 SR 534*

MINNESOTA RULES 1997

711

FORMS FOR CONVEYANCES OF REAL ESTATE 2820.3700

2820.3700 FORM 47-M: ASSIGNMENT OF MORTGAGE BY CORPORATION OR PARTNERSHIP.

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

Subp. 2. Contents.

ASSIGNMENT OF MORTGAGE

Form No. 47-M

Miller/Davis Co., Minneapolis (12/18/85) Minnesota Uniform Conveyancing Blanks (1985)

By Corporation or Partnership

Assignment Of Mortgage

Date: _____, 19__

(reserved for recording data)

FOR VALUABLE CONSIDERATION, _____

a _____ under the laws of _____, Assignor (whether one or more), hereby sells, assigns and transfers to _____

Assignee (whether one or more), the Assignor's interest in the Mortgage dated _____, 19__, executed by _____

as Mortgagor, to _____ as Mortgagee, and filed for record _____, 19__, as Document Number _____ (or in Book _____ of _____ Page _____) in the Office of the (County Recorder) (Registrar of Titles) of _____ County, Minnesota, together with all right and interest in the note and obligations therein specified and the debt thereby secured. Assignor covenants with Assignee, its successors and assigns, that there is still due and unpaid of the debt secured by the Mortgage the sum of _____

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

ASSIGNOR

By _____ Its _____

By _____ Its _____

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

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

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

Statutory Authority: MS s 507.09

History: 11 SR 534

2820.3710 [Repealed, 21 SR 240]

MINNESOTA RULES 1997

2820.3715 FORMS FOR CONVEYANCES OF REAL ESTATE

712

2820.3715 FORM NO. 47 1/2-M: ASSIGNMENT OF MORTGAGE BY CORPORATION OR PARTNERSHIP WITH CHANGE OF NAME OR IDENTITY.

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

Subp. 2. Contents.

<p style="text-align: center;">Assignment Of Mortgage</p> <p style="text-align: center;">_____</p> <p style="text-align: center;">Date</p>	<p style="text-align: center;">Form No. 47 1/2-M</p> <p style="text-align: right;">Minnesota Uniform Conveyancing Blanks (8/14/96)</p> <p style="text-align: center;">(reserved for recording data)</p>
---	---

FOR VALUABLE CONSIDERATION, _____
a _____ under the laws of _____
Assignor, hereby sells, assigns and transfers to _____
Assignee, the Assignor's interest in the Mortgage dated _____
executed by _____
as Mortgagor, to _____
as Mortgagee, and filed for record _____, as Document Number _____
Date _____
(or in Book _____ of _____ Page _____), in the Office of the (County Recorder)
(Registrar of Titles) of _____ County, Minnesota, together with all right and interest
in the note and obligations therein specified and the debt thereby secured. Assignor covenants with Assignee, its
successors and assigns, that there is still due and unpaid of the debt secured by the Mortgage the sum of
_____ DOLLARS, with interest thereon from
Date _____, and that Assignor has good right to sell, assign and transfer the same.
The undersigned has changed its name or identity from _____
to _____
as a result of merger, consolidation, amendment to charter or articles of incorporation, or conversion of articles of
incorporation or charter from federal to state, state to federal, or from one form of entity to another.

ASSIGNOR

By _____
Its _____
By _____
Its _____

STATE OF MINNESOTA

COUNTY OF _____

} ss.

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

The foregoing instrument was acknowledged before me on _____ Date _____
by _____ and _____
the _____ and _____
of _____, B _____
under the laws of _____, on behalf of the _____

THIS INSTRUMENT WAS DRAFTED BY CHAMBER & ASSOCIATES

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

Statutory Authority: *MS s 14.38*

History: *21 SR 240*

MINNESOTA RULES 1997

713

FORMS FOR CONVEYANCES OF REAL ESTATE 2820.3900

2820.3900 FORM 50-M: SATISFACTION OF MORTGAGE BY INDIVIDUAL.

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

Subp. 2. **Contents.**

SATISFACTION OF MORTGAGE

Form No. 50-M

Miller, Davis Co., Minneapolis (7/17/85)
Minnesota Uniform Conveyancing Blanks (1/96)

By Individual

Satisfaction Of Mortgage

Date: _____, 19____

(reserved for recording data)

THAT CERTAIN MORTGAGE owned by the undersigned, dated _____, 19____, executed by _____, as Mortgagor, to _____, as Mortgagee,

and filed for record _____, 19____, as Document Number _____ (or in Book _____ of _____ Page _____), in the Office of the (County Recorder) (Registrar of Titles) of _____ County, Minnesota, is, with the indebtedness thereby secured, fully paid and satisfied.

STATE OF MINNESOTA

COUNTY OF _____ ss.

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

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

NOTARIAL STAMP OR SEAL OR OTHER TITLE OR RANK

Statutory Authority: *MS s 507.09*

History: *11 SR 534*

MINNESOTA RULES 1997

2820.4000 FORMS FOR CONVEYANCES OF REAL ESTATE

714

2820.4000 FORM 51-M: SATISFACTION OF MORTGAGE BY CORPORATION OR PARTNERSHIP.

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

Subp. 2. Contents.

SATISFACTION OF MORTGAGE Form No. 51-M Miller, Davis Co. Minneapolis (7-17-85) Minnesota Uniform Conveyancing Blanks (1985)

By Corporation or Partnership

Satisfaction Of Mortgage

(reserved for recording data)

Date: _____, 19__

THAT CERTAIN MORTGAGE owned by the undersigned, a _____, under the laws of _____, dated _____, 19__, executed by _____, as Mortgagor, to _____, as Mortgagee,

and filed for record _____, 19__, as Document Number _____ (or in Book _____ of _____ Page _____), in the Office of the (County Recorder) (Registrar of Titles) of _____ County, Minnesota, is, with the indebtedness thereby secured, fully paid and satisfied.

By _____ Its _____

By _____ Its _____

STATE OF MINNESOTA COUNTY OF _____

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

THIS INSTRUMENT WAS DRAFTED BY: (NAME AND ADDRESS)

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

Statutory Authority: MS s 507.09 History: 11 SR 534 2820.4005 [Repealed, 21 SR 240]

MINNESOTA RULES 1997

715

FORMS FOR CONVEYANCES OF REAL ESTATE 2820.4006

2820.4006 FORM 51 1/2-M: SATISFACTION OF MORTGAGE BY CORPORATION WITH CHANGE OF NAME OR IDENTITY.

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

Subp. 2. Contents.

<p>SATISFACTION OF MORTGAGE</p> <p><small>By Corporation with Change of Name or Identity Pursuant to Minn. Stat. § 507.411</small></p>	<p>Form No. 51 1/2-M</p>	<p><small>Minnesota Uniform Conveyancing Blanks (5/16/96)</small></p>
<p>Satisfaction Of Mortgage</p>		
<p>(reserved for recording data)</p>		

Date _____

THAT CERTAIN MORTGAGE owned by the undersigned, a _____ under the laws of _____, dated _____, executed by _____, as Mortgagor, to _____, as Mortgagee, and filed for record _____, as Document Number _____, (or _____ Date _____, as Document Number _____) in Book _____ of _____ Page _____, in the Office of the (County Recorder) (Registrar of Titles) of _____ County, Minnesota, is, with the indebtedness thereby secured, fully paid and satisfied.

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

By _____
Its _____

By _____
Its _____

STATE OF _____ }
COUNTY OF _____ } ss. Check here if part or all of the land is Registered (Torrens)

The foregoing instrument was acknowledged before me on _____ Date _____ by _____ and _____ the _____ and _____ of _____, a _____ under the laws of _____, on behalf of the _____

<p><small>THIS INSTRUMENT WAS DICTATED BY PHONE & ADDRESS</small></p>	<p><small>SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT</small></p>
<p><small>NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)</small></p>	<p><small>NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)</small></p>

Statutory Authority: *MS s 14.38*
History: *21 SR 240*

MINNESOTA RULES 1997

2820.4010 FORMS FOR CONVEYANCES OF REAL ESTATE

716

2820.4010 FORM 52-M: PARTIAL RELEASE OF MORTGAGE BY INDIVIDUAL.

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

Subp. 2. Contents.

PARTIAL RELEASE OF MORTGAGE Form No. 52-M MINNESOTA PUBLISHING CO. 100 N. W. 10TH ST. MINNAPOLIS, MN 55401-1000
Minnesota Uniform Conveyancing Blanks (Rev. 2-19-88)

By Individual

**Partial Release
of Mortgage**

Date: _____, 19__ (reserved for recording data)

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

(If more space is needed, continue on back)

is hereby released from the lien of the Mortgage, owned by the undersigned, dated _____, 19__,
 executed by _____,
 _____, as Mortgagor, to
 _____, as Mortgagee,
 and filed for record _____, 19__, as Document Number _____
 (or in Book _____ of _____ Page _____), in the Office of the (County Recorder)
 (Registrar of Titles) of _____ County, Minnesota.

STATE OF MINNESOTA }
 COUNTY OF _____ } ss.
 The foregoing instrument was acknowledged before me this _____ day of _____, 19__,
 by _____

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):	SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT
	NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

Statutory Authority: MS s 507.09
History: 11 SR 534

MINNESOTA RULES 1997

717

FORMS FOR CONVEYANCES OF REAL ESTATE 2820.4020

2820.4020 FORM 53-M: PARTIAL RELEASE OF MORTGAGE BY CORPORATION OR PARTNERSHIP.

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

Subp. 2. Contents.

PARTIAL RELEASE OF MORTGAGE Form No. 53-M Minnesota Uniform Conveyancing Blanks (Rev. 3-19-88)

Partial Release of Mortgage
Date: _____, 19____
(reserved for recording data)

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

(If more space is needed, continue on back)
is hereby released from the lien of the Mortgage, owned by the undersigned, dated _____, 19____,
executed by _____, as Mortgagor, to _____, as Mortgagee,
and filed for record _____, 19____, as Document Number _____,
(or in Book _____ of _____ Page _____), in the Office of the (County Recorder)
(Registrar of Titles) of _____ County, Minnesota.

By _____
Its _____
By _____
Its _____

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

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

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

Statutory Authority: MS s 507.09
History: 11 SR 534

MINNESOTA RULES 1997

2820.4025 FORMS FOR CONVEYANCES OF REAL ESTATE

718

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

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

Subp. 2. Contents.

PARTIAL RELEASE OF MORTGAGE Form No. 53 1/2-M Minnesota Uniform Conveyancing Blanks (1993)
 By Corporation with Change of Name or Identity Pursuant to Minn. Stat. § 507.411

Partial Release of Mortgage

Date: _____, 19____ (reserved for recording data)

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

(If more space is needed continue on back)

is hereby released from the lien of the Mortgage, owned by the undersigned, dated _____, 19____, executed by _____, as Mortgagor, to _____, as Mortgagee, and filed for record _____, 19____, as Document Number _____ (or in Book _____ of _____ Page _____), in the Office of the (County Recorder) (Registrar of Titles) of _____ County, Minnesota.

The undersigned has changed its name or identity from _____ to _____ as a result of (check appropriate box (es)) merger consolidation amendment to charter or articles of incorporation conversion of articles of incorporation or charter from federal to state, state to federal, or from one form of entity to another.

By _____
Its _____

By _____
Its _____

STATE OF _____ }
COUNTY OF _____ } ss.

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

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS):	SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT
	NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

Statutory Authority: MS s 45.023; 507.09

History: 17 SR 1829; 18 SR 1409

MINNESOTA RULES 1997

719

FORMS FOR CONVEYANCES OF REAL ESTATE 2820.4030

2820.4030 FORM 131-M: CERTIFICATE OF RELEASE OF MORTGAGE BY TITLE INSURANCE COMPANY OR ITS AGENT.

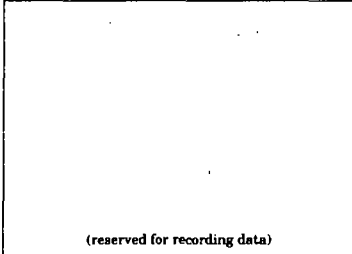
Subpart 1. Recommended form. The recommended form for a certificate of release of mortgage by title insurance company or its agent is contained in subpart 2.

Subp. 2. Contents.

Certificate of Release under Minn. Stat. §507.401 Form No. 131-M Minnesota Uniform Conveyancing Blanks (1994)

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

Date: _____



(reserved for recording data)

_____, a corporation (Title Insurance Company or its Agent)

under the laws of _____, hereby certifies the following:

- (1) Name of Mortgagor(s) Name of Original Mortgage ... (2) The mortgage was in the original principal amount of \$500,000.00 or less. (3) The person executing the certificate of release is an officer or a duly appointed agent of a title insurance company authorized and licensed to transact the business of insuring titles to interests in real property in this state pursuant to Chapter 58A. (4) The certificate of release is made on behalf of the mortgagor or a person who acquired title from the mortgagor to all or a part of the property described in the mortgage. (5) The mortgage or mortgage servicer provided a payoff statement which was used to make payment in full of the unpaid balance of the loan secured by the mortgage. (6) Payment in full of the unpaid balance of the loan secured by the mortgage was made in accordance with the written or verbal payoff statement, and received by the mortgagor or mortgage servicer, as evidenced by one or more of the following in the records of the title insurance company or its agent: (i) a bank check, certified check, escrow account check from the title company or title insurance agent or attorney trust account check that has been negotiated by the mortgagor or mortgage servicer; or (ii) other documentary evidence of payment to the mortgagor or mortgage servicer. (7) More than 60 days have elapsed since the date payment in full was sent. (8) After the expiration of the 60-day period referred to in §507.401, Subd. 2, the title insurance company, its officer or agent, sent to the last known address of the mortgagor or mortgage servicer, at least 30 days prior to executing the certificate of release, notice in writing of its intention to execute and record a certificate of release in accordance with this section, with an unexecuted copy of the proposed certificate of release attached to the written notice. (9) The title insurance company, its officer or agent, has not received notification in writing of any reason why the certificate of release should not be executed and recorded after the expiration of the 30-day notice period referred to in Subd. 2. (10) (Complete if by agent) Appointment of agent filed for record as Document No. _____ (or in Book _____ Page _____) in the office of the (County Recorder) (Registrar of Titles).

(Name of Title Insurance Company or its Agent)

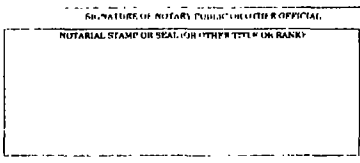
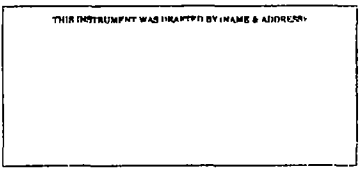
By _____ Its _____

STATE OF MINNESOTA } 88. COUNTY OF _____

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

The foregoing instrument was acknowledged before me on _____ (Date)

by _____ and _____ the _____ and _____ of _____ on behalf of the _____



Statutory Authority: MS s 507.09

History: 19 SR 689

MINNESOTA RULES 1997

2820.4035 FORMS FOR CONVEYANCES OF REAL ESTATE

720

2820.4035 FORM 132-M: APPOINTMENT OF AGENT FOR RELEASE OF MORTGAGE BY TITLE INSURANCE COMPANY.

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

Subp. 2. Contents.

Appointment of Agent to Release under Minn. Stat. §507.401 Form No. 132-M Minnesota Uniform Conveyance Blanks (1997)

Corporation, Partnership or Limited Liability Company

APPOINTMENT OF AGENT FOR RELEASE OF MORTGAGE BY TITLE INSURANCE COMPANY

(reserved for recording data)

Date: _____

_____, R _____ under the laws of _____, Grantor, hereby appoints a _____ under the laws of _____ an agent with full authority to execute and record Certificates of Release of Mortgages under Minn. Stat. §507.401 on behalf of the title insurance company. This appointment of agent is for a term of _____, commencing on the date hereof.

By _____ Its _____

STATE OF MINNESOTA } ss. COUNTY OF _____

The foregoing instrument was acknowledged before me on _____ (Date) by _____ and _____ the _____ and _____ of _____, a _____ on behalf of the _____

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

_____ hereby consents to and accepts the terms of the appointment. (Name of Agent)

By _____ Its _____

STATE OF MINNESOTA } ss. COUNTY OF _____

The foregoing instrument was acknowledged before me on _____ (Date) by _____ and _____ the _____ and _____ of _____, a _____ on behalf of the _____

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS)

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

Statutory Authority: MS s 507.09 History: 19 SR 689

MINNESOTA RULES 1997

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.4040

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

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

Subp. 2. Contents.

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

Form No. 133-M

Minnesota Uniform Conveyancing Blanks (1994)

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

Date: _____

(reserved for recording data)

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

(Grantor/Title Insurance Company)

By _____ Its _____
By _____ Its _____

STATE OF MINNESOTA } ss.
COUNTY OF _____

The foregoing instrument was acknowledged before me on _____ (Date) by _____ and _____ the _____ and _____ of _____, a _____ on behalf of the _____

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS):

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL
NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK):

Statutory Authority: MS s 507.09

History: 19 SR 689

MINNESOTA RULES 1997

MORTGAGE FORECLOSURES

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

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

Subp. 2. Contents.

Notice of Pendency of Proceeding and Power of Attorney to Foreclose Mortgage Form No. 64-M Minnesota Uniform Conveyancing Blanks (1997) by Individual

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

Date: _____, 19 _____

(reserved for recording data)

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

as Mortgagor(s), to _____

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

The Mortgage has been assigned as follows:

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

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

STATE OF MINNESOTA } as. COUNTY OF _____

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

THIS INSTRUMENT WAS DRAFTED BY CHARGE & ADDRESS

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR NAME)

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

MINNESOTA RULES 1997

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.4052

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

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

Subp. 2. Contents.

Notice of Pendency of Proceeding and Power of Attorney to Foreclose Mortgage by Corporation or Partnership Form No. 65-M Minnesota Official Court Reporting Manual (1988)

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

Date: _____, 19 _____

(reserved for recording data)

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

The Mortgage has been assigned as follows:

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

By _____
Its _____

By _____
Its _____

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

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

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS)

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

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

MINNESOTA RULES 1997

2820.4054 FORMS FOR CONVEYANCES OF REAL ESTATE

724

2820.4054 FORM 66-M: NOTICE OF MORTGAGE FORECLOSURE SALE.

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

Subp. 2. Contents.

Notice of Mortgage Foreclosure Sale

Form No. 66-M

Minnesota Uniform Conveyancing Blanks (1987)

NOTICE OF MORTGAGE FORECLOSURE SALE

Date: _____, 19 _____

YOU ARE NOTIFIED THAT:

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

2. The Mortgage has been assigned as follows:

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

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

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

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

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

(if more space is needed continue on back)

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

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

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

Attorney(s) for Mortgagee
or Assignee of Mortgage:

MORTGAGEE OR ASSIGNEE OF MORTGAGE

Statutory Authority: *MS s 45.023; 507.09*

History: *18 SR 1409*

MINNESOTA RULES 1997

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.4060

2820.4060 FORM 67-M: SHERIFF'S CERTIFICATE OF SALE AND FORECLOSURE RECORD.

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

Subp. 2. Contents.

SHERIFF'S CERTIFICATE OF SALE

Date: _____, 19____ (reserved for recording data)

I, _____, Sheriff of _____ County, Minnesota, certify that:

1. Pursuant to the attached Notice of Mortgage Foreclosure Sale and the power of sale contained in the Mortgage described in the Notice, which Mortgage was dated _____, 19____, executed by _____, as Mortgagor(s), to _____, as Mortgagee(s), and filed for record _____, 19____, as Document Number _____ (or in Book _____ of _____ Page _____), in the Office of the (County Recorder) (Registrar of Titles) of _____ County, Minnesota, I offered for sale and sold at public auction to the highest bidder at the time and place specified in the Notice the property in _____ County, Minnesota, described as follows:

(If more space is needed continue on back.)

- 2. The sale was held on _____, 19____, at _____ m., at _____ and the price paid for each parcel sold was: _____
- 3. The purchaser was _____
- 4. The sale was in all respects openly, honestly, fairly and lawfully conducted.
- 5. The time allowed by law for redemption by Mortgagor(s) or Mortgagor's personal representatives or assigns is _____ after the date of the sale.

Sheriff of _____ County
 By: _____
 Deputy

STATE OF MINNESOTA }
 COUNTY OF _____ } ss.

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

THIS INSTRUMENT WAS DRAFTED BY NAME & ADDRESS

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

- This Foreclosure Record consists of the following attached documents: (check appropriate boxes)
- 67.1-M Notice of Mortgage Foreclosure Sale and Affidavit of Publication.
 - 67.2-M Homestead Designation Notice (if applicable)
 - 67.3-M Affidavit(s) of Service or Vacancy
 - 67.4-M Affidavit of Costs and Disbursements
 - 67.5-M Affidavit as to Federal Tax Liens (if applicable)
 - 67.6-M Affidavit as to State Tax Liens (if applicable)
 - 67.7-M Affidavit Regarding Military Service
 - 67.8-M Affidavit of Mailing Notice of Sale
 - Other: _____

Statutory Authority: MS s 45.023; 507.09

History: 18 SR 1409

MINNESOTA RULES 1997

2820.4061 FORMS FOR CONVEYANCES OF REAL ESTATE

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

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

Subp. 2. Contents.

Notice of Mortgage Foreclosure Sale and Affidavit of Publication Form No. 67.1-M Minnesota Uniform Conveyancing Blanks (1997)

Attach printed
Notice of
Mortgage
Foreclosure
Sale

NOTICE OF MORTGAGE FORECLOSURE SALE AND AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

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

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

1. The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper, as provided by Minn. Stat. §§ 331A.02, 331A.07, and other applicable laws.
2. The printed Notice of Mortgage Foreclosure Sale which is attached was cut from the columns of the newspaper and was printed and published once each week, for _____ successive weeks.
3. The first day and date of publication was _____, 19____.
4. The subsequent days and dates of publication were as follows:

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

abcdefghijklmnopqrstuvwxyz

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

Signature

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

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

NOTARIAL STAMP OR SEAL OR OTHER TITLE OR RANK

Statutory Authority: *MS s 45.023; 507.09*

History: *18 SR 1409*

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.4062

2820.4062 FORM 67.2-M: HOMESTEAD DESIGNATION NOTICE.

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

Subp. 2. Contents.

Homestead Designation Notice Pursuant to Minn. Stat. §582.041 Form No. 67.2-M Minnesota Uniform Conveyancing Blanks (1998)

HOMESTEAD DESIGNATION NOTICE

Date: _____, 19____

THIS NOTICE is attached to and served with the Notice of Mortgage Foreclosure Sale of the Mortgage, dated, _____, 19____, executed by _____

_____, as Mortgagor(s)

to _____

_____, as Mortgagee(s)

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

(or in Book _____ of _____, Page _____), in the Office of

the (County Recorder) (Registrar of Titles) of _____ County, Minnesota.

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

" IF PART OF THE PROPERTY TO BE SOLD CONTAINS YOUR HOUSE, YOU MAY DESIGNATE AN AREA AS A HOMESTEAD TO BE SOLD AND REDEEMED SEPARATELY.

YOU MAY DESIGNATE THE HOUSE YOU OCCUPY AND ANY AMOUNT OF THE PROPERTY AS A HOMESTEAD. THE DESIGNATED HOMESTEAD PROPERTY MUST CONFORM TO THE LOCAL ZONING ORDINANCES AND BE COMPACT SO THAT IT DOES NOT UNREASONABLY REDUCE THE VALUE OF THE REMAINING PROPERTY.

YOU MUST PROVIDE THE PERSON FORECLOSING ON THE PROPERTY, THE SHERIFF, AND THE COUNTY RECORDER WITH A COPY OF THE LEGAL DESCRIPTION OF THE HOMESTEAD YOU HAVE DESIGNATED BY TEN BUSINESS DAYS BEFORE THE DATE THE PROPERTY IS TO BE SOLD."

Statutory Authority: MS s 45.023; 507.09

History: 18 SR 1409

MINNESOTA RULES 1997

2820.4063 FORMS FOR CONVEYANCES OF REAL ESTATE

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2820.4063 FORM 67.3-M: AFFIDAVITS OF SERVICE.

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

Subp. 2. Contents.

Affidavit(s) of Service **Form No. 67.3-M** Minnesota Uniform Conveyancing Blanks (1997)

AFFIDAVIT OF SERVICE ON OCCUPANT

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

_____, being duly sworn on oath says:

1. On _____, 19____, I went upon the property described in the foregoing notice(s) for the purpose of serving the notice(s) upon the person(s) in possession thereof;
2. On said date _____
_____ was/were in possession of the property;
3. (Personal Service) On said date I served the notice(s) by delivering a copy thereof personally to the following person(s) in possession of the property described in the notice(s); _____
4. (Substituted Service) On said date I served the notice(s) on the following person(s) in possession of the property described in the notice(s):

_____ by leaving a copy thereof at the usual place of abode of such person(s) with _____, a person of suitable age and discretion then residing therein;
5. On said date, and for some time prior to service, the above-named person(s) and no other person(s), were in possession of the property.

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

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

NOTARIAL STAMP OR SEAL FOR OTHER TITLE OR RANKED

AFFIDAVIT OF VACANCY

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

I, _____, being duly sworn on oath say that on _____, 19____, I went upon the real estate described in the foregoing notice for the purpose of serving the notice upon the persons in possession thereof and on said date the real estate was vacant and unoccupied.

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

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

NOTARIAL STAMP OR SEAL FOR OTHER TITLE OR RANKED

Statutory Authority: *MS s 45.023; 507.09*

History: *18 SR 1409*

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.4064

2820.4064 FORM 67.4-M: AFFIDAVIT OF COSTS AND DISBURSEMENTS.

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

Subp. 2. Contents.

Affidavit of Costs and Disbursements (Minn. Stat. Sec. 600.17) **Form No. 67.4-M** Minnesota Uniform Conveyancing Blanks (1987)

AFFIDAVIT OF COSTS AND DISBURSEMENTS

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

(reserved for recording data)

I, _____, being duly sworn on oath, say that I am an attorney foreclosing the Mortgage described in the Notice of Mortgage Foreclosure Sale which is attached hereto OR which was filed for record _____, 19 _____, as Document Number _____ (or in Book _____ of _____ Page _____), in the Office of the (County Recorder) (Registrar of Titles) of _____ County, Minnesota.

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

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

Signature

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

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS):

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANTS):

Statutory Authority: *MS s 45.023; 507.09*

History: *18 SR 1409*

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2820.4065 FORMS FOR CONVEYANCES OF REAL ESTATE

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2820.4065 FORM 67.5-M: AFFIDAVIT AS TO FEDERAL TAX LIEN(S).

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

Subp. 2. Contents.

Affidavit as to Federal Tax Lien(s) Pursuant to Internal Revenue Code §7425 Form No. 67.5-M Minnesota Uniform Conveyancing Blanks (1982)

AFFIDAVIT AS TO FEDERAL TAX LIEN(S)

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

(reserved for recording data)

being duly sworn on oath, says that:

- 1. I am an attorney foreclosing the mortgage described in the printed Notice of Mortgage Foreclosure Sale to which this Affidavit is attached, or which is described in paragraph 4.
2. Notice of the foreclosure sale was given to the Internal Revenue Service, Office of the District Director, United States Treasury Department, pursuant to §7425 (c) (1) of the Internal Revenue Code of 1986, on _____, 19____, by Certified Mail, as evidenced by the attached copy of said notice.
3. This Affidavit is made for the purpose of showing compliance with Internal Revenue Code of 1986, §7425 (c) (1) and the discharge or divestment of the tax liens referred to in said Notice pursuant to Internal Revenue Code of 1986, §7425 (b) (2) (C).

(NOTE: If this affidavit is not attached to and filed with the Sheriff's Certificate of Sale complete paragraph 4.)

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

Signature

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

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS):

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

Statutory Authority: MS s 45.023; 507.09

History: 18 SR 1409

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.4066

2820.4066 FORM 67.6-M: AFFIDAVIT AS TO STATE TAX LIEN(S).

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

Subp. 2. Contents.

Affidavit as to State Tax Lien(s) Pursuant to Minn. Stat. §270.69

Form No. 67.6-M

Minnesota Uniform Conveyancing Blanks (1992)

AFFIDAVIT AS TO STATE TAX LIEN(S)

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

(reserved for recording data)

_____, being duly sworn on oath, says:

- 1. I am an attorney foreclosing the mortgage described in the printed Notice of Mortgage Foreclosure Sale to which this Affidavit is attached, or which is described in paragraph 4.
2. Notice of said foreclosure sale was given to the Commissioner of Revenue of the State of Minnesota in accordance with the provisions of Minn. Stat. §270.69, subd. 7, by mailing notice on _____, 19____. Attached to this Affidavit is a copy of said Notice.
3. This Affidavit is made for the purpose of showing compliance with Minn. Stat. §270.69, subd. 7.

(NOTE: If this affidavit is not attached to and filed with the Sheriff's Certificate of Sale complete paragraph 4.)

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

Signature

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

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS):

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

**NOTICE OF MORTGAGE FORECLOSURE
TO COMMISSIONER OF REVENUE
STATE OF MINNESOTA**

YOU ARE HEREBY NOTIFIED THAT:

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

SAMPLE NOTICE

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

3. The name of the taxpayer is _____

4. The address of the taxpayer is _____

5. The total unpaid balance of the mortgage is _____

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

Signature

_____, 19____

Statutory Authority: MS s 45.023; 507.09

History: 18 SR 1409

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2820.4068 FORMS FOR CONVEYANCES OF REAL ESTATE

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

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

Subp. 2. Contents.

Affidavit of Mailing Notice of Sale is Accordance with
Minn. Stat. §580.032, 582.032 and/or 582.32

Form No. 67.8-M

Minnesota Uniform Conveyancing Blanks (1997)

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

STATE OF MINNESOTA

COUNTY OF _____

} ss.

(reserved for recording data)

_____, being duly sworn on oath, says:

1. I am the person foreclosing the Mortgage described in the Notice of Mortgage Foreclosure Sale to which this Affidavit is attached, or that person's attorney, or someone having knowledge of the facts.
2. A copy of the Notice of Mortgage Foreclosure Sale was mailed to each of the following persons in accordance with Minn. Stat. §580.032, 582.032 and/or 582.32.

Name

Date of Mailing

Signature

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

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS):

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

Statutory Authority: *MS s 45.023; 507.09*

History: *18 SR 1409*

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.4100

CONTRACTS FOR DEED

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

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

Subp. 2. Contents.

CONTRACT FOR DEED Form No. 54-M Minnesota Uniform Conveyancing Blanks (1975) Miller-Davis Co., Minneapolis

Individual Seller
No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required, 19__
County Auditor
By _____ Deputy
(reserved for mortgage registry tax payment data)
(reserved for recording data)
MORTGAGE REGISTRY TAX DUE HEREON: \$_____
Date: _____, 19__

THIS CONTRACT FOR DEED is made on the above date by _____

(marital status)

Seller (whether one or more), and _____

Purchaser (whether one or more).

Seller and Purchaser agree to the following terms:

- 1. PROPERTY DESCRIPTION. Seller hereby sells, and Purchaser hereby buys, real property in _____ County, Minnesota, described as follows:
together with all hereditaments and appurtenances belonging thereto (the Property).
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 Purchaser pursuant to paragraph 6 of this contract; and
(e) The following liens or encumbrances:
3. DELIVERY OF DEED AND EVIDENCE OF TITLE. Upon Purchaser's prompt and full performance of this contract, Seller shall:
(a) Execute, acknowledge and deliver to Purchaser a _____ Deed, in recordable form, conveying marketable title to the Property to Purchaser, subject only to the following exceptions:
(i) Those exceptions referred to in paragraph 2(a), (b), (c) and (d) of this contract;
(ii) Liens, encumbrances, adverse claims or other matters which Purchaser has created, suffered or permitted to accrue after the date of this contract; and

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2820.4100 FORMS FOR CONVEYANCES OF REAL ESTATE

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(iii) The following liens or encumbrances:

; 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.

4. PURCHASE PRICE. Purchaser 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, 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 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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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.4100

- (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 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 occurring on or about the Property in amounts reasonably satisfactory to Seller and naming Seller as an additional insured.
10. **INSURANCE, GENERALLY.** The insurance which Purchaser is required to procure and maintain pursuant to paragraphs 7 and 9 of this contract shall be issued by an insurance company or companies licensed to do business in the State of Minnesota and acceptable to Seller. The insurance shall be maintained by Purchaser at all times while any amount remains unpaid under this contract. The insurance policies shall provide for not less than ten days written notice to Seller before cancellation, non-renewal, termination or change in coverage, and Purchaser shall deliver to Seller a duplicate original or certificate of such insurance policy or policies.
11. **CONDEMNATION.** If all or any part of the Property is taken in condemnation proceedings instituted under power of eminent domain or is conveyed 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, 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.

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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)

_____	_____
_____	_____
_____	_____
_____	_____

State of Minnesota

County of _____ } ss.

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

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

State of Minnesota

County of _____ } ss.

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

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

SIGNATURE OF 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 PURCHASER'S INTEREST IN THE PROPERTY.

Statutory Authority: MS s 507.09

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.4200

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

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

Subp. 2. Contents.

CONTRACT FOR DEED Form No. 55-M Minnesota Uniform Conveyancing Blanks (1978) Miller-Davis Co., Minneapolis

No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required, 19__ County Auditor By Deputy (reserved for mortgage registry tax payment data)

(reserved for recording data)

MORTGAGE REGISTRY TAX DUE HEREON:

\$ _____

Date: _____, 19__

THIS CONTRACT FOR DEED is made on the above date by _____

(marital status)

Seller (whether one or more), and _____, 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 _____ Deed, in 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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(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.

- (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 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 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. 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 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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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; 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 PURCHASERS
By _____
Its _____
By _____
Its _____

State of Minnesota }
County of _____ }

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

NOTARIAL STAMP OR SEAL OR OTHER TITLE OR MARK
SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

State of Minnesota }
County of _____ }

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

NOTARIAL STAMP OR SEAL OR OTHER TITLE OR MARK
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.

Statutory Authority: MS s 507.09

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.4300

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

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

Subp. 2. Contents.

CONTRACT FOR DEED Form No. 56-M Minnesota Uniform Conveyancing Blanks (1978) Miller-Davis Co., Minneapolis
Corporation or Partnership Seller

No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required _____, 19____ _____ County Auditor By _____ Deputy	(reserved for recording data)
(reserved for mortgage registry tax payment data)	MORTGAGE REGISTRY TAX DUE HEREON: \$ _____ Date: _____, 19____

THIS CONTRACT FOR DEED is made on the above date by _____
_____, a _____ under the laws of _____
Seller, and _____
_____, Purchaser (whether one or more).

Seller and Purchaser agree to the following terms:

- PROPERTY DESCRIPTION.** Seller hereby sells, and Purchaser hereby buys, real property in _____ County, Minnesota, described as follows:

together with all hereditaments and appurtenances belonging thereto (the Property).
- TITLE.** Seller warrants that title to the Property is, on the date of this contract, subject only to the following exceptions:
 - Covenants, conditions, restrictions, declarations and easements of record, if any;
 - Reservations of minerals or mineral rights by the State of Minnesota, if any;
 - Building, zoning and subdivision laws and regulations;
 - The lien of real estate taxes and installments of special assessments which are payable by Purchaser pursuant to paragraph 6 of this contract; and
 - The following liens or encumbrances:
- DELIVERY OF DEED AND EVIDENCE OF TITLE.** Upon Purchaser's prompt and full performance of this contract, Seller shall:
 - Execute, acknowledge and deliver to Purchaser a _____ Deed, in recordable form, conveying marketable title to the Property to Purchaser, subject only to the following exceptions:
 - Those exceptions referred to in paragraph 2(a), (b), (c) and (d) of this contract;
 - Liens, encumbrances, adverse claims or other matters which Purchaser has created, suffered or permitted to accrue after the date of this contract; and

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(b) Deliver to Purchaser the abstract of title to the Property or, if the title is registered, the owner's duplicate certificate of title.

4. PURCHASE PRICE. Purchaser 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, 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 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.

- (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 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 occurring on or about the Property in amounts reasonably satisfactory to Seller and naming Seller as an additional insured.
10. **INSURANCE, GENERALLY.** The insurance which Purchaser is required to procure and maintain pursuant to paragraphs 7 and 9 of this contract shall be issued by an insurance company or companies licensed to do business in the State of Minnesota and acceptable to Seller. The insurance shall be maintained by Purchaser at all times while any amount remains unpaid under this contract. The insurance policies shall provide for not less than ten days written notice to Seller before cancellation, non-renewal, termination or change in coverage, and Purchaser shall deliver to Seller a duplicate original or certificate of such insurance policy or policies.
11. **CONDEMNATION.** If all or any part of the Property is taken in condemnation proceedings instituted under power of eminent domain or is conveyed 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, 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.

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2820.4300 FORMS FOR CONVEYANCES OF REAL ESTATE

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 PURCHASER(S)
By _____
Its _____
By _____
Its _____
State of Minnesota }
County of _____ }

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

NOTARIAL STAMP OR SEAL, OR OTHER TITLE OR RANK:
[Empty box for notary stamp]

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL: _____

State of Minnesota }
County of _____ }

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

NOTARIAL STAMP OR SEAL, OR OTHER TITLE OR RANK:
[Empty box for notary stamp]

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):
[Empty box for drafter information]

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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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.4400

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

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

Subp. 2. Contents.

CONTRACT FOR DEED Form No. 57-M Minnesota Uniform Conveyancing Blanks (1979) Miller Davis Co., Minneapolis Corporation or Partnership to Joint Tenants

No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required, 19__ County Auditor By Deputy (reserved for mortgage registry tax payment data)

(reserved for recording data)

MORTGAGE REGISTRY TAX DUE HEREON:

\$_____

Date: _____, 19__

THIS CONTRACT FOR DEED is made on the above date by _____

_____ a _____ under the laws of _____

Seller, and _____

_____, 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 _____ Deed, in 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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2820.4400 FORMS FOR CONVEYANCES OF REAL ESTATE

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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.

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.4400

- (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 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 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. 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 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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2820.4400 FORMS FOR CONVEYANCES OF REAL ESTATE

- 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; 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 _____

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

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

State of Minnesota

County of _____

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

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

SIGNATURE OF 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.

Statutory Authority: MS s 507.09

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.4500

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

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

Subp. 2. Contents.

ASSIGNMENT OF CONTRACT FOR DEED Form No. 58-M Miller Davis Co., Minneapolis Minnesota Uniform Conveyancing Blanks (1991)

No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required 19 County Auditor By Deputy

(reserved for recording data)

Date: 19 FOR VALUABLE CONSIDERATION,

Assignor (whether one or more), hereby sells, assigns and transfers unto (Marital status)

Assignee (whether one or more), the (Seller's or Purchaser's) interest in that certain Contract for Deed dated the day of 19, made by

as Seller, and as Purchaser, recorded and/or filed in the office(s) of the County Recorder and/or Registrar of Titles in and for the County of State of Minnesota, on the day of 19, as (Document No. in Book of Recording information--County Recorder: (Document No. in Volume of Filing information--Registrar of Titles) page and/or page)

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

(If more space is needed, continue on back)

Subject to all the covenants of Assignor in said Contract for Deed contained, which Assignee hereby assumes and agrees to keep and perform.

Assignor hereby covenants that there remains unpaid under said Contract for Deed the sum of \$ with interest thereon from the day of 19, and that Assignor has good right to sell, transfer and assign said Contract for Deed.

ASSIGNOR(S)

State of Minnesota } II. County of The foregoing instrument was acknowledged before me this day of 19, by

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

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

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

Statutory Authority: MS s 507.09

MINNESOTA RULES 1997

2820.4510 FORMS FOR CONVEYANCES OF REAL ESTATE

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2820.4510 FORM NO. 58 1/2-M: ASSIGNMENT OF CONTRACT FOR DEED AND QUIT CLAIM DEED BY INDIVIDUAL.

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

Subp. 2. Contents.

Assignment of Contract for Deed and Quit Claim Deed Form No. 58 1/2-M Minnesota Uniform Conveyancing Blanks (2/18/95)

Individual

<p>No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required. Certificate of Real Estate Value No. _____</p> <p style="text-align: center;">(Date)</p> <p style="text-align: right;">(County Auditor)</p> <p>by: _____ Deputy</p>	<p>(reserved for recording data)</p>
---	--------------------------------------

DEED TAX DUE \$ _____

Date: _____

FOR VALUABLE CONSIDERATION, _____
(marital status)

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

together with all hereditaments and appurtenances belonging thereto.
 Grantee hereby assumes and agrees to keep and perform all the covenants made or assumed by Grantor in the
 Contract for Deed.
 Grantor hereby covenants that there remains unpaid under the Contract for Deed the principal sum of
 \$ _____ with interest thereon from _____, and that Grantor has good
(Date)
 right to sell, transfer and assign the Contract for Deed.
 In addition, Grantor hereby conveys and quit claims the real property to Grantee, including after acquired title.

GRANTOR

Affix Deed Tax Stamp Here _____

STATE OF MINNESOTA }
 COUNTY OF _____ } ss. Check here if part or all of the land is Registered (Torrens)

The foregoing instrument was acknowledged before me on _____
(Date)
 by _____

<p>NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)</p> <p>THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS)</p>	<p>_____ <small>SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT</small></p> <p><small>Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee):</small></p>
--	---

Statutory Authority: *MS s 507.09*
History: *20 SR 916*

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.4600

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

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

Subp. 2. Contents.

ASSIGNMENT OF CONTRACT FOR DEED
By Corporation or Partnership, Seller, Purchaser or Assignee Form No. 59-M Miller-Davis Co. Minneapolis Minnesota Uniform Conveyancing Blanks (UMB)

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

_____ 19____

_____ County Auditor

By _____ Deputy

Date: _____ 19____ (reserved for recording date)

FOR VALUABLE CONSIDERATION,

a _____ under the laws of _____

Assignor, hereby sells, assigns and transfers unto _____

Assignee (whether one or more), the _____ interest in that certain
Seller or Purchaser is
 Contract for Deed dated the _____ day of _____, 19____, made by _____

as Seller, and _____

as Purchaser, recorded and/or filed in the offices of the County Recorder and/or Registrar of Titles in
 and for the County of _____, State of Minnesota,
 on the _____ day of _____, 19____, as (Document No. _____, page _____) and/or
(Document No. _____ in Volume _____ page _____)
(Document No. _____ in Volume _____ page _____)

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

(If more space is needed, continue on back)

Subject to all the covenants of Assignor in said Contract for Deed contained, which Assignee hereby
 assumes and agrees to keep and perform.

Assignor hereby covenants that there remains unpaid under said Contract for Deed the sum of
 \$ _____ with interest thereon from the _____ day of _____, 19____
 and that Assignor has good right to sell, transfer and assign said Contract for Deed

ASSIGNOR

By _____
 Its _____

State of Minnesota }
 County of _____ } ss. By _____
 Its _____

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

NOTARIAL STAMP OR SEAL OR EITHER TITLE OR RANK

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT
 THIS INSTRUMENT WAS DRAFTED BY: NAME AND ADDRESS

The Statements for the real property described in this instrument should be sent to the State and local offices of Assignee.

Statutory Authority: MS s 507.09

MINNESOTA RULES 1997

2820.4610 FORMS FOR CONVEYANCES OF REAL ESTATE

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2820.4610 FORM NO. 59 1/2-M: ASSIGNMENT OF CONTRACT FOR DEED AND QUIT CLAIM DEED BY CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY.

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

Subp. 2. Contents.

<p>Assignment of Contract for Deed and Quit Claim Deed By Corporation, Partnership or LLC</p> <p>No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required. Certificate of Real Estate Value No. _____ (Date) _____ (County Auditor) _____ by: _____ Deputy</p>	<p>Form No. 59 1/2-M Minnesota Uniform Conveyance Blanks (MUMS)</p> <p>(reserved for recording data)</p>
---	--

DEED TAX DUE \$ _____
Date _____

FOR VALUABLE CONSIDERATION, _____ under the laws of _____

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

together with all hereditaments and appurtenances belonging thereto.
Grantee hereby assumes and agrees to keep and perform all the covenants made or assumed by Grantor in the Contract for Deed.
Grantor hereby covenants that there remains unpaid under the Contract for Deed the principal sum of \$ _____ with interest thereon from _____ (Date) _____, and that Grantor has good right to sell, transfer and assign the Contract for Deed.
In addition, Grantor hereby conveys and quit claims the real property to Grantee, including after acquired title.

GRANTOR

Affix Deed Tax Stamp Here

By _____
Its _____

By _____
Its _____

STATE OF MINNESOTA }
COUNTY OF _____ } Check here if part or all of the land is Registered (Torrens)

The foregoing was acknowledged before me on _____ (Date) _____
by _____ and _____
the _____ and _____
of _____, a _____
under the laws of _____, on behalf of the _____

<p>INITIALS, STAMP OR SEAL FOR OTHER TITLE OR RANK</p> <p>THIS INSTRUMENT WAS DRAFTED BY INAME & ASSOCIATES</p>	<p>SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT</p> <p>Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantor):</p>
---	--

Statutory Authority: *MS s 507.09*

History: *20 SR 916*

2820.4700 [Repealed, 18 SR 1409]

2820.4701 [Repealed, 19 SR 689]

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.4702

2820.4702 FORM 60M: NOTICE OF CANCELLATION OF CONTRACT FOR DEED.

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

Subp. 2. Contents.

NOTICE OF CANCELLATION
OF CONTRACT FOR DEED

Form No. 60M

Minnesota Uniform Conveyancing Blanks (Rev. 1994)

NOTICE OF CANCELLATION OF CONTRACT FOR DEED

(reserved for recording data)

YOU ARE NOTIFIED:

1. Default has occurred in the Contract for Deed ("Contract") dated _____, 19____, and filed for record _____, 19____, as Document Number _____ (or in Book _____ of _____ Page _____), in the Office of the (County Recorder) (Registrar of Titles) of _____ County, Minnesota, in which _____

as seller(s), sold to _____

as purchaser(s), the real property in _____ County, Minnesota, described as follows:

2. The default is as follows:

3. For contracts executed after August 1, 1976, and prior to August 1, 1985, the purchase price was \$ _____ and the amount of the purchase price paid by purchaser is \$ _____, which is _____% of the purchase price, as calculated in the manner required by Minnesota Statutes § 559.21, subd. 1e.

4. The conditions contained in Minnesota Statutes § 559.209 have been complied with or are not applicable.

MINNESOTA RULES 1997

2820.4702 FORMS FOR CONVEYANCES OF REAL ESTATE

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5. THIS NOTICE IS TO INFORM YOU THAT BY THIS NOTICE THE SELLER HAS BEGUN PROCEEDINGS UNDER MINNESOTA STATUTES, SECTION 559.21, TO TERMINATE YOUR CONTRACT FOR THE PURCHASE OF YOUR PROPERTY FOR THE REASONS SPECIFIED IN THIS NOTICE. THE CONTRACT WILL TERMINATE _____ DAYS AFTER (SERVICE OF THIS NOTICE UPON YOU) (THE FIRST DATE OF PUBLICATION OF THIS NOTICE) (STRIKE ONE) UNLESS BEFORE THEN:

(A) THE PERSON AUTHORIZED IN THIS NOTICE TO RECEIVE PAYMENTS RECEIVES FROM YOU:

- (1) THE AMOUNT THIS NOTICE SAYS YOU OWE; PLUS
- (2) THE COSTS OF SERVICE (TO BE SENT TO YOU); PLUS
- (3) \$ _____ TO APPLY TO ATTORNEYS' FEES ACTUALLY EXPENDED OR INCURRED; PLUS
- (4) FOR CONTRACTS EXECUTED ON OR AFTER MAY 1, 1980, ANY ADDITIONAL PAYMENTS BECOMING DUE UNDER THE CONTRACT TO THE SELLER AFTER THIS NOTICE WAS SERVED ON YOU; PLUS
- (5) FOR CONTRACTS, OTHER THAN EARNEST MONEY CONTRACTS, PURCHASE AGREEMENTS, AND EXERCISED OPTIONS, EXECUTED ON OR AFTER AUGUST 1, 1985, \$ _____ (WHICH IS TWO PERCENT OF THE AMOUNT IN DEFAULT AT THE TIME OF SERVICE OTHER THAN THE FINAL BALLOON PAYMENT, ANY TAXES, ASSESSMENTS, MORTGAGES, OR PRIOR CONTRACTS THAT ARE ASSUMED BY YOU); OR

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

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

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

Seller Attorney for Seller

Mailing Address: _____

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

Telephone: (_____) _____

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

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

MINNESOTA RULES 1997

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.4702

AFFIDAVIT OF PERSONAL SERVICE

STATE OF MINNESOTA }
County of _____ } ss.

_____, being duly sworn on oath says that: on _____, 19____, I served the foregoing notice upon _____ personally at _____, County of _____, State of Minnesota, by handing to and leaving with _____, a true and correct copy thereof.

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

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

NOTARY STAMP OR SEAL (OR OTHER TITLE OR RANK)

AFFIDAVIT OF SUBSTITUTED SERVICE

STATE OF MINNESOTA }
County of _____ } ss.

_____, being duly sworn on oath says that: on _____, 19____, I served the foregoing notice upon _____ by leaving a true and correct copy thereof at his or her usual place of abode with _____ a person of suitable age and discretion then residing therein.

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

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

NOTARY STAMP OR SEAL (OR OTHER TITLE OR RANK)

SHERIFF'S RETURN OF PERSONAL SERVICE

STATE OF MINNESOTA }
County of _____ } ss.

I hereby certify and return that in the _____ of _____ in said County and State on _____, 19____, I served the foregoing notice upon _____ personally by handing to and leaving with _____ a true and correct copy thereof.

Dated: _____, 19_____.

FEES: Service \$ _____
Mileage \$ _____
TOTAL \$ _____

Sheriff of _____
County, Minnesota
By _____, Deputy

SHERIFF'S RETURN OF SUBSTITUTED SERVICE

STATE OF MINNESOTA }
County of _____ } ss.

I hereby certify and return that in the _____ of _____ in said County and State on _____, 19____, I served the foregoing notice upon _____ by leaving a true and correct copy thereof at his or her usual place of abode with _____ a person of suitable age and discretion then residing therein.

Dated: _____, 19_____.

FEES: Service \$ _____
Mileage \$ _____
TOTAL \$ _____

Sheriff of _____
County, Minnesota
By _____, Deputy

MINNESOTA RULES 1997

2820.4702 FORMS FOR CONVEYANCES OF REAL ESTATE

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AFFIDAVIT OF SERVICE ON OCCUPANT

STATE OF MINNESOTA }
County of _____ } ss.

_____, being duly sworn on oath says that:
on _____, 19____, I went upon the real estate described in the foregoing notice for the
purpose of serving the notice upon the persons in possession thereof; on said date _____
was/were in possession of the real estate; and on said day I served the notice on _____

by handing to and leaving with _____
a true and correct copy thereof.

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

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

NOTARY STAMP OR SEAL (OR OTHER TITLE OR RANK)

AFFIDAVIT OF VACANCY

STATE OF MINNESOTA }
County of _____ } ss.

_____, being duly sworn on oath says that:
on _____, 19____, I went upon the real estate described in the foregoing notice for the
purpose of serving the notice on the persons in possession thereof; and on said date the real estate was
vacant and unoccupied.

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

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

NOTARY STAMP OR SEAL (OR OTHER TITLE OR RANK)

AFFIDAVIT OF FAILURE TO COMPLY WITH NOTICE

STATE OF MINNESOTA }
County of _____ } ss.

_____, being duly sworn on oath says that: I am
the person authorized to receive payments; more than _____ days have elapsed since the service of the
notice on _____

_____; the terms of the notice have not been
complied with; and the default set forth in the notice still continues. I make this affidavit for the purpose
of terminating the Contract and recording the notice, the proofs of the service of the notice, and this
affidavit.

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

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

NOTARY STAMP OR SEAL (OR OTHER TITLE OR RANK)

Statutory Authority: *MS s 507.09*

History: *19 SR 689*

MINNESOTA RULES 1997

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.4710

2820.4710 FORM NO. 79-M: MECHANIC'S LIEN STATEMENT BY INDIVIDUAL.

Subpart 1. **Recommended form.** The recommended form for a mechanic's lien statement by an individual is contained in subpart 2.

Subp. 2. Contents.

<small>Mechanic's Lien Statement Permitted by Minn. Stat. § 514.08 Subd. 2 By Indenture</small>	Form No. 79-M	<small>Minnesota Uniform Conveyance Blanks (921495)</small>
<h2>MECHANIC'S LIEN STATEMENT</h2>		
(reserved for recording data)		
Date _____		
<p>The undersigned hereby gives notice to the public and states as follows:</p> <ol style="list-style-type: none">1. I am (check one) <input type="checkbox"/> the lien claimant <input type="checkbox"/> a person acting at the instance of the lien claimant.2. The lien claimant hereby gives notice of intention to claim and hold a lien upon the land in _____ County, Minnesota, described as follows: _____3. The name and mailing address (and license number, if applicable) of the lien claimant are: _____4. The amount of the lien claimed is \$ _____, and is due and owing to the lien claimant for labor performed or skill, material or machinery furnished to the land.5. The lien claimant did or supplied the following: _____6. The lien claimant's contribution to the improvement was performed or furnished from _____ (date of first item) to _____ (date of last item), for or to the following person(s): _____7. The name of the present owner of the land according to the best information lien claimant now has is: _____8. The lien claimant acknowledges that a copy of this statement must be served personally or by certified mail on the owner, the authorized agent of the owner or the person who entered into the contract with the lien claimant within 120 days of doing the last work or furnishing the last item of such skill, material or machinery.9. Notice as required by Minnesota Statutes Section 514.011, subd. 2, if any, was given.		
<p>STATE OF MINNESOTA } COUNTY OF _____ } AS. _____ Signature _____</p> <p>Check here if part or all of the land is Registered (Torrans) <input type="checkbox"/></p> <p>_____ being duly sworn, on oath says that I am _____ the lien claimant and have knowledge of the facts in this statement. This statement is made by, or at the instance of, the lien claimant and is true of my own knowledge.</p>		
Signature _____ Subscribed and sworn to before me on _____ (Date)		
<small>THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS)</small>	<small>SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL</small> <small>NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)</small>	

Statutory Authority: *MS s 507.09*

History: *20 SR 916*

MINNESOTA RULES 1997

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.4732

2820.4732 FORM 79.1-M: AFFIDAVIT OF PERSONAL SERVICE OF MECHANIC'S LIEN STATEMENT.

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

Subp. 2. Contents.

Affidavit of Personal Service of Mechanic's Lien Statement

Form No. 79.1-M

Minnesota Uniform Conveyancing Blanks (1993)

Affidavit of Personal Service of Mechanic's Lien Statement

STATE OF MINNESOTA

County of _____ } ss.

_____, being duly sworn on oath says:

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

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

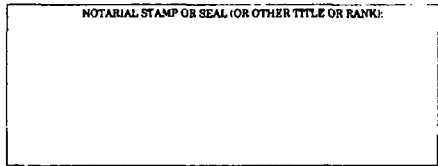
2. Service was made by handing to and leaving with _____ a true and correct copy thereof at _____

Signature

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

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK):



Statutory Authority: MS s 45.023; 507.09

History: 18 SR 1409

MINNESOTA RULES 1997

2820.4734 FORMS FOR CONVEYANCES OF REAL ESTATE .

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2820.4734 FORM 79.2-M: AFFIDAVIT OF SERVICE OF MECHANIC'S LIEN STATEMENT BY CERTIFIED MAIL.

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

Subp. 2. **Contents.**

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

Form No. 79.2-M

Minnesota Uniform Conveyancing Blanks (1993)

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

STATE OF MINNESOTA

County of _____

} ss.

_____, being duly sworn on oath says:

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

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

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

which was the last known address of said person.

Signature

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

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK):

Statutory Authority: *MS s 45.023; 507.09*

History: *18 SR 1409*

2820.4740 [Repealed, 20 SR 916]

MINNESOTA RULES 1997

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.4750

MECHANIC'S LIENS

2820.4750 FORM 81-M: ASSIGNMENT OF MECHANIC'S LIEN BY INDIVIDUAL.

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

Subp. 2. Contents.

ASSIGNMENT OF MECHANIC'S LIEN

Form No. 81-M

Miller, Davis Co., Minneapolis (12/18/85) Minnesota Uniform Conveyancing Blanks (1985)

By Individual

Assignment of Mechanic's Lien

Date: _____, 19__

(reserved for recording data)

FOR VALUABLE CONSIDERATION, _____

Assignor (whether one or more), hereby sells, assigns and transfers to _____

Assignee (whether one or more), a mechanic's lien, the verified statement and claim for which is dated _____, 19__, executed by _____

and filed for record _____, 19__, as Document Number _____ (or in Book _____ of _____ Page _____), in the Office of the (County Recorder) (Registrar of Titles) of _____ County, Minnesota, together with all right and interest in and to the debt thereby secured.

ASSIGNOR(S)

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

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

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

NOTARIAL STAMP OR SEAL OR OTHER TITLE OR RANK

Statutory Authority: MS s 507.09

History: 11 SR 534

MINNESOTA RULES 1997

2820.4760 FORMS FOR CONVEYANCES OF REAL ESTATE

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

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

Subp. 2. **Contents.**

ASSIGNMENT OF MECHANIC'S LIEN

Form No. 82-M

Miller-Davis Co., Minneapolis (12 18 85)
Minnesota Uniform Conveyancing Blanks (1985)

By Corporation or Partnership

Assignment of Mechanic's Lien

Date: _____, 19__

(reserved for recording data)

FOR VALUABLE CONSIDERATION, _____

a _____ under the laws of _____,
Assignor (whether one or more), hereby sells, assigns and transfers to _____

Assignee (whether one or more), a mechanic's lien, the verified statement and claim for which is dated
_____, 19__, executed by _____

and filed for record _____, 19__, as Document Number _____
(or in Book _____ of _____ Page _____), in the Office of the (County Recorder)
(Registrar of Titles) of _____ County, Minnesota, together with all right and interest
in and to the debt thereby secured.

ASSIGNOR

By _____
Its _____

By _____
Its _____

STATE OF MINNESOTA

COUNTY OF _____ } ss.

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

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

NOTARIAL STAMP OR SEAL, OR OTHER TITLE OR RANK

Statutory Authority: *MS s 507.09*

History: *11 SR 534*

MINNESOTA RULES 1997

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.4770

2820.4770 FORM 83-M: SATISFACTION OF MECHANIC'S LIEN BY INDIVIDUAL.

Subpart 1. **Recommended form.** The recommended form for a satisfaction of a mechanic's lien by an individual is contained in subpart 2.

Subp. 2. **Contents.**

SATISFACTION OF MECHANIC'S LIEN
By Individual

Form No. 33-M

Miller, Davis Co., Minneapolis (12-18-85)
Minnesota Uniform Conveyancing Blanks (1985)

Satisfaction of Mechanic's Lien

Date: _____, 19__

(reserved for recording data)

THAT CERTAIN MECHANIC'S LIEN owned by the undersigned, the verified statement and claim for which is dated _____, 19__, executed by _____

and filed for record _____, 19__, as Document Number _____
(or in Book _____ of _____ Page _____), in the Office of the (County Recorder)
(Registrar of Titles) of _____ County, Minnesota, is, with the indebtedness
thereby secured, fully paid and satisfied.

STATE OF MINNESOTA

COUNTY _____ }
" "

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

THIS INSTRUMENT WAS DRAFTED BY: NAME AND ADDRESS

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

NOTARIAL STAMP OR SEAL, OR OTHER TITLE OR RANK

Statutory Authority: *MS s 507.09*

History: *11 SR 534*

MINNESOTA RULES 1997

2820.4780 FORMS FOR CONVEYANCES OF REAL ESTATE

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2820.4780 FORM 84-M: SATISFACTION OF MECHANIC'S LIEN BY CORPORATION OR PARTNERSHIP.

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

Subp. 2. **Contents.**

SATISFACTION OF MECHANIC'S LIEN
By Corporation or Partnership

Form No. 84-M

Miller/Davis Co., Minneapolis (12-18-85)
Minnesota Uniform Conveyancing Blanks (1985)

Satisfaction of Mechanic's Lien

Date: _____, 19____

(reserved for recording data)

THAT CERTAIN MECHANIC'S LIEN owned by the undersigned, a _____
under the laws of _____, the verified statement and claim for which is
dated _____, 19____, executed by _____
and filed for record _____, 19____, as Document Number _____
(or in Book _____ of _____ Page _____), in the Office of the (County Recorder)
(Registrar of Titles) of _____ County, Minnesota, is, with the indebtedness
thereby secured, fully paid and satisfied.

By _____
Its _____

By _____
Its _____

STATE OF MINNESOTA

COUNTY _____

}
ss.

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

THIS INSTRUMENT WAS DRAFTED BY: (NAME AND ADDRESS)

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

Statutory Authority: *MS s 507.09*

History: *11 SR 534*

MINNESOTA RULES 1997

767.

FORMS FOR CONVEYANCES OF REAL ESTATE 2820.4790

2820.4790 FORM 120-M: RECEIPT AND WAIVER OF MECHANIC'S LIEN RIGHTS.

Subpart 1. **Recommended form.** The recommended form for a receipt and waiver of mechanic's lien rights is contained in subpart 2.

Subp. 2. Contents.

Form No. 120-M

Miller-Davis Co., Minneapolis (7-17-85)
Minnesota Uniform Conveyancing Blanks (1985)

RECEIPT AND WAIVER OF MECHANIC'S LIEN RIGHTS

Dated: _____, 19__

The undersigned hereby acknowledges receipt of the sum of \$ _____

CHECK ONLY ONE

- 1) as partial payment for labor, skill and material furnished
- 2) as payment for all labor, skill and material furnished or to be furnished (except the sum of \$ _____ retainage or holdback)
- 3) as full and final payment for all labor, skill and material furnished or to be furnished to the following described real property: (legal description, street address or project name)

and for value received hereby waives all rights acquired by the undersigned to file or record mechanic's liens against said real property for labor, skill or material furnished to said real property (only for the amount paid if Box 1 is checked, and except for retainage shown if Box 2 is checked). The undersigned affirms that all material furnished by the undersigned has been paid for, and all subcontractors employed by the undersigned have been paid in full, EXCEPT:

NOTE: If this instrument is executed by a corporation, it must be signed by an officer, and if executed by a partnership, it must be signed by a partner.

By _____

(Title)

(Address)

Statutory Authority: *MS s 507.09*

History: *11 SR 534*

2820.4900 [Repealed, 18 SR 1409]

2820.4910 [Repealed, 20 SR 916]

MINNESOTA RULES 1997

AFFIDAVITS

2820.4915 FORM NO. 63-M: STATUTORY SHORT FORM POWER OF ATTORNEY.

Subpart 1. Recommended form. The recommended form for a statutory short form power of attorney is contained in subpart 2.

Subp. 2. Contents.

Statutory Short Form Power of Attorney (Minnesota Statutes Section 523.23) Form 63-M Minnesota Uniform Conveyancing Blanks (9/24/98)

STATUTORY SHORT FORM POWER OF ATTORNEY

Minnesota Statutes Section 523.23

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

PRINCIPAL (Name and address of person granting the power)

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

(reserved for recording data)

SUCCESSOR ATTORNEY(S) -IN-FACT (Optional) To act if any named attorney-in-fact dies, resigns or is otherwise unable to serve (Name and Address)

First Successor _____

Second Successor _____

NOTICE: If more than one attorney-in-fact is designated, make a check or "x" on the line in front of one of the following statements:

_____ Each attorney-in-fact may independently exercise the powers granted.

_____ All attorneys-in-fact must jointly exercise the powers granted.

EXPIRATION DATE (Optional)

Use Specific Month Day Year Only

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

FIRST: To act for me in any way I myself could act with respect to the following matters, as each of them is defined in Minnesota Statutes, Section 523.24:

(To grant to the attorney-in-fact any of the following powers, make a check or "x" on the line in front of each power being granted. You may, but need not, cross out each power not granted. Failure to make a check or "x" on the line in front of the power will have the effect of deleting the power unless the line in front of the power of (N) is checked or x-ed.)

Check or "X"

_____ (A) real property transactions; I choose to limit this power to real property in _____ County, Minnesota, described as follows: (Use legal description. Do not use street address.)

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

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

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.4915

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

_____ This power of attorney shall continue to be effective if I become incapacitated or incompetent.

_____ This power of attorney shall not be effective if I become incapacitated or incompetent.

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

_____ This power of attorney authorizes the attorney-in-fact to transfer my property to the attorney-in-fact.

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

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

_____ My attorney-in-fact need not render an accounting unless I request it or the accounting is otherwise required by Minnesota Statutes Section 623.21.

_____ My attorney-in-fact must render _____ accountings to me or _____ (Monthly, Quarterly, Annual)

(Name and Address)

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

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

(Signature of Principal)

ACKNOWLEDGMENT OF PRINCIPAL

STATE OF MINNESOTA

COUNTY OF _____

} ss

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

(Insert Name of Principal)

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

Specimen Signature of Attorney(s) -in-Fact (Notarization not required)

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS)

Statutory Authority: MS s 507.09

History: 20 SR 916

2820.5000 [Repealed, 18 SR 1409]

MINNESOTA RULES 1997

2820.5010 FORMS FOR CONVEYANCES OF REAL ESTATE

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2820.5010 FORM 63-1/2-M: AFFIDAVIT BY ATTORNEY IN FACT.

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

Subp. 2. Contents.

Affidavit By Attorney In Fact Form No. 63 1/2-M Minnesota Uniform Conveyancing Blanks (1933)
Affidavit of nontermination or nonrevocation in support of a real property transaction pursuant to Minn. Stat. §523 17, subd. 1

AFFIDAVIT BY ATTORNEY IN FACT

(reserved for recording data)

STATE OF MINNESOTA

COUNTY OF _____

} ss.

_____ , being duly sworn on oath, says:

1. Affiant is the Attorney-in-Fact (or agent) named in that certain Power of Attorney dated _____, 19____, and filed for record _____, 19____, as Document No. _____ (or in Book _____ of _____ Page _____), in the Office of the (County Recorder) (Registrar of Titles) of _____ County, Minnesota, executed by _____, as Grantor and Principal, relating to real property in _____ County, Minnesota, legally described as follows:

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

2. Affiant does not have actual knowledge and has not received actual notice of the revocation or termination of the Power of Attorney by Grantor's death, incapacity, incompetence or otherwise, or notice of any facts indicating the same.
3. Affiant has examined the legal description(s), if any, attached to the Power of Attorney and certifies that to the best of Affiant's actual knowledge the description(s) has (have) not been changed, replaced or amended since the signing of the Power of Attorney by the Principal.

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

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS):

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

Statutory Authority: *MS s 45.023; 507.09*

History: *18 SR 1409*

MINNESOTA RULES 1997

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.5100

2820.5100 FORM 115: AFFIDAVIT REGARDING PURCHASERS.

Form No 115

Individual

State of Minnesota,

Affidavit Regarding Purchaser(s)

County of _____

being first duly sworn, on oath says that:

1. (They are) (he is) (he knows) _____

_____ the person(s) named as _____ in the document dated _____, 19____, and filed for record _____, 19____, as Document No. _____, (or in Book _____ of _____ Page _____) in the Office of the (County Recorder) (Registrar of Titles) of _____ County, Minnesota.

2. Said person(s) (is) (are) of legal age and under no legal disability with place of business(es) (respectively at) _____

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

- 3. There are no:
 - a. Bankruptcy, divorce or dissolution proceedings involving said person(s) during the time period in which said person(s) have had any interest in the premises described in the above document ("Premises");
 - b. Unsatisfied judgments of record against said person(s) nor, to your Affiant(s) knowledge, any actions pending in any courts which affect the Premises;
 - c. Tax liens filed against said person(s); except as herein stated:

4. Any bankruptcy, divorce or dissolution proceedings of record against parties with the same or similar names, during the time period in which the above named person(s) (has) (have) had any interest in the Premises, are not against the above named person(s).

5. Any judgments or tax liens of record against parties with the same or similar names are not against the above named person(s).

6. Said person(s) (has) (have) not ordered or arranged for any labor or materials to be furnished to the Premises for which payment has not been made.

7. There are no persons in possession of any portion of the Premises of which Affiant(s) (has) (have) knowledge, other than pursuant to a recorded document, except as stated herein:

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

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

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL
NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR NAME)

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

Statutory Authority: MS s 507.09

MINNESOTA RULES 1997

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.5300

2820.5300 FORM 117: AFFIDAVIT REGARDING CORPORATION.

Form No 117
Corporation

State of Minnesota,)
County of _____) " Affidavit Regarding Corporation

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

1. (They are) (___he is) the _____ and the _____ respectively, of _____, a _____ corporation, the corporation named as _____ in the document dated _____, 19____ and filed for record _____, 19____ as Document No. _____ (or in Book _____ of _____ Page _____) in the Office of the (County Recorder) (Registrar of Titles) of _____ County, Minnesota.

2. Said corporation's principal place of business is at _____ and said corporation's previous principal place(s) of business during the past ten years (has) (have) been at: _____

3. There have been no:

- a. Bankruptcy or dissolution proceedings involving said corporation during the time said corporation has had any interest in the premises described in the above document ("Premises");
- b. Unsatisfied judgments of record against said corporation nor any actions pending in any courts, which affect the Premises;
- c. Tax liens filed against said corporation; except as herein stated:

4. Any bankruptcy or dissolution proceedings of record against corporations with the same or similar names, during the time period in which the above named corporation had any interest in the Premises, are not against the above named corporation.

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

6. There has been no labor or materials furnished to the Premises for which payment has not been made.

7. There are no unrecorded contracts, leases, easements or other agreements or interests relating to the Premises except as stated herein:

8. There are no persons in possession of any portion of the Premises other than pursuant to a recorded document except as stated herein:

9. There are no encroachments or boundary line questions affecting the Premises of which Affiant(s) (has) (have) knowledge.

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

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

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

NOTARIAL STAMP OR SEAL OR OTHER TITLE OR RANK:

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Statutory Authority: MS s 507.09

MINNESOTA RULES 1997

2820.5400 FORMS FOR CONVEYANCES OF REAL ESTATE

774

2820.5400 FORM 118: AFFIDAVIT REGARDING PARTNERSHIP.

Form No. 118
Minnesota

State of Minnesota,)
County of _____) " Affidavit Regarding Partnership

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

1. (They are) (he is) _____ partner(s) of _____ a
_____ partnership, the partnership named as _____ in the document dated _____, 19____
and filed for record _____, 19____ as Document No. _____
for in Book _____ of _____ Page _____ in the Office of the (County
Recorder (Registrar of Titles) of _____ County, Minnesota.

2. Said partnership's principal place of business is at _____ and said partnership's
previous principal place(s) of business during the past ten years (has) (have) been at:

3. There have been no:

- a. Bankruptcy proceedings involving said partnership or partners thereof, or dissolution proceedings 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 with the same or similar names, during the time period in which the above named partnership had any interest in the Premises, are not against the above named partnership or the partners thereof.

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

6. There has been no labor or materials furnished to the Premises for which payment has not been made.

7. There are no unrecorded contracts, leases, easements or other agreements or interests relating to the Premises except as stated herein:

8. There are no persons in possession of any portion of the Premises other than pursuant to a recorded document except as stated herein:

9. There are no encroachments or boundary line questions affecting the Premises of which Affiant(s) (has) (have) knowledge.

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

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

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR NAME)

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

Statutory Authority: *MS s 507.09*

MINNESOTA RULES 1997

775

FORMS FOR CONVEYANCES OF REAL ESTATE 2820.5500

2820.5500 FORM 122-M: AFFIDAVIT BY INITIAL TRANSFEREE (INDIVIDUAL).

Subpart 1. Recommended form. The recommended form for an affidavit by an initial transferee (individual) is contained in subpart 2.

Subp. 2. Contents.

AFFIDAVIT BY AN INITIAL TRANSFEREE Form No. 122-M Miller, Davis Co., Minneapolis (7/17/85) Minnesota Uniform Conveyancing Blanks (1985)

Affidavit By An Initial Transferee STATE OF MINNESOTA COUNTY OF (reserved for recording data)

being first duly sworn, on oath says that: 1. Affiant is an initial transferee named in that certain deed dated, 19, and filed for record, 19, as Document Number, (or in Book of Page), in the Office of the (County Recorder) (Registrar of Titles) of County, Minnesota, from Attorney-in-Fact for as Grantor and principal, relating to real property in County, Minnesota, legally described as follows:

(If more space is needed, continue on back) 2. Affiant had not received, at the time of the conveyance, a written instrument of revocation of that certain Power of Attorney dated, 19, and filed for record, 19, as Document No. (or in Book of Page), in the Office of the (County Recorder) (Registrar of Titles) of County, Minnesota.

Subscribed and sworn to before me this day of, 19

THIS INSTRUMENT WAS TRUSTED BY NAME AND ADDRESS

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

NOTARIAL STAMP OR SEAL OR OTHER TITLE OR RANK

Statutory Authority: MS s 507.09 History: 11 SR 534

MINNESOTA RULES 1997

2820.5600 FORMS FOR CONVEYANCES OF REAL ESTATE

776

2820.5600 FORM 123-M: AFFIDAVIT BY AN INITIAL TRANSFEREE (CORPORATION OR PARTNERSHIP).

Subpart 1. **Recommended form.** The recommended form for an affidavit by an initial transferee (corporation or partnership) is contained in subpart 2.

Subp. 2. Contents.

<p>AFFIDAVIT BY AN INITIAL TRANSFEREE <small>Pursuant to Minn. Stat. Sec. 523.11, subd. 4 (1994)</small></p> <p style="text-align: center;">Affidavit By An Initial Transferee</p> <p>STATE OF MINNESOTA } COUNTY OF _____ } ss.</p>	<p style="text-align: center;">Form No. 123-M</p> <p style="text-align: right;"><small>Miller, Davis Co. Minneapolis (7-17-86) Minnesota Uniform Conveyancing Blanks (1993)</small></p> <div style="border: 1px solid black; height: 150px; margin-top: 20px;"></div> <p style="text-align: center;">(reserved for recording data)</p>
--	---

being first duly sworn, on oath says that:

1. Affiant is (a) (the) _____
of _____
a _____ under the laws of _____
an initial transferee named in that certain deed dated _____, 19____,
and filed for record _____, 19____, as Document Number _____
(or in Book _____ of _____, Page _____), in the Office of
the (County Recorder) (Registrar of Titles) of _____ County, Minnesota,
from _____, as
Attorney-in-Fact for _____
as Grantor and principal, relating to real property in _____ County, Minnesota,
legally described as follows:

(If more space is needed, continue on back)

2. The above initial transferee had not received, at the time of the conveyance, a written instrument of revocation of that certain Power of Attorney dated _____, 19____, and filed for record _____, 19____, as Document No. _____ (or in Book _____ of _____, Page _____), in the Office of the (County Recorder) (Registrar of Titles) of _____ County, Minnesota.

Subscribed and sworn to before me this

_____ day of _____, 19____.

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

Statutory Authority: *MS s 507.09*

History: *11 SR 534*

MINNESOTA RULES 1997

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.5700

2820.5700 FORM 124-M: AFFIDAVIT OF AUTHORITY OF SUCCESSOR ATTORNEY-IN-FACT.

Subpart 1. Recommended form. The recommended form for an affidavit of authority of successor attorney-in-fact is contained in subpart 2.

Subp. 2. Contents.

<p>AFFIDAVIT OF AUTHORITY <small>Permitted by Minn. Stat. Sec. 521.161-164</small></p> <p style="text-align: center;">Affidavit of Authority of Successor Attorney-in-Fact</p> <p>STATE OF MINNESOTA } COUNTY OF _____ } ss.</p>	<p style="text-align: center;">Form No. 124-M</p> <p style="text-align: right;"><small>Miller David Co. Minneapolis (7-17-85) Minnesota Uniform Conveyancing Blanks (1985)</small></p> <div style="border: 1px solid black; height: 150px; margin: 10px 0;"></div> <p style="text-align: center;">(reserved for recording data)</p>
--	--

being first duly sworn, on oath says that:

1. Affiant is the successor Attorney-in-Fact under that certain Power of Attorney dated _____, 19____, and filed for record _____, 19____, as Document Number _____ (or in Book _____ of _____ Page _____), in the Office of the (County Recorder) (Registrar of Titles) of _____ County, Minnesota, from _____ as Grantor and principal, to _____ as Attorney-in-Fact, relating to real property in _____ County, Minnesota, legally described as follows:

(If more space is needed, continue on back)

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

3. Those conditions have occurred.

Subscribed and sworn to before me this

day of _____, 19____

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

THIS INSTRUMENT WAS TRAPPED BY (NAME AND ADDRESS)

Statutory Authority: MS s 507.09

History: 11 SR 534

MINNESOTA RULES 1997

2820.6000 FORMS FOR CONVEYANCES OF REAL ESTATE

778

2820.6000 FORM 119M: AFFIDAVIT OF IDENTITY AND SURVIVORSHIP.

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

Subp. 2. Contents.

AFFIDAVIT OF IDENTITY AND SURVIVORSHIP FOR DEATH OCCURRING AFTER DEC. 31, 1979

Form No. 119-M

Miller-Davis Co., Minneapolis Minnesota Uniform Conveyancing Blanks (1981)

Transfer entered
_____, 19__
County Auditor
By _____ Deputy

Recording Data

STATE OF MINNESOTA,
COUNTY OF _____

NAME OF DECEDENT _____

I, _____ Name of Affiant and _____ Address of Affiant

being first duly sworn, on oath state from personal knowledge:
That the above named decedent is the person named in the certified copy of Certificate of Death attached hereto and made a part hereof.

That the name(s) of the survivor(s) is/are _____

That said decedent on date of death was an owner as a joint tenant/life tenant of the land legally described as follows:

(If more space is needed, continue on back)

as shown by instrument recorded in Book _____ of _____
Page _____, or as Document No. _____ in the office of the County
Recorder of _____ County, Minnesota, or as shown on Certificate of Title

No. _____, Files of the Registrar of Titles of _____ County
Minnesota.

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

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

Signature of Affiant

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

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

Statutory Authority: MS s 507.09

MINNESOTA RULES 1997

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.6040

2820.6040 FORM 98-M: AFFIDAVIT OF SERVICE OF NOTICE TO THE COMMISSIONER OF HUMAN SERVICES REGARDING POSSIBLE CLAIMS UNDER MINNESOTA STATUTES, SECTION 246.53, 256B.15, 256D.16, OR 261.04.

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

Subp. 2. Contents.

Minn. Stat. § 524.3-801 Form No. 98-M Minnesota Uniform Conveyancing Blanks (9/20/96)

STATE OF MINNESOTA
COUNTY OF
DISTRICT COURT
PROBATE DIVISION
JUDICIAL DISTRICT
Court File No.
In Re: Estate of
Deceased
AFFIDAVIT OF SERVICE OF NOTICE TO THE
COMMISSIONER OF HUMAN SERVICES
REGARDING POSSIBLE CLAIMS UNDER MINN.
STAT. §§ 246.53, 256B.15, 256D.16 OR 261.04

(reserved for recording data)

STATE OF MINNESOTA
COUNTY OF } ss.

, being first duly sworn, on oath, says that on

(Date), at (City/State), I served a copy of the

attached Notice upon the Commissioner of Human Services by mailing it in a sealed envelope, postage prepaid by depositing the same with the United States Postal Service, addressed to Commissioner of Human Services, Attention: Special Recovery Unit/Estate Notice, 444 Lafayette Road, St. Paul, Minnesota, 55155-3863.

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

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

Dated:

Affiant

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS):

Signed and sworn to before me on (Date)

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

(NOTE: Attach Notice to Commissioner)

Statutory Authority: MS s 507.09
History: 21 SR 1143

MINNESOTA RULES 1997

2820.6050 FORMS FOR CONVEYANCES OF REAL ESTATE

780

2820.6050 FORM 99-M: NOTICE TO COMMISSIONER OF HUMAN SERVICES REGARDING POSSIBLE CLAIMS UNDER MINNESOTA STATUTES, SECTION 246.53, 256B.15, 256D.16, OR 261.04.

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

Subp. 2. Contents.

Minn. Stat. § 524.3-801

Form No. 99-M

Minnesota Uniform Conveyancing Blanks (9/20/96)

STATE OF MINNESOTA
COUNTY OF _____

DISTRICT COURT
PROBATE DIVISION
JUDICIAL DISTRICT _____

Court File No. _____

In Re: Estate of _____

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

Deceased

TO THE COMMISSIONER OF HUMAN SERVICES:

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

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

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

3. Decedent was married to the following spouse(s) who predeceased decedent:

Spouse(s)' Name(s) Date of Birth Social Security Number

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

Dated: _____

Personal Representative

ATTORNEY for Personal Representative

Name:

Address:

Attorney License No.:

Telephone:

FAX:

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

Statutory Authority: *MS s 507.09*

History: *21 SR 1143*

MINNESOTA RULES 1997

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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

Minnesota Uniform Conveyancing Blanks (1978)

STATE OF MINNESOTA

PROBATE COURT

COUNTY COURT—PROBATE DIVISION

COUNTY OF _____ Court File No. _____

In Re: Estate of

ORDER OF COMPLETE
SETTLEMENT OF THE ESTATE
AND DECREE OF DISTRIBUTION

Deceased

The petition of _____,
dated _____, 19____, for an order of complete settlement of the estate
and decree of distribution in the estate of the above named decedent having
duly come on for hearing before the above name Court on _____,
19____, the undersigned Judge having heard and considered such petition, be-
ing fully advised in the premises, makes the following findings and determina-
tions:

1. That the petition for order of complete settlement of the estate and
decree of distribution is complete.
2. That the time for any notice has expired and any notice as required by
the laws of this State has been given and proved.
3. That the petitioner(s) (has) (have) declared or affirmed that the represen-
tations contained in the petition are true, correct and complete to the
best knowledge or information of petitioner(s).
4. That the petitioner(s) appear(s) from the petition to be (an) interested
person(s) as defined by the laws of this State.
5. That the decedent died ___ testate at the age of _____ years on _____,
19____, at _____.
6. That venue for this proceeding is in the above named County of the State
of Minnesota, because the decedent was domiciled in such County at the
time of death, and was the owner of property located in the State of
Minnesota, or because, though not domiciled in the State of Minnesota,
the decedent was the owner of property located in the above named
County at the time of death.
7. That this Court has jurisdiction of this estate, proceeding and subject
matter.
8. That the said estate has been in all respects fully administered, and all
expenses, debts, valid charges and all claims allowed against said estate
have been paid.

MINNESOTA RULES 1997

9. That a final account has been filed herein by the personal representative(s) for consideration and approval.
10. That decedent's last will duly executed on _____, 19____, and codicil or codicils thereto duly executed on _____, 19____, (was) (were) probated by the order of this Court dated _____, 19____, or (is) (are) formally probated by this order, and should be construed to provide that under the provisions thereof, the estate of decedent is devised as follows:
(State actual legal relationship of each devisee to decedent)
11. That the following named persons are all the heirs of the decedent and their actual relationship to decedent is as stated (If decedent died testate, do not list heirs unless all heirs are ascertained):
12. That the property of the decedent on hand for distribution consists of the following:
(A) Personal property of the value of \$_____described as follows:

MINNESOTA RULES 1997

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.6100

(B) Real property described as follows:

(1) The homestead of the decedent situated in the County of _____
_____, State of Minnesota, described as follows:

(2) Other real property situated in the County of _____
_____, State of Minnesota, described as follows:

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

MINNESOTA RULES 1997

2820.6100 FORMS FOR CONVEYANCES OF REAL ESTATE

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

1. That the petition is hereby granted.
2. That the final account of the personal representative(s) herein is approved.
3. That decedent's last will duly executed on _____, 19____, and codicil or codicils thereto duly executed on _____, 19____, (is) (are) (hereby) (has or have been) formally probated and (is) (are) construed as above stated.
4. That the heirs of the decedent are determined to be as set forth above.
5. That the property of the decedent on hand for distribution is as above stated.
6. That title to the personal and real property described herein, subject to any lawful disposition heretofore made, is hereby assigned to and vested in the following named persons in the following proportions or parts:

7. That the lien of inheritance taxes, if any, on the above described property is hereby waived.
8. That any previous order determining testacy is hereby confirmed as it affects any previously omitted or unnotified persons and other interested persons.

Dated: _____

Judge

(COURT SEAL)

FILED:

Statutory Authority: *MS s 507.09*

MINNESOTA RULES 1997

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.6200

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 MINNESOTA

PROBATE COURT

COUNTY COURT—PROBATE DIVISION

COUNTY OF _____ Court File No. _____

In Re: Estate of

ORDER OF COMPLETE
SETTLEMENT OF THE ESTATE
AND ORDER OF DISTRIBUTION

Deceased

The petition of _____,
dated _____, 19____, for an order of complete settlement of the estate
and order of distribution in the estate of the above named decedent having
duly come on for hearing before the above named Court on _____,
19____, the undersigned Judge having heard and considered such petition, be-
ing fully advised in the premises, makes the following findings and determina-
tions:

1. That the petition for order of complete settlement of the estate and order of distribution is complete.
2. That the time for any notice has expired and any notice as required by the laws of this State has been given and proved.
3. That the petitioner(s) (has) (have) declared or affirmed that the representations contained in the petition are true, correct and complete to the best knowledge or information of petitioner(s).
4. That the petitioner(s) appear(s) from the petition to be (an) interested person(s) as defined by the laws of this State.
5. That the decedent died _____testate at the age of _____ years on _____, 19____, at _____.
6. That venue for this proceeding is in the above named County of the State of Minnesota, because the decedent was domiciled in such County at the time of death, and was the owner of property located in the State of Minnesota, or because, though not domiciled in the State of Minnesota, the decedent was the owner of property located in the above named County at the time of death.
7. That this Court has jurisdiction of this estate, proceeding and subject matter.
8. That the said estate has been in all respects fully administered, and all expenses, debts, valid charges and all claims allowed against said estate have been paid.

MINNESOTA RULES 1997

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.6200

(B) Real property described as follows:

(1) The homestead of the decedent situated in the County of _____
_____, State of Minnesota, described as follows:

(2) Other real property situated in the County of _____
_____, State of Minnesota, described as follows:

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

MINNESOTA RULES 1997

2820.6200 FORMS FOR CONVEYANCES OF REAL ESTATE

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

1. That the petition is hereby granted.
2. That the final account of the personal representative(s) herein is approved.
3. That decedent's last will duly executed on _____, 19____, and codicil or codicils thereto duly executed on _____, 19____, (is) (are) (hereby) (has or have been) formally probated and (is) (are) construed as above stated.
4. That the heirs of the decedent are determined to be as set forth above.
5. That the property of the decedent on hand for distribution is as above stated.
6. That the personal representative(s) herein (is) (are) directed to transfer title to the personal property described herein, and to convey title to the real property described herein by Personal Representative's Deed of Distribution, subject to any lawful disposition heretofore made, to the following named persons in the following proportions or parts:
 7. That the lien of inheritance taxes, if any, on the above described property is hereby waived.
 8. That any previous order determining testacy is hereby confirmed as it affects any previously omitted or unnotified persons and other interested persons.

Dated: _____
Judge

(COURT SEAL)

FILED:

Statutory Authority: *MS s 507.09*

MINNESOTA RULES 1997

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.6300

2820.6300 FORM 103: DECREE OF DESCENT.

Form 103

Minn. Stat. § 525.312 #8

Minnesota Uniform Conveyancing Blanks (1978)

STATE OF MINNESOTA

PROBATE COURT

COUNTY COURT—PROBATE DIVISION

COUNTY OF _____ Court File No. _____

In Re: Estate of

DECREE OF DESCENT

(Testate) (Intestate)

_____ Deceased

The petition of _____, dated _____, 19____, for determination of descent in the estate of the above named decedent having duly come on for hearing before the above named Court on _____, 19____, the undersigned Judge having heard and considered such petition, being fully advised in the premises, makes the following findings and determinations:

1. That the petition for determination of descent is complete.
2. That the time for any notice has expired and any notice as required by the laws of this State has been given and proved.
3. That the petitioner(s) (has) (have) declared or affirmed that the representations contained in the petition are true, correct and complete to the best knowledge or information of petitioner(s).
4. That the petitioner(s) appear(s) from the petition to be (an) interested person(s) as defined by the laws of this State.
5. That the decedent died ___testate at the age of _____ years on _____, 19____, 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.
6. That venue for this proceeding is in the above named County of the State of Minnesota, because the decedent was domiciled in such County at the time of death, and was the owner of property located in the State of Minnesota, or because, though not domiciled in the State of Minnesota, the decedent was the owner of property located in the above named County at the time of death.
7. That this Court has jurisdiction of this estate, proceeding and subject matter.
8. That no will or authenticated copy of a will of the decedent probated outside of this State in accordance with the laws in force in the place where probated has been probated nor administration had in this State.

MINNESOTA RULES 1997

9. That the petition does not indicate the existence of a possible unrevoked testamentary instrument which may relate to property subject to the laws of this State, and which is not filed for probate in this Court.
10. That decedent's last will duly executed on _____, 19____, and codicil or codicils thereto duly executed on _____, 19____, (is) (are) formally probated by this order, and should be construed to provide that under the provisions thereof, the estate of decedent is devised as follows:
(State actual legal relationship of each devisee to decedent)
11. That the following named persons are all the heirs of the decedent and their actual relationship to decedent is as stated (If decedent died testate, do not list heirs unless all heirs are ascertained):
12. That the property of the decedent on hand for distribution consists of the following:
 - (A) Personal property of the value of \$ _____ described as follows:

MINNESOTA RULES 1997

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.6300

(B) Real property described as follows:

(1) The homestead of the decedent situated in the County of _____
_____, State of Minnesota, described as follows:

(2) Other real property situated in the County of _____
_____, State of Minnesota, described as follows:

13. That the devisee(s) or (his) (her) (their) successors and assigns possess(es) the property devised in accordance with the will and codicil or codicils; any heir(s) or (his) (her) (their) successors and assigns possess(es) the property which passes to such heir(s) under the laws of intestate succession in force at the decedent's death; or such property was not possessed or claimed by anyone by virtue of the decedent's title during the time period for testacy proceedings.
14. That the inheritance taxes on the herein described property have been paid or waived.

MINNESOTA RULES 1997

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

- 1. That the petition is hereby granted.
- 2. That decedent's last will duly executed on _____, 19____, and codicil or codicils thereto duly executed on _____, 19____, (is) (are) hereby formally probated and construed as above stated.
- 3. That the heirs of the decedent are determined to be as set forth above.
- 4. That the property of the decedent on hand for distribution is as above stated.
- 5. That title to the personal and real property described herein, subject to any lawful disposition heretofore made, is hereby assigned to and vested in the following named persons in the following proportions or parts:

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

Dated: _____ Judge _____

(COURT SEAL)

FILED:

Statutory Authority: *MS s 507.09*

MINNESOTA RULES 1997

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.6400

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

Form 104

Minn. Stat. § 524.3-413 # 6

Minnesota Uniform Conveyancing Blanks (1978)

STATE OF MINNESOTA

PROBATE COURT

COUNTY COURT—PROBATE DIVISION

COUNTY OF _____ Court File No. _____

In Re: Estate of

DECREE OF DESCENT

(Omitted property)

Deceased

(Incorrectly described property)

The petition of _____, dated _____, 19____, for decree of descent (omitted property) (incorrectly described property) in the estate of the above named decedent having duly come on for hearing before the above named Court on _____, 19____, the undersigned Judge having heard and considered such petition, being fully advised in the premises, makes the following findings and determinations:

- 1. That the petition for decree of descent (omitted property) (incorrectly described property) is complete.
2. That the time for any notice has expired and any notice as required by the laws of this State has been given and proved.
3. That the petitioner(s) (has) (have) declared or affirmed that the representations contained in the petition are true, correct and complete to the best knowledge or information of petitioner(s).
4. That the petitioner(s) appear(s) from the petition to be (an) interested person(s) as defined by the laws of this State.
5. That the decedent died _____ testate at the age of _____ years on _____, 19____, at _____.
6. That venue for this proceeding is in the above named County of the State of Minnesota, because the decedent was domiciled in such County at the time of death, and was the owner of property located in the State of Minnesota, or because, though not domiciled in the State of Minnesota, the decedent was the owner of property located in the above named County at the time of death.
7. That this Court has jurisdiction of this estate, proceeding and subject matter.
8. That no will or authenticated copy of a will of decedent probated outside of this State in accordance with the laws in force in the place where probated has been admitted to probate nor administration had in this State except in the _____ Court of _____ County

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under file number _____ in which proceedings the (Order) (Decree) of (Distribution) (Descent) was entered on _____, 19____, wherein the hereinafter described real and/or personal property was (omitted) (incorrectly described). The (Order) (Decree) in which the real property hereinafter described was (omitted) (incorrectly described) was (filed) (recorded) in the Office of the (County Recorder) (Registrar of Titles), _____ County, Minnesota, on the _____ day of _____, 19____, and was duly recorded in Book _____ of _____, page _____, or was duly filed as Document No. _____.

9. That the said (Order) (Decree) contained the following incorrect description(s):

(A) Personal property:

(B) Real property:

(1) The homestead of the decedent situated in the County of _____, State of Minnesota:

(2) Other real property situated in the County of _____, State of Minnesota:

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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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2820.6400 FORMS FOR CONVEYANCES OF REAL ESTATE

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(2) Other real property situated in the County of _____
_____, State of Minnesota, described as follows:

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

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

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

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

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

Dated: _____
_____ Judge

(COURT SEAL)

FILED:

Statutory Authority: *MS s 507.09*

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.6500

2820.6500 FORM 105: FINAL DECREE SUMMARY ASSIGNMENT OR DISTRIBUTION.

Form 105

Minn. Stat. § 525.51 # 13

STATE OF MINNESOTA

PROBATE COURT

COUNTY COURT-PROBATE DIVISION

COUNTY OF _____ Court File No. _____

In Re: Estate of

FINAL DECREE
SUMMARY ASSIGNMENT OR
DISTRIBUTION

_____ (Exempt estate) (Non-exempt estate)
Deceased (Testate) (Intestate)

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

1. That the petition for summary assignment or distribution is complete.
2. That the time for any notice has expired and any notice as required by the laws of this State has been given and proved.
3. That the petitioner(s) (has) (have) declared or affirmed that the representations contained in the petition are true, correct and complete to the best knowledge or information of petitioner(s).
4. That the petitioner(s) appear(s) from the petition to be (an) interested person(s) as defined by the laws of this State.
5. That the decedent died _____ testate at the age of _____ years on _____, 19____, at _____.
6. That venue for this proceeding is in the above named County of the State of Minnesota, because the decedent was domiciled in such County at the time of death, and was the owner of property located in the State of Minnesota, or because, though not domiciled in the State of Minnesota, the decedent was the owner of property located in the above named County at the time of death.
7. That this Court has jurisdiction of this estate, proceeding and subject matter.
8. That decedent's last will duly executed on _____, 19____, and codicil or codicils thereto duly executed on _____, 19____, (is) (are) formally probated by this order, or (was) (were) probated by the order of this Court dated _____, 19____, and should be construed to provide that under the provisions thereof, the estate of decedent is devised as follows:

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(B) Real property described as follows:

(1) The homestead of the decedent situated in the County of _____
_____, State of Minnesota, described as follows:

(2) Other real property situated in the County of _____
_____, State of Minnesota, described as follows:

12. That all of said property is either exempt from all debts and charges in the Probate Court or may be appropriated in kind in reimbursement or payment of the allowances to spouse and minor children mentioned in M.S.A. Section 525.15, expenses of administration, funeral expenses, expenses of last illness, debts having a preference under the laws of the United States, and taxes, or otherwise qualified for summary assignment or distribution pursuant to M.S.A. Section 525.51.
13. That there is no need for the appointment of a personal representative and that the administration should be closed by summary assignment or distribution as hereinafter ordered, adjudged and decreed.

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

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

- 1. That the petition is hereby granted.
- 2. That decedent's last will duly executed on _____, 19____, and codicil or codicils thereto duly executed on _____, 19____, (is) (are) (hereby) (has or have been) formally probated and (is) (are) construed as above stated.
- 3. That the heirs of the decedent are determined to be as set forth above.
- 4. That the property of the decedent on hand for distribution is as above stated.
- 5. That title to the personal and real property described herein, subject to any lawful disposition heretofore made, is hereby assigned to and vested in the following named persons in the following proportions or parts (State as devisee, as heir or as obligee):

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

Dated: _____ Judge

(COURT SEAL)

FILED:

Statutory Authority: *MS s 507.09*

2820.6600 [Repealed, 20 SR 916]

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.6605

2820.6605 FORM NO. 106-M: CONSENT OF SPOUSE TO PERSONAL REPRESENTATIVE'S DEED.

Subpart 1. Recommended form. The recommended form for a consent of spouse to personal representative's deed is contained in subpart 2.

Subp. 2. Contents.

Consent of Spouse to Personal Representative's Deed Form No. 106-M Minnesota Uniform Conveyancing Blanks (8/24/95)

CONSENT OF SPOUSE

_____, Spouse of _____, Decedent, consents to this Deed.

Signature of Spouse

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

This instrument was acknowledged before me on _____ (Date),
by _____, spouse of Decedent.

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

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

Statutory Authority: MS s 507.09

History: 20 SR 916

2820.6700 [Repealed, 19 SR 689]

2820.6701 [Repealed, 20 SR 916]

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2820.6705 FORMS FOR CONVEYANCES OF REAL ESTATE

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2820.6705 FORM NO. 107-M: DEED OF DISTRIBUTION: PERSONAL REPRESENTATIVE(S), INDIVIDUAL PERSONAL REPRESENTATIVES.

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

Subp. 2. Contents.

Deed of Distribution: Personal Representative(s) **Form No. 107-M** Minnesota Uniform Conveyancing Blanks (8/24/95)

Intended: Personal Representative(s)
 Note: This deed should be used only for distribution.

No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required. Certificate of Real Estate Value No. _____ _____ (Date) _____ (County Auditor) by: _____ Deputy	(reserved for recording data)
Date: _____ NO DEED TAX DUE	

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

together with all hereditaments and appurtenances belonging thereto.

PERSONAL REPRESENTATIVE(S)

STATE OF MINNESOTA

COUNTY OF _____

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

This instrument was acknowledged before me on _____ (Date).

by _____, as Personal Representative(s) of the Estate of _____, Decedent.

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 (Include Name and Address of Grantee):

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS)

Statutory Authority: MS s 507.09

History: 20 SR 916

2820.6800 [Repealed, 19 SR 689]

2820.6801 [Repealed, 20 SR 916]

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.6805

2820.6805 FORM NO. 108-M: DEED OF DISTRIBUTION: PERSONAL REPRESENTATIVE, CORPORATE PERSONAL REPRESENTATIVE.

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

Subp. 2. Contents.

Used of Distribution: **Personal Representative** **Form No. 108-M** **Minnesota Uniform Conveyancing Blanks (8/24/95)**
 Complete Personal Representative Note. This deed should be used only for distribution.

No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required Certificate of Real Estate Value No. _____ _____ (Date) _____ (County Auditor) by: _____ Deputy	(reserved for recording data)
Date: _____ NO DEED TAX DUE	

_____ under the laws of _____, as Personal Representative of the Estate of _____, Decedent, Grantor, conveys to _____, Grantee, real property in _____ County, Minnesota, described as follows:

together with all hereditaments and appurtenances belonging thereto.

PERSONAL REPRESENTATIVE

 By: _____
 Its: _____
 By: _____
 Its: _____

STATE OF MINNESOTA

COUNTY OF _____

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

This instrument was acknowledged before me on _____ (Date)
 by _____ and _____
 the _____ and _____
 of _____, a _____, as Personal Representative of the Estate of _____, Decedent, on behalf of the _____

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

 THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS)

 SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL.
 Tax Statements for the real property described in this instrument should be sent to (include Name and Address of Grantor).

Statutory Authority: MS s 507.09

History: 20 SR 916

2820.6900 [Repealed, 20 SR 916]

MINNESOTA RULES 1997

2820.6905 FORMS FOR CONVEYANCES OF REAL ESTATE

2820.6905 FORM NO. 109-M: PERSONAL REPRESENTATIVE'S DEED, INDIVIDUAL PERSONAL REPRESENTATIVE(S) to INDIVIDUAL(S).

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

Subp. 2. Contents.

<p><small>Personal Representative's Deed</small> Individual Personal Representative(s) to Individual(s)</p> <p>No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required. Certificate of Real Estate Value No. _____ _____ (Date) _____ (County Auditor) by: _____ Deputy</p> <p>DEED TAX DUE: \$ _____ Date: _____</p>	<p style="text-align: right;"><small>Form No. 109-M</small> <small>Minnesota Uniform Conveyancing Blanks (8/24/96)</small></p> <div style="border: 1px solid black; height: 150px; margin-top: 10px;"></div> <p style="text-align: center;">(reserved for recording data)</p>
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FOR VALUABLE CONSIDERATION, _____

 as Personal Representative(s) of the Estate of _____
 Decedent, single married at the time of death (if "married" is checked, attach a Consent of Spouse
 [Form No. 106-M]), Grantor, conveys to _____, Grantee,
 real property in _____ County, Minnesota, described as follows:

together with all hereditaments and appurtenances
 belonging thereto.

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

A well disclosure certificate accompanies this document.

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

Affix Deed Tax Stamp Here

STATE OF MINNESOTA }
 COUNTY OF _____ } ss. _____

This instrument was acknowledged before me on _____
 (Date)
 by _____
 _____, as Personal Representative(s)
 of the Estate of _____, Decedent.

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

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

Tax Statements for the real property described in this instrument should be sent to (Include Name and Address of Grantee):

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS):

Statutory Authority: *MS s 507.09*
 History: *20 SR 916*
 2820.7000 [Repealed, 20 SR 916]

MINNESOTA RULES 1997

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.7005

2820.7005 FORM NO. 110-M: PERSONAL REPRESENTATIVE'S DEED, INDIVIDUAL PERSONAL REPRESENTATIVE(S) TO CORPORATION OR PARTNERSHIP, OR LIMITED LIABILITY COMPANY.

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

Subp. 2. Contents.

<p style="font-size: small; margin: 0;">Personal Representative's Deed Individual Personal Representative(s) to Corporation or Partnership, or LLC</p> <p style="text-align: center; font-weight: bold; margin: 0;">Form No. 110-M</p> <p style="text-align: right; font-size: small; margin: 0;">Minnesota Uniform Conveyancing Blanks (8/24/95)</p> <hr/> <p>No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required. Certificate of Real Estate Value No. _____ _____ (Date) _____ (County Auditor) by: _____ Deputy</p> <p>DEED TAX DUE: \$ _____ Date: _____</p> <p>FOR VALUABLE CONSIDERATION, _____ as Personal Representative(s) of the Estate of _____ Decedent, single <input type="checkbox"/> married <input type="checkbox"/> at the time of death (if "married" is checked, attach a Consent of Spouse (Form No. 106-M)), Grantor, conveys to _____ a _____, Grantee, _____ under the laws of _____ real property in _____ County, Minnesota, described as follows:</p>	<div style="border: 1px solid black; height: 150px; margin-top: 20px; text-align: center; font-size: small;">(reserved for recording data)</div>
---	--

together with all hereditaments and appurtenances belonging thereto.

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

Attach Deed Tax Stamp Here

STATE OF MINNESOTA

COUNTY OF _____

PERSONAL REPRESENTATIVE(S)

}
} no. _____

This instrument was acknowledged before me on _____

(Date)

by _____

_____ as Personal Representative(s)
of the Estate of _____, Decedent.

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

Check here if part or all of the land is Registered (Torrens)
Tax Statements for the real property described in this instrument should be sent to (include Name and Address of Grantee):

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS)

Statutory Authority: *MS s 507.09*

History: *20 SR 916*

2820.7100 [Repealed, 20 SR 916]

MINNESOTA RULES 1997

2820.7110 FORM NO. 111-M: PERSONAL REPRESENTATIVE'S DEED, INDIVIDUAL PERSONAL REPRESENTATIVE(S) TO JOINT TENANTS.

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

Subp. 2. Contents.

Personal Representative's Deed Individual Personal Representative(s) to Joint Tenants	Form No. 111-M	Minnesota Uniform Conveyancing Blanks (8/24/96)
No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required. Certificate of Real Estate Value No. _____ _____ (Date) _____ (County Auditor) by: _____ Deputy	(reserved for recording data)	

DEED TAX DUE: \$ _____

Date: _____

FOR VALUABLE CONSIDERATION, _____

as Personal Representative(s) of the Estate of _____,
 Decedent, single married at the time of death (if "married" is checked, attach a Consent of Spouse [Form No. 106-M]), Grantor, conveys to _____, Grantee,
 as joint tenants, real property in _____ County, Minnesota,
 described as follows:

together with all hereditaments and appurtenances belonging thereto.

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

Any Deed Tax Stamp Here

PERSONAL REPRESENTATIVE(S)

STATE OF MINNESOTA }
 COUNTY OF _____ } ss. _____

This instrument was acknowledged before me on _____ (Date)

by _____, as Personal Representative(s) of the Estate of _____, Decedent.

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR BANK)

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

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

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

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS):

Statutory Authority: MS s 507.09

History: 20 SR 916

2820.7200 [Repealed, 20 SR 916]

MINNESOTA RULES 1997

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FORMS FOR CONVEYANCES OF REAL ESTATE : 2820.7205

2820.7205 FORM NO. 112-M: PERSONAL REPRESENTATIVE'S DEED, CORPORATE PERSONAL REPRESENTATIVE TO INDIVIDUAL(S).

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

Subp. 2. Contents.

Personal Representative's Deed Form No. 112-M Minnesota Uniform Conveyancing Blanks (9/24/96)
 Corporate Personal Representative to Individual(s)

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

FOR VALUABLE CONSIDERATION, _____
 a _____ under the laws of _____, as Personal Representative of the Estate of _____, Decedent, single married at the time of death (if "married" is checked, attach a Consent of Spouse [Form No. 106-M]), Grantor, conveys to _____
 Grantee, real property in _____ County, Minnesota, described as follows:

together with all hereditaments and appurtenances belonging thereto.

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

After Deed Tax Stamp Here

PERSONAL REPRESENTATIVE

STATE OF MINNESOTA }
 COUNTY OF _____ } ss.

By: _____
 Its: _____
 By: _____
 Its: _____

This instrument was acknowledged before me on _____ (Date)

by _____ and _____
 the _____ and _____
 of _____, a _____
 under the laws of _____, Decedent, on behalf of the _____

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

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

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

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS)

Statutory Authority: MS s 507.09

History: 20 SR 916

2820.7300 [Repealed, 20 SR 916]

MINNESOTA RULES 1997

2820.7305 FORM NO. 113-M: PERSONAL REPRESENTATIVE'S DEED, CORPORATE PERSONAL REPRESENTATIVE TO CORPORATION OR PARTNERSHIP.

Subpart 1. Recommended form. The recommended form for a personal representative's deed, corporate personal representative to a corporation or partnership is contained in subpart 2.

Subp. 2. Contents.

Personal Representative's Deed **Form No. 113-M** Minnesota Uniform Conveyance Blanks (#2496)
 Corporate Personal Representative to Corporation or Partnership

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

 (Date)

 (County Auditor)
 by: _____ Deputy

DEED TAX DUE: \$ _____
 Date: _____

(reserved for recording data)

FOR VALUABLE CONSIDERATION, _____
 a _____ under the laws of _____, as Personal Representative of the Estate of _____, Decedent, single married at the time of death (if "married" is checked, attach a Consent of Spouse (Form No. 106-M)); Grantor, conveys to _____
 Grantee, a _____ under the laws of _____, real property in _____ County, Minnesota, described as follows:

together with all hereditaments and appurtenances belonging thereto.

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

Mix Deed Tax Stamp Here

PERSONAL REPRESENTATIVE

 By: _____
 Its: _____

 By: _____
 Its: _____

STATE OF MINNESOTA }
 COUNTY OF _____ } ss.

This instrument was acknowledged before me on _____ (Date)
 by _____ and _____
 the _____ and _____
 of _____, a _____, as Personal Representative of the Estate of _____, Decedent, on behalf of the _____

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

Check here if part or all of the land is Registered (Torrens)
 Tax Statements for the real property described in this instrument should be sent to (include Name and Address of Grantor):

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS):

Statutory Authority: MS s 507.09

History: 20 SR 916

2820.7400 [Repealed, 20 SR 916]

MINNESOTA RULES 1997

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FORMS FOR CONVEYANCES OF REAL ESTATE 2820.7405

2820.7405 FORM NO. 114-M: PERSONAL REPRESENTATIVE'S DEED, CORPORATE PERSONAL REPRESENTATIVE TO JOINT TENANTS.

Subpart 1. Recommended form. The recommended form for a personal representative's deed, corporate personal representative to joint tenants is contained in subpart 2.

Subp. 2. Contents.

Personal Representative's Deed Form No. 114-M Minnesota Uniform Conveying Blanks (82485)
 Corporate Personal Representative to Joint Tenants

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

FOR VALUABLE CONSIDERATION, _____
 a _____ under the laws of _____, as Personal Representative of the Estate of _____, Decedent, single married at the time of death (if "married" is checked, attach a Consent of Spouse [Form No. 106-M]), Grantor, conveys to _____
 Grantee, as joint tenants, real property in _____ County, Minnesota, described as follows: _____

together with all hereditaments and appurtenances belonging thereto.

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

Attach Deed Tax Stamp Here

PERSONAL REPRESENTATIVE

 By: _____
 Its: _____
 By: _____
 Its: _____

STATE OF MINNESOTA }
 COUNTY OF _____ } ss.

This instrument was acknowledged before me on _____ (Date)
 by _____ and _____
 the _____ and _____
 of _____, a _____
 under the laws of _____, Decedent, on behalf of the _____

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK):

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

Check here if part or all of the land is Registered (Torrens)
 The Statements for the real property described in this instrument should be sent to Include Name and Address of Grantee.

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS):

Statutory Authority: MS s 507.09

History: 20 SR 916

2820.8000 [Repealed, 18 SR 1409]

MINNESOTA RULES 1997

2820.8001 FORMS FOR CONVEYANCES OF REAL ESTATE

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2820.8001 FORM 121-M: REVOCATION OF POWER OF ATTORNEY.

Subpart 1. **Recommended form.** The recommended form for a revocation of a power of attorney pursuant to Minnesota Statutes, section 523.11, subdivision 2, is contained in subpart 2.

Subp. 2. Contents.

Revocation of Power of Attorney
Pursuant to Minn. Stat. Sec. 523.11, subd. 2

Form No. 121-M

Minnesota Uniform Conveyancing Blanks (1998)

**Revocation of
Power of Attorney**

Date: _____, 19____ (reserved for recording data)

The undersigned hereby revokes the Power of Attorney dated _____, 19____, from _____, as Grantor and Principal, to _____, as Attorney-in-Fact, relating to real property in _____ County, Minnesota, legally described as follows:

(If more space is needed, continue on back)

If filed for record, the Power of Attorney was filed _____, 19____, as Document Number _____ (or in Book _____ of _____ Page _____), in the Office of the (County Recorder) (Registrar of Titles) of _____ County, Minnesota.

STATE OF MINNESOTA

COUNTY OF _____

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

<p style="text-align: center; font-size: small;">THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS):</p> 	<p style="text-align: center; font-size: small;">SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL</p> <p style="text-align: center; font-size: small;">NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)</p>
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NOTE: This instrument should be recorded in the office of the County Recorder or the Registrar of Titles in the County where the real property is situated. See Minn. Stat. Sec. 523.11, subd. 2.

Statutory Authority: *MS s 45.023; 507.09*

History: *18 SR 1409*

MINNESOTA RULES 1997

811

FORMS FOR CONVEYANCES OF REAL ESTATE 2820.8500

2820.8500 FORM 129-M: NOTICE OF ADVERSE CLAIM ON REGISTERED LAND BY INDIVIDUALS.

Subpart 1. Recommended form. The recommended form for a notice of adverse claim by individuals is contained in subpart 2.

Subp. 2. Contents.

Notice of Adverse Claim Pursuant to Minn. Stat. §608.70 Form No. 129-M Minnesota Uniform Conveyancing Blanks (1994)

By Individual(s)

**Notice of Adverse Claim
on Registered Land**

STATE OF MINNESOTA
COUNTY OF _____ } ss.

(reserved for recording data)

_____, Adverse Claimant, (whether one or more) being first duly sworn on oath says:

- Adverse Claimant claims an interest adverse to the registered owner in land registered in Volume _____, page _____, Certificate of Title No. _____, in _____ County, Minnesota, described as follows:

(If more space is needed, continue on back)

- The alleged right or interest claimed by Adverse Claimant is as follows:
- The alleged right or interest was acquired as follows:
- The residence address of Adverse Claimant is as follows:
- All notices may be served upon Adverse Claimant at the following address (not a post office box):

ADVERSE CLAIMANT

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

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS):

Statutory Authority: MS s 507.09
History: 19 SR 689

MINNESOTA RULES 1997

2820.8600 FORMS FOR CONVEYANCES OF REAL ESTATE

812

2820.8600 FORM 130-M: NOTICE OF ADVERSE CLAIM BY CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY.

Subpart 1. **Recommended form.** The recommended form for notice of adverse claim by corporation, partnership, or limited liability company is contained in subpart 2.

Subp. 2. Contents.

Notice of Adverse Claim Pursuant to Minn. Stat. §509.70 Form No. 130-M Minnesota Uniform Conveyancing Blanks (1994)
By Corporation, Partnership or Limited Liability Company

Notice of Adverse Claim on Registered Land

STATE OF MINNESOTA

COUNTY OF _____ } ss.

(reserved for recording data)

_____, being first duly sworn on oath says:

1. The undersigned is the _____ of _____ a _____ under the laws of _____ (Adverse Claimant).
2. Adverse Claimant claims an interest adverse to the registered owner in land registered in Volume _____ page _____, Certificate of Title No. _____, in _____ County, Minnesota, described as follows:

(If more space is needed, continue on back)

3. The alleged right or interest claimed by Adverse Claimant is as follows:
4. The alleged right or interest was acquired as follows:
5. The address of Adverse Claimant is as follows:
6. All notices may be served upon Adverse Claimant at the following address (not a post office box):

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

THIS INSTRUMENT WAS DRAFTED BY: NAME & ADDRESS:

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

Statutory Authority: *MS s 507.09*

History: *19 SR 689*

MINNESOTA RULES 1997

813

FORMS FOR CONVEYANCES OF REAL ESTATE 2820.9000

MISCELLANEOUS FORMS

2820.9000 FORM 88-M. RELEASE OF LAND FROM JUDGMENT LIEN.

Subpart 1. Recommended form. The recommended form for a release of land from a judgment lien is contained in subpart 2.

Subp. 2. Contents.

RELEASE OF LAND FROM JUDGMENT LIEN Form No. 88-M Minnesota Uniform Conveyancing Blanks

Release of Land from Judgment Lien

Date: _____, 19__

(reserved for recording data)

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

(if more space is needed, continue on back)

is hereby released from the lien of the Judgment owned by the undersigned and docketed _____, 19__, in _____ Court in _____ County, Minnesota, Case No. _____, in favor of _____ and against _____ (If registered land, filed as Document Number _____, files of the Registrar of Titles.)

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

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

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR BANE)

Statutory Authority: MS s 507.09

History: 12 SR 2392

MINNESOTA RULES 1997

2820.9050 FORMS FOR CONVEYANCES OF REAL ESTATE

814

2820.9050 FORM 125-M: SEVERANCE OF JOINT TENANCY.

Subpart 1. **Recommended form.** The recommended form for a severance of a joint tenancy is contained in subpart 2.

Subp. 2. Contents.

<p><small>Severance of Joint Tenancy</small></p> <p>No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required Certificate of Real Estate Value No. _____ _____, 19____</p> <p>_____ County Auditor</p> <p>by _____ Deputy</p> <p>DEED TAX DUE HEREON: \$ _____</p> <p>Date: _____, 19____</p>	<p style="text-align: right;"><small>Form No. 125-M</small></p> <p style="text-align: right;"><small>Minnesota Uniform Conveyancing Blanks (1990)</small></p> <p style="text-align: center;">(reserved for recording data)</p>
---	--

I, _____, am one of the owners in joint tenancy of real property in _____ County, Minnesota described as follows:

(If more space needed, continue on back.)

In accordance with Minnesota Statutes Section 500.19, subd. 5 (1), I hereby sever and terminate the joint tenancy with the intention that I hold my interest in the real property as a tenant in common.

After Deed Tax Stamp Here

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

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

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

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

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS):

THIS INSTRUMENT WILL BE LEGALLY EFFECTIVE ONLY IF RECORDED IN THE OFFICE OF THE COUNTY RECORDER OR THE REGISTRAR OF TITLES IN THE COUNTY WHERE THE REAL ESTATE IS SITUATED.

Statutory Authority: *MS s 45.023; 507.09*

History: *17 SR 1829*

MINNESOTA RULES 1997

815

FORMS FOR CONVEYANCES OF REAL ESTATE 2820.9060

2820.9060 FORM NO. 134-M: SUBORDINATION AGREEMENT BY INDIVIDUAL.

Subpart 1. **Recommended form.** The recommended form for a subordination agreement by an individual is contained in subpart 2.

Subp. 2. Contents.

<small>Subordination Agreement By Individual</small>	Form No. 134-M	<small>Minnesota Uniform Conveyancing Blanks (1/18/95)</small>
<h3 style="margin: 0;">SUBORDINATION AGREEMENT</h3>		<div style="border: 1px solid black; height: 150px; width: 100%;"></div> <p style="text-align: center; margin-top: 5px;">(reserved for recording data)</p>
Date: _____		

FOR VALUABLE CONSIDERATION, the undersigned hereby subordinates the lien on real property in _____ County, Minnesota, described as follows:

which is evidenced by a _____ dated _____, and filed for record _____, as Document Number _____ (or in Book _____ of _____ Page _____), in the Office of the (County Recorder) (Registrar of Titles) of the above County, to a subsequent lien evidenced by a _____ from _____ to _____ in an amount not to exceed \$ _____ filed for record as Document Number _____ (or in Book _____ of _____ Page _____), in the Office of the (County Recorder) (Registrar of Titles) of the above County.

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

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

The foregoing was acknowledged before me on _____ (Date)

by _____

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS)

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

Statutory Authority: *MS s 507.09*

History: *20 SR 916*

MINNESOTA RULES 1997

2820.9070 FORMS FOR CONVEYANCES OF REAL ESTATE

816

2820.9070 FORM NO. 135-M: SUBORDINATION AGREEMENT BY CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY.

Subpart 1. Recommended form. The recommended form for a subordination agreement by a corporation, partnership or limited liability company is contained in subpart 2.

Subp. 2. Contents.

Subordination Agreement Form No. 135-M Minnesota Uniform Conveyancing Blanks (1/18/95)
 for Corporation, Partnership or LLC

SUBORDINATION AGREEMENT

Date: _____

(reserved for recording data)

FOR VALUABLE CONSIDERATION, the undersigned hereby subordinates the lien on real property in _____ County, Minnesota, described as follows:

which is evidenced by a _____ dated _____ and filed for record _____ as Document Number _____ (or in Book _____ of _____ Page _____), in the Office of the (County Recorder) (Registrar of Titles) of the above County, to a subsequent lien evidenced by a _____ from _____ to _____ in an amount not to exceed \$ _____ filed for record as Document Number _____ (or in Book _____ of _____ Page _____), in the Office of the (County Recorder) (Registrar of Titles) of the above County.

By _____
Its _____
By _____
Its _____

STATE OF MINNESOTA

COUNTY OF _____ } ss.

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

The foregoing was acknowledged before me on _____ (Date)

by _____ and _____
the _____ and _____
of _____, a _____
under the laws of _____, on behalf of the _____.

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS):

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT
NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR BANK)

Statutory Authority: MS s 507.09

History: 20 SR 916

MINNESOTA RULES 1997

817

FORMS FOR CONVEYANCES OF REAL ESTATE 2820.9200

2820.9200 FORM 127-M: CERTIFICATE AND REQUEST FOR NOTICE.

Subpart 1. **Recommended form.** The recommended form for a certificate and request for notice by an individual is contained in subpart 2.

Subp. 2. Contents.

<small>Certificate and Request for Notice By Individuals</small>	Form No. 127-M	<small>Minnesota Uniform Conveyancing Blanks (1997)</small>
<p>CERTIFICATE AND REQUEST FOR NOTICE</p>		
(reserved for recording data)		

1. The name and mailing address of the person holding a lien or having a redeemable interest in real property requesting notice is:

(hereinafter referred to as the "Requesting Party").

2. The redeemable interest or lien of the Requesting Party was created by the following instrument.

(insert name of document/instrument)

dated _____, 19____, and filed for record _____, 19____, as Document Number _____ (or in Book _____ of _____ Page _____), in the Office of the (County Recorder) (Registrar of Titles) of _____ County, Minnesota.

3. The Requesting Party has a redeemable interest in or lien upon real property in _____ County, Minnesota, described as follows:

(If more space is needed, continue on back)

4. The Requesting Party requests notice of any mortgage foreclosure by advertisement as provided in Minnesota Statute Section 580.032, subd. 1.

5. The Requesting Party requests notice of any post-foreclosure sale reduction of the mortgagor's redemption period for any superior lien as provided in Minnesota Statute Section 582.032, subd. 3.

STATE OF MINNESOTA }
 COUNTY OF _____ } ss.

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

THIS INSTRUMENT WAS DRAFTED BY NAME & ADDRESS:

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

Statutory Authority: *MS s 45.023; 507.09*

History: *18 SR 1409*

MINNESOTA RULES 1997

2820.9250 FORM 128-M: CERTIFICATE AND REQUEST FOR NOTICE BY CORPORATION OR PARTNERSHIP.

Subpart 1. Recommended form. The recommended form for a certificate and request for notice by a corporation or partnership is contained in subpart 2.

Subp. 2. Contents.

Certificate and Request for Notice
By Corporation or Partnership

Form No. 128-M

Minnesota Uniform Conveyancing Blanks (1983)

**CERTIFICATE
AND
REQUEST FOR NOTICE**

(reserved for recording data)

1. The name and mailing address of the entity holding a lien or having a redeemable interest in real property requesting notice is:

(hereinafter referred to as the "Requesting Party").

2. The redeemable interest or lien of the Requesting Party was created by the following instrument:

(insert name of document/instrument)

dated _____, 19____, and filed for record _____, 19____, as Document Number _____ (or in Book _____ of _____ Page _____), in the Office of the (County Recorder) (Registrar of Titles) of _____ County, Minnesota.

3. The Requesting Party has a redeemable interest in or lien upon real property in _____ County, Minnesota, described as follows:

(If more space is needed, continue on back)

4. The Requesting Party requests notice of any mortgage foreclosure by advertisement as provided in Minnesota Statute Section 580.032, subd. 1.

5. The Requesting Party requests notice of any post-foreclosure sale reduction of the mortgagor's redemption period for any superior lien as provided in Minnesota Statute Section 582.032, subd. 3.

By _____
Its _____

By _____
Its _____

STATE OF MINNESOTA }
COUNTY OF _____ } ss.

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

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS):

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR BANK)

Statutory Authority: MS s 45.023; 507.09

History: 18 SR 1409