

MINNESOTA STATUTES 1975 SUPPLEMENT

504.27 LANDLORDS AND TENANTS

vision of sections 504.24 to 504.27 is waived by a tenant is contrary to public policy and void. The provisions of sections 504.24 to 504.27 shall apply only to tenants as that term is defined in section 566.18, subdivision 2, and buildings as that term is defined in section 566.18, subdivision 7.

[1975 c 410 s 4]

CHAPTER 507. CONVEYANCING, RECORDING

Sec. 507.08	Repealed.	Sec. 507.40	Mortgages, how discharged.
507.09	Forms approved; amendments.	507.42	Certain deeds validated. [New]
507.092	Conveyancing instruments to include name and address of grantee.		

507.08 [Repealed, 1975 c 61 s 26]

507.09 **Forms approved; amendments.**

The several forms of deeds, mortgages, land contracts, assignments, satisfactions, and other conveyancing instruments prepared by the uniform conveyancing blanks commission and filed by the commission with the secretary of state pursuant to Laws 1929, Chapter 135, as amended by Laws 1931, Chapter 34, and are hereby approved and recommended for use in the state. Such forms shall be kept on file with and be preserved by the secretary of state as a public record. The commissioner of securities may appoint an advisory committee on uniform conveyancing forms to recommend to the commissioner of securities amendments to existing forms or the adoption of new forms. The commissioner of securities may adopt amended or new forms consistent with the laws of this state by rule in accordance with chapter 15.

[1975 c 61 s 2]

507.092 **Conveyancing instruments to include name and address of grantee.**

Subdivision 1. No contract for deed or deed conveying fee title to real estate shall be recorded by the register of deeds or registered by the registrar of titles until the name and address of the grantee, to whom future tax statements should be sent, is printed, typewritten, stamped or written on it in a legible manner. An instrument complies with this subdivision if it contains a statement in the following form: "Tax statements for the real property described in this instrument should be sent to:

..... (name) (address)."

[1975 c 391 s 1]

[For text of subs 2 and 3, see M.S.1974]

507.40 **Mortgages, how discharged.**

A mortgage may be discharged by filing for record a certificate of its satisfaction executed and acknowledged by the mortgagee, his personal representative, or assignee, as in the case of a conveyance. The register of deeds shall enter the number of such certificate and the book and page of its record upon the record of the mortgage or on a microfilm card whenever possible. If a mortgage be recorded in more than one county and discharged of record in one of them, a certified copy of such discharge may be recorded in another county with the same effect as the original. If the discharge be by marginal entry, heretofore made, such copy shall include the record of the mortgage. In all cases the discharge shall be entered in the reception book and indexes as conveyances are entered.

[1975 c 148 s 1]

507.42 **Certain deeds validated.**

All deeds for the conveyance of real estate made and executed by a personal representative of the estate of a deceased person, pursuant to the order of any probate court of this state authorizing and directing the making and execution of such

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LIENS; LABOR, MATERIAL 514.12

instrument, where the execution thereof was otherwise valid, and in which instrument the description of the property conveyed does not correspond with the description set forth in the order of the probate court authorizing and directing the making and execution of such instrument, the same are hereby validated and legalized, and such conveyances are hereby made valid as to the property described in the order of the probate court authorizing and directing the making and execution of such instrument.

[1975 c 347 s 9]

CHAPTER 508. CONVEYANCING, REGISTRATION

Sec. 508.68	Death of owner; issuance of new certificates.	Sec. 508.69	Jurisdiction of court not impaired.
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508.68 Death of owner; issuance of new certificates.

When the owner of registered land, or of any estate or interest therein, dies, having devised the same by will, the persons entitled thereto may file with the registrar a certified copy of such will, together with a certified copy of the order of the court admitting it to probate, and of the order of distribution, if any, and personal representative's deed or final decree of the court assigning the same, together with the duplicate certificate issued to the testator, and thereupon the registrar shall cancel the duplicate certificate issued to the testator and issue a new duplicate certificate to the persons designated. When the owner of registered land, or of any estate or interest therein, dies, not having devised the same, the persons entitled thereto by law may file with the registrar a certified copy of the order of distribution and personal representative's deed or final decree of the court assigning the same, together with the duplicate certificate issued to the intestate, and thereupon the registrar shall cancel the duplicate certificate issued to the intestate and issue a new duplicate certificate to the persons entitled thereto. If any personal representative with the will annexed is authorized by the terms of any will to grant, bargain, sell, convey, or mortgage registered land, he may do so in the same manner as if the land were registered in his name. Such personal representative shall first file with the registrar a certified copy of such will, together with a certified copy of the order of the court admitting the same to probate, and of the letters.

[1975 c 347 s 10]

508.69 Jurisdiction of court not impaired.

A personal representative may sell, mortgage or lease any real property of the estate as authorized by section 524.3-715. Nothing contained in this chapter shall impair or affect the jurisdiction of the court to license any personal representative, conservator or guardian to sell or mortgage registered land. A purchaser or mortgagee receiving a deed or mortgage executed by a personal representative, conservator or guardian shall be entitled to register his title and to the entry of a new certificate of title or memorial of registration in the same manner as upon any similar voluntary transfer of registered land. No certificate shall be issued pursuant to the provisions of this section or of section 508.68 except upon the written certification of the examiner of titles as to the legal sufficiency of the documents presented for filing for the purpose of issuance of a new certificate or upon the order of the district court directing the issuance thereof.

[1975 c 347 s 11]

CHAPTER 514. LIENS; LABOR, MATERIAL

Sec. 514.12	Notice of lis pendens.
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514.12 Notice of lis pendens.

[For text of subs 1 and 2, see M.S.1974]