

MINNESOTA STATUTES 1979 SUPPLEMENT

500.19 ESTATES IN REAL PROPERTY

of severance is recorded in the office of the county recorder or the registrar of titles in the county where the real estate is situated; or (2) the instrument of severance is executed by all of the joint tenants; or (3) the severance is ordered by a court of competent jurisdiction; or (4) a severance is effected pursuant to bankruptcy of a joint tenant.

[1979 c 123 s 1-4]

CHAPTER 501. USES AND TRUSTS

Sec.
501.43 Removal of trustee.

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Any person interested in an express trust may petition the district or county court wherein a trustee resides or has his place of business for the removal of that trustee for cause at any time. Upon filing of the petition the court shall fix a time and place for hearing. Notice shall be given to the trustee and other interested parties pursuant to the provisions of section 501.35 or as the court shall otherwise order.

Cause for removal exists when removal is in the best interests of the trust estate, when the trustee has violated his trust, has become incapable of discharging the duties of his office, or has mismanaged the trust estate. In determining the best interests of the trust estate, the trustee's compensation and fees, and administrative expenses, shall also be considered.

[1979 c 137 s 1]

CHAPTER 507. CONVEYANCING, RECORDING

Sec. 507.02	Conveyances by husband and wife; powers of attorney.	Sec. 507.10 507.13 507.14	Certified copies of forms to be preserved. Standard forms established. Minnesota uniform conveyancing blanks.
507.09	Forms approved; amendments.		

507.02 Conveyances by husband and wife; powers of attorney.

If the owner is married, no conveyance of the homestead, except a mortgage for purchase money unpaid thereon, a conveyance between spouses pursuant to section 500.19, subdivision 4, or a severance of a joint tenancy pursuant to section 500.19, subdivision 5, shall be valid without the signatures of both husband and wife.

A husband and wife, by their joint deed, may convey the real estate of either. The husband, by his separate deed, may convey any real estate owned by him, except the homestead, subject to the rights of his wife therein; and the wife, by her separate deed, may convey any real estate owned by her, except the homestead, subject to the rights of her husband therein; and either husband or wife may, by separate conveyance, relinquish his or her rights in the real estate so conveyed by the other. Subject to the foregoing provisions, either husband or wife may separately appoint an attorney to sell or convey any real estate owned by such husband or wife, or join in any conveyance made by or for the other. A minor husband or wife has legal capacity to join in a conveyance of real estate owned by his or her spouse, so long as the minor husband or wife is not incapacitated because of some reason other than his or her minor age.

[1979 c 123 s 5]

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, are 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 securi-

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CONVEYANCING, REGISTRATION 508.52

ties 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.

[1979 c 50 s 62]

507.10 Certified copies of forms to be preserved.

The board of county commissioners of each county in this state shall provide the county recorder and the judge of probate of the county with one copy of each form so approved, a copy of sections 507.09 to 507.14, a copy of the certificate of the Minnesota uniform conveyancing blanks commission contained in the book of forms filed in the office of the secretary of state, and a copy of his filing certificate, to be certified as herein provided. Upon presentation to him of sufficient number of true copies of such forms, laws, and certificates in book form to carry out this provision, the secretary of state shall, without charge, certify the same to be true copies thereof. Each county recorder and each judge of probate shall thereafter preserve one such certified copy on file in their respective offices for the convenient use of the public.

[1979 c 50 s 63]

507.13 Standard forms established.

The intent is to establish a standard set of printed forms which may be used in the state for real estate conveyancing and to fix and make uniform the fee for recording instruments drawn on such forms and for other instruments which do not conform thereto, but sections 507.09 to 507.14 shall not in any way change present rules of construction applicable to any of these instruments or to the contents thereof.

[1979 c 50 s 64]

507.14 Minnesota uniform conveyancing blanks.

The forms approved and recommended for use by sections 507.09 to 507.14 may be referred to as Minnesota uniform conveyancing blanks (1931).

[1979 c 50 s 65]

CHAPTER 508. CONVEYANCING, REGISTRATION

Sec.
508.52 Conveyance; cancelation of old and issuance of new certificate.

508.52 Conveyance; cancelation of old and issuance of new certificate.

An owner of registered land who desires to convey the land, or a portion thereof, in fee, shall execute a deed of conveyance, and file the deed, together with his owner's duplicate certificate, with the registrar. The registrar shall require an affidavit by the grantee, or some person in his behalf, which affidavit shall set forth the name, age, and residence of the grantee, and whether the grantee is or is not under legal disability, whether or not married, and, if married, the name of the husband or wife. The deed of conveyance shall be filed and endorsed with the number and place of registration of the owner's certificate. Before canceling the outstanding certificate of title the registrar shall show by memorial thereon the registration of the deed on the basis of which it is canceled. The encumbrances, claims, or interests adverse to the title of the registered owner shall be stated upon the new certificate, except so far as they may be simultaneously released or discharged. The owner's duplicate certificate and the original certificate of title shall be marked "Canceled" by the registrar, who shall enter in the register a new certificate of title to the grantee, and prepare and deliver to the grantee a new owner's duplicate certificate. If a deed in fee is for a portion of the land described in a certificate of title, the memorial of the deed entered by the registrar shall include the legal description contained in the deed and the registrar shall enter a new certificate of title to the grantee for the portion of the land conveyed and, except as otherwise provided in this section, issue a residue certificate of title to the grantor for the portion of the land not conveyed. The registrar shall prepare and deliver to each of the parties a new owner's duplicate