

STATE OF MINNESOTA  
DEPARTMENT OF COMMERCE

IN THE MATTER OF THE PROPOSED )  
AMENDMENT AND ADOPTION OF FORMS )  
RELATING TO MINNESOTA UNIFORM ) STATEMENT OF NEED  
CONVEYANCING BLANKS PURSUANT TO ) AND REASONABLENESS  
MINN. STAT. CHAPTER 507 )

Since 1976 the Uniform Conveyancing Blank Advisory Task Force under the authority of the Commissioner (Minn. Stat. §507.09 (1988)), has reviewed the uniform conveyancing blanks adopted for use in Minnesota. The principle goals of this review have been to update and amend the forms using a modern format. The new format includes changes in the forms to provide the public, the real estate industry and the legal community with more useful forms.

The format is intended to result in forms that are easier to handle by the county recorder's offices and legal secretaries with larger areas for recording data, one-side forms reduced from legal size, whenever possible, to letter size, and more room for legal descriptions. The language in the forms has been revised to make the forms simpler and easier to understand. In addition changes in the forms are made to reflect statutory changes. The proposed amendments to current forms are reasonable since the forms have not been revised for some time and must conform to recently revised forms. The new forms are proposed for adoption to provide forms that are needed due to statutory changes or a need has developed where no form currently exists. All forms will provide the public with recordable forms to evidence the conveyance of an interest in real property.

The following forms are proposed for adoption through the

non-controversial rulemaking process as new forms to be added to the current list of forms. These forms replace old probate forms 35-M to 40-M and are more specific in their application.

1. Form No. 13-M - Guardian's Deed: the new form, using updated conveyancing blank format and language, provides an appropriate document to convey real property on behalf of an estate by a Guardian. 13-M is not to be confused with the old form number 13 (not a uniform form) which has been used for statutory short form of the Warranty Deed.

2. Form 14-M - Guardian's Deed (to Joint Tenants):  
This new form fills the same need as Form 13-M but is drafted to provide language for conveyance of real property to Grantees as joint tenants.

3. Form 33-M - Conservator's Deed: The form, using updated format and language, provides an appropriate manner to convey real property acting as a conservator for an estate.

4. Form 34-M - Conservator's Deed (To Joint Tenants):  
This form is the same as 33-M with additional language where Grantees are joint tenants.

5. Form 37-M - Trustee's Deed by Individual(s): This form enables a trustee to convey real property on behalf of a trust using the updated conveyancing blanks format and language.

6. Form 38-M - Trustee's Deed by Individual to Joint Tenants:  
Same comment as to paragraph five with language added for conveyance to joint tenants.

7. Form 39-M - Trustee's Deed By Corporation: Same comment as paragraph five with additional language for conveyance by corporate trustee.

8. Form 40-M - Trustee's Deed by Corporation to Joint Tenants: Same form as Form 37-M with additional language for a corporate trustee conveying real property to joint tenants.

9. Form 60-M - Notice of Cancellation of Contract for Deed: This form represents the adoption as a uniform form of the previous Miller Davis Legal Form No. 1803 or the Oswald Legal Form No. 60-D. The form is drafted in consideration of the conveyancing blanks updated format and language and pursuant to statutory requirements. The form is needed to provide an appropriate manner to initiate the vendor's cancellation procedures under a contract for deed.

Small Business Consideration

The proposed rules for adoption of the forms will have no direct impact on small business. Therefore it will not be necessary for the Department of Commerce to implement any methods for reducing the impact of the rule on small business in Minnesota pursuant to Minnesota Statutes, section 14.115 (1988).



**STATE OF MINNESOTA**  
DEPARTMENT OF COMMERCE  
ST. PAUL 55101

OFFICE OF THE COMMISSIONER

500 METRO SQUARE BUILDING  
ST. PAUL, MN 55101

April 24, 1989

Maryanne Hruby  
Executive Director  
55 State Office Building  
St. Paul, Minnesota 55155

Re: Uniform Conveyancing Blanks  
Non-controversial Rulemaking Procedure

Dear Ms. Hruby:


Pursuant to your request I have enclosed a copy of the Statement of Need and Reasonableness for the Proposed Adoption of forms under the non-controversial Rulemaking Procedure. Thank you for your interest in this matter.

Please contact me if this office can be of further assistance to you regarding the proposed adoption of the forms.

Very truly yours,

MICHAEL A. HATCH  
Commissioner of Commerce

By:

  
Scott P. Borchert  
Enforcement Division  
(612) 296-9431

Encl.

SPB:jmt