

(Top 3 inches reserved for recording data)

NOTICE OF CANCELLATION OF CONTRACT FOR DEED

**Minnesota Uniform Conveyancing Blanks
Form 30.4.1 (2011)**

YOU ARE NOTIFIED:

1. Default has occurred in the Contract for Deed ("**Contract**") dated _____ and recorded on _____
(month/day/year)
_____, as Document Number _____ (or in Book _____ of _____,
(month/day/year)
Page _____), in the Office of the County Recorder Registrar of Titles of _____ County, Minnesota,
(check the applicable boxes)
in which _____
(insert name of seller)

as seller, sold to _____
(insert name of purchaser)

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

Check here if all or part of the described real property is Registered (Torrens)

2. The default is as follows:

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

4. The conditions contained in Minn. Stat. 559.209 have been complied with or are not applicable.

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:

Name: _____
(check the applicable box) 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(e)]

AFFIDAVIT OF PERSONAL SERVICE

State of Minnesota, County of _____

_____, being duly sworn on oath says that:
at _____ A.M./P.M. on _____, I served the foregoing notice upon _____
(month/day/year)
_____ personally at
_____, County of _____, State of Minnesota, by
handing to and leaving with _____
_____, a true and correct copy thereof.

(signature)

Signed and sworn before me on _____, by _____
(month/day/year)

(insert name of person making statement)

(Stamp)

(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____
(month/day/year)

AFFIDAVIT OF SUBSTITUTED SERVICE

State of Minnesota, County of _____

_____, being duly sworn on oath says that:

on _____, I served the foregoing notice upon _____
(month/day/year)

_____ by leaving a true and correct copy thereof at, _____
(insert address)

his or her usual place of abode with _____, a person of suitable age and discretion then residing therein.

(signature)

Signed and sworn before me on _____, by _____
(month/day/year)

(insert name of person making statement)

(Stamp)

(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____
(month/day/year)

SHERIFF'S RETURN OF PERSONAL SERVICE

State of Minnesota, County of _____

I hereby certify and return that in the _____ of _____
in said County and State on _____, I served the foregoing notice upon _____
(month/day/year)

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

DATE: _____
(month/day/year)

FEES: Service \$ _____

Mileage \$ _____

TOTAL \$ _____

(name)

Sheriff of _____ County, Minnesota

By: _____
Deputy

SHERIFF'S RETURN OF SUBSTITUTED SERVICE

State of Minnesota, County of _____

I hereby certify and return that in the _____ of _____
in said County and State on _____, I served the foregoing notice upon _____
(month/day/year) _____ 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.

DATE: _____
(month/day/year)

FEES: Service \$ _____

(name)

Mileage \$ _____

Sheriff of _____ County, Minnesota

TOTAL \$ _____

By: _____
Deputy

AFFIDAVIT OF SERVICE ON OCCUPANT

State of Minnesota, County of _____

_____, being duly sworn on oath says that:
on _____, I went upon the real estate described in the foregoing notice for the purpose of serving the notice
(month/day/year) _____
upon the persons in possession of the real estate; 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.

(signature)

Signed and sworn before me on _____, by _____
(month/day/year)

(insert name of person making statement)

(Stamp)

(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____
(month/day/year)

AFFIDAVIT OF VACANCY

State of Minnesota, County of _____

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

(signature)

Signed and sworn before me on _____, by _____
(month/day/year)

(insert name of person making statement)

(Stamp)

(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____
(month/day/year)

AFFIDAVIT OF FAILURE TO COMPLY WITH NOTICE

State of Minnesota, County of _____

_____, 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.

(signature)

Signed and sworn before me on _____, by _____
(month/day/year)

(insert name of person making statement)

(Stamp)

(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)