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**DISCHARGE OF RESTRICTIVE COVENANT AFFECTING  
PROTECTED CLASSES  
Minn. Stat 507.18**

**Minnesota Uniform Conveyancing Blanks  
Form 40.10.1 (2019)**

Pursuant to Minnesota Statutes, section 507.18, any restrictive covenant affecting a protected class, including covenants which were placed on the real property with the intent of restricting the use, occupancy, ownership, or financing because of a person's race, color, creed, national origin, or religious beliefs, is discharged and released from the land described herein.

State of Minnesota, County of \_\_\_\_\_

I/we \_\_\_\_\_ having an ownership or other  
(insert name(s) of Owner(s))

interest in all or part of the real property described herein, solemnly swear that the contents of this form are true to the best of my/our knowledge, except as to those matters stated on information and belief, and that as to those matters I/we believe them to be true.

Name and address of Owner(s):

The real property owned by Owner(s) is located in \_\_\_\_\_ County, Minnesota, and is legally described as follows:

Owner(s) \_\_\_\_\_ swear(s) and affirm(s) that  
(insert name(s) of Owner(s))

Owner(s) is/are 18 years of age or older and is/are not under any legal incapacity and that the information provided in this form is true and correct based on the information available and based on reasonable information and belief:

- (1) a restrictive covenant which had the intent to restrict the use, occupancy, ownership, or financing of this property based on a protected class, including race, color, creed, national origin, or religion, existed at one time related to the property described in this form;

- (2) the restrictive covenant is contained in an instrument dated \_\_\_\_\_, and recorded as Document Number \_\_\_\_\_  
(month/day/year)  
 \_\_\_\_\_ (or in Book \_\_\_\_\_ of \_\_\_\_\_, Page \_\_\_\_\_) in the Office of the County Recorder of \_\_\_\_\_ County, Minnesota;
- (3) restrictive covenants relating to or affecting protected classes are unenforceable and void pursuant to Minnesota Statutes, sections 507.18 and 363A.09, the United States Constitution, and the Minnesota Constitution;
- (4) Minnesota Statutes, section 507.18, provides for the discharge of a restrictive covenant of the nature described herein through the use of this statutory form to permanently discharge such covenants from the land described herein and release the current and future landowner(s) from any such restrictive covenant related to or affecting protected classes;
- (5) the instrument containing such restrictive covenants shall have full force in all other respects and shall be construed as if no such restrictive covenant was contained therein; and
- (6) the filing of this form does not alter or change the duration or expiration of covenants, conditions, or restrictions under Minnesota Statutes, section 500.20.

The affiant(s) know(s) the matters herein stated are true and make(s) this affidavit for the purpose of documenting the discharge of the illegal and unenforceable restrictive covenants affecting protected classes.

\_\_\_\_\_  
 Affiant (Owner's signature)

\_\_\_\_\_  
 Affiant (Owner's signature)

Signed and sworn to before me on \_\_\_\_\_, by \_\_\_\_\_  
(month/day/year)

\_\_\_\_\_  
(insert name(s) of Affiant(s)/Owner(s))

(Stamp)

\_\_\_\_\_  
(signature of notarial officer)

Title (and Rank): \_\_\_\_\_

My commission expires: \_\_\_\_\_  
(month/day/year)

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