

# MAINE STATE LEGISLATURE

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# 119th MAINE LEGISLATURE

## FIRST REGULAR SESSION-1999

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Legislative Document

No. 67

H.P. 53

House of Representatives, January 7, 1999

**An Act to Require That Municipal Map and Lot Numbers Be on Deeds  
prior to Recording.**

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Reference to the Committee on State and Local Government suggested and ordered printed.

A handwritten signature in cursive script that reads "Joseph W. Mayo".

JOSEPH W. MAYO, Clerk

Presented by Representative WINSOR of Norway.  
Cosponsored by Senator MILLS of Somerset and  
Representatives: ANDREWS of York, PLOWMAN of Hampden, SCHNEIDER of Durham,  
Senator: FERGUSON of Oxford.

2 **Be it enacted by the People of the State of Maine as follows:**

4 **Sec. 1. 33 MRSA §201, first ¶** is amended to read:

6 No conveyance of an estate in fee simple, fee tail or for  
8 life, or lease for more than 2 years or for an indefinite term is  
10 effectual against any person except the grantor, his the  
12 grantor's heirs and devisees, and persons having actual notice  
14 thereof unless the deed or lease is acknowledged and recorded in  
16 the registry of deeds within the county where the land lies, and  
18 if the land is in 2 or more counties then the deed or lease shall  
20 must be recorded in the registry of deeds of each of such  
22 counties, and in counties where there are 2 or more registry  
districts then the deed or lease shall must be recorded in the  
district legal for such record. The municipal map number and lot  
number must be noted on the deed or lease prior to recording.  
Conveyances of the right, title or interest of the grantor, if  
duly recorded, shall-be are as effectual against prior unrecorded  
conveyances, as if they purported to convey an actual title. All  
recorded deeds, leases or other written instruments regarding  
real estate take precedence over unrecorded attachments and  
seizures.

24 **SUMMARY**

26 This bill requires that the municipal map number and lot  
28 number be noted on a deed prior to recording the deed.