

MAINE STATE LEGISLATURE

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EIGHTY-FIRST LEGISLATURE

HOUSE

NO. 59

House of Representatives, Feb. 7, 1923.

Referred to Committee on Judiciary and five hundred copies ordered printed. Sent up for concurrence.

Presented by Mr. Nichols of Portland.

CLYDE R. CHAPMAN, Clerk.

STATE OF MAINE

IN THE YEAR OF OUR LORD ONE THOUSAND NINE
HUNDRED AND TWENTY-THREE

AN ACT to Amend Section Fourteen of Chapter Seventy-eight of the Revised Statutes Relative to Conveyances Not Effectual Against Others Unless Recorded.

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

Section fourteen of chapter seventy-eight of the revised statutes is hereby amended by striking out all of said section fourteen and inserting in lieu thereof the following:

'No conveyance of an estate in fee simple, fee tail or for life, or agreement to sell and convey or lease of real estate for any period is effectual against any person or corporation except the grantor, his heirs and devisees, and persons having actual notice thereof unless the deed, lease or

6 written instrument is acknowledged and recorded in the
7 registry of deeds within the county where the land lies,
8 and if the land is in two or more counties then the deed,
9 lease or written instrument shall be recorded in the regis-
10 try of deeds of each of such counties, and in counties where
11 there are two registry of deeds, then the deed, lease or
12 written instrument shall be recorded in the district legal
13 for such record. Conveyances of the right, title or inter-
14 est of the grantor, if duly recorded, shall be as effectual
15 against prior unrecorded conveyances, as if they purported
16 to convey an actual title.'