

MAINE STATE LEGISLATURE

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NEW DRAFT

EIGHTY-FIRST LEGISLATURE

HOUSE

NO. 455

House of Representatives, March 23, 1923.

Reported by Mr. Nichols from Committee on Judiciary and
ordered printed under joint rules.

CLYDE R. CHAPMAN, Clerk.

Presented by Mr. Nichols of Portland.

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
2 statutes is hereby amended by striking out all of said section
3 fourteen and inserting in lieu thereof the following: 'No
4 conveyance of an estate in fee simple, fee tail or for life,
5 or lease of real estate for a term of more than one year
6 which term includes any renewal contained therein, is effec-
7 tual against any person or corporation except the grantor,

8 his heirs and devisees, and persons having actual notice
9 thereof unless the deed or lease is in writing, signed by the
10 makers thereof and acknowledged by the makers or one of
11 them, and recorded in the registry of deeds within the
12 county where the land lies, and if the land is in two or more
13 counties then the deed, or lease shall be recorded in the
14 registry of deeds of each of such counties, and in counties
15 where there are two registries of deeds then the deed, or
16 lease shall be recorded in the registered district where the
17 land lies. Conveyances of the right, title or interest of
18 the grantor, if duly recorded, shall be as effectual against
19 prior unrecorded conveyances as if they purported to convey
20 an actual title.

‘Provided, however, that all recorded deeds, mortgages or
2 leases of real estate take precedence over unrecorded attach-
3 ments and seizures.’