

MAINE STATE LEGISLATURE

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EIGHTY-SECOND LEGISLATURE

H. P. No. 328

H. D. No. 67

House of Representatives, Feb. 4, 1925.

Referred to Committee on Judiciary and 500 copies ordered printed. Sent up for Concurrence.

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-FIVE

AN ACT Relating to Conveyances Not Effectual Against
Others Unless Recorded.

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

Section 14 of Chapter 78 of the Revised Statutes is hereby
2 amended by striking out the word "seven" in the second
3 line and inserting in lieu thereof the word 'two,' and by
4 striking out the words "is recorded as herein provided" in
5 the fourth line, and inserting in lieu thereof, the words 'or
6 lease is acknowledged and recorded in the Registry of Deeds
7 within the County where the real estate lies, and if the real
8 estate is in two or more counties, then the deed or lease
9 shall be recorded in the Registry of Deeds for each of such

10 counties, and in counties where there are two or more Regis-
11 try districts, then the deed or lease shall be recorded in the
12 district legal for such record,' so that said Section when
13 amended will read as follows:

'Sect. 14. *Not effectual against others, unless recorded;*
2 *releases.* No conveyance of an estate in fee simple, fee,
3 tail or for life, or lease for more than two years, is effectual
4 against any person except the grantor, his heirs and devisees,
5 and persons having actual notice thereof unless the deed or
6 lease is acknowledged and recorded in the Registry of Deeds
7 within the county where the land lies, and if the land is in
8 two or more counties then the deed or lease shall be recorded
9 in the Registry of Deeds of each of such counties, and in
10 counties where there are two or more Registry districts
11 then the deed, or lease shall be recorded in the district legal
12 for such record. Conveyances of the right, title or interest
13 of the grantor, if duly recorded, shall be as effectual against
14 prior unrecorded conveyances, as if they purported to con-
15 vey an actual title.'