

MAINE STATE LEGISLATURE

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(NEW DRAFT)

EIGHTY-SECOND LEGISLATURE.

H. P. No. 1077

H. D. No. 308

House of Representatives, Mar. 10, 1925.

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

CLYDE R. CHAPMAN, Clerk.

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 fourteen of chapter seventy-eight of the revised
2 statutes is hereby amended by striking out the word "seven"
3 in the second line and inserting in lieu thereof the word
4 'two,' and by striking out the words "is recorded as herein
5 provided" in the fourth line, and inserting in lieu thereof
6 the words 'or lease is acknowledged and recorded in the
7 registry of deeds within the county where the real estate
8 lies, and if the real estate is in two or more counties, then
9 the deed or lease shall be recorded in the registry of deeds
10 for each of such counties, and in counties where there are

11 two or more registry districts, then the deed or lease shall
12 be recorded in the district legal for such record,' so that
13 said section when 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 or for an
4 indefinite term is effectual against any person except the
5 grantor, his heirs and devisees, and persons having actual
6 notice thereof unless the deed or lease is acknowledged and
7 recorded in the registry of deeds within the county where
8 the land lies, and if the land is in two or more counties then
9 the deed or lease shall be recorded in the registry of deeds
10 of each of such counties, and in counties where there are
11 two or more registry districts, then the deed, or lease, shall
12 be recorded in the district legal for such record. Convey-
13 ances of the right, title or interest of the grantor, if duly
14 recorded, shall be as effectual against prior unrecorded con-
15 veyances, as if they purported to convey an actual title. Pro-
16 vided, however, that all recorded deeds, leases or other writ-
17 ten instruments regarding real estate take precedence over
18 unrecorded attachments and seizures.'