

MAINE STATE LEGISLATURE

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ACTS AND RESOLVES

OF THE

SIXTY-SEVENTH LEGISLATURE

OF THE

STATE OF MAINE

1895.

Published by the Secretary of State, agreeably to Resolves of June 28, 1820,
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PUBLIC LAWS
OF THE
STATE OF MAINE.

1895.

CHAP. 33

—shall be recorded.

—fee for recording.

any other name, and in whatever form it may be, it shall not be valid, except as between the original parties thereto, unless it is recorded in the office of the clerk of the town in which the purchaser resides at the time of the purchase. The fee for recording the same shall be the same as that for recording mortgages of personal property. All said agreements, whether recorded or not, shall be subject to redemption; but the title may be foreclosed in the same manner as is provided for mortgages of personal property.'

Approved February 21, 1895.

Chapter 33.

An Act to amend section ninety-five, chapter eighteen, of the Revised Statutes, relating to Buildings and Fences within the limits of streets and highways.

Be it enacted by the Senate and House of Representatives in Legislature assembled, as follows:

Sec. 95, ch. 18,
R. S.,
amended.

Section ninety-five of chapter eighteen of the revised statutes, is hereby amended by adding after the last word of said section, the following: 'Persons owning lands beside a highway or town way on which are buildings or fences that encroach within the limits of said way, may by a writing under seal, by them signed and acknowledged as deeds are acknowledged, and recorded in the registry of deeds for the county in which the land lies, admit to the municipal officers of the town in which said way exists, the true bounds or limits of said way and the extent of their wrongful occupancy thereof. And thereafter such persons, and all claiming title under or through them, shall be estopped from asserting any right to the continuance of such buildings or fences within said limits, for the full term of forty years from the date of such deed,' so that the section as amended, shall read:

When buildings and fences on a street or way for twenty years become bounds.

'SECT. 95. When buildings or fences have existed more than twenty years fronting upon any way, street, lane, or land appropriated to public use, the bounds of which cannot be made certain by records or monuments, such buildings or fences shall be deemed the true bounds thereof. When the bounds can be so made certain, no time less than forty years will justify their continuance thereon, and on indictment and conviction they may be removed. Persons owning lands

—When it takes forty years.

beside a highway or town way, on which are buildings or fences that encroach within the limits of said way, may by a writing under seal, by them signed and acknowledged, and recorded in the registry of deeds for the county in which the land lies, admit to the municipal officers of the town in which said way exists, the true bounds or limits of said way, and the extent of their wrongful occupancy thereof. And thereafter such persons, and all claiming title under or through them, shall be estopped from asserting any right to the continuance of such buildings or fences within said limits, for the full term of forty years from the date of such deed.'

Approved February 21, 1895.

Chapter 34.

An Act to amend section thirty-two of chapter ninety-one of the Revised Statutes, relating to Liens.

Be it enacted by the Senate and House of Representatives in Legislature assembled, as follows:

Section thirty-two of chapter ninety-one of the revised statutes, is hereby amended by striking out the word "thirty" and inserting the word 'forty,' so that said section as amended, shall read as follows:

Sec. 32, ch. 92,
R. S.,
amended.

'SECT. 32. The lien mentioned in the preceding section shall be dissolved unless the claimant within forty days after he ceases to labor or furnish materials as aforesaid, files in the office of the clerk of the town in which such building is situated, a true statement of the amount due him, with all just credits given, together with a description of the property intended to be covered by the lien, sufficiently accurate to identify it, and the names of the owners, if known, which shall be subscribed and sworn to by the person claiming the lien, or by some one in his behalf, and recorded in a book kept for that purpose by said clerk, who is entitled to the same fees therefor as for recording mortgages.'

Lien dissolved
unless sworn
claim is filed
in town
clerk's office
within forty
days.

Clerk's fees.

Approved February 21, 1895.