

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 484 Session of
1989

INTRODUCED BY SHAFFER, SALVATORE, ANDREZESKI, FISHER, PETERSON,
HOPPER AND AFFLERBACH, FEBRUARY 9, 1989

REFERRED TO JUDICIARY, FEBRUARY 9, 1989

AN ACT

1 Amending the act of August 11, 1967 (P.L.205, No.69), entitled
2 "An act to validate conveyances and other instruments which
3 have been defectively acknowledged," extending the
4 effectiveness of the act.

5 The General Assembly of the Commonwealth of Pennsylvania
6 hereby enacts as follows:

7 Section 1. Section 1 of the act of August 11, 1967 (P.L.205,
8 No.69), entitled "An act to validate conveyances and other
9 instruments which have been defectively acknowledged," amended
10 June 22, 1978 (P.L.496, No.75), is amended to read:

11 Section 1. No grant, bargain and sale, feoffment, deed of
12 conveyance, release, assignment, mortgage or other assurance of
13 lands, tenements and hereditaments, whatsoever, bearing date
14 prior to the year [one thousand nine hundred seventy-eight] one
15 thousand nine hundred eighty-eight, made, executed and delivered
16 by husband and wife, or by any person or trustee or attorney in
17 fact for any other person or persons, to a bona fide purchaser
18 or purchasers for a valuable consideration, and acknowledged

1 before any officer duly authorized by law to take such
2 acknowledgment, shall be deemed, held or adjudged invalid or
3 defective or insufficient in law by reason of any informality or
4 defect in such acknowledgment as not being made according to
5 law, or by reason of the acknowledgment thereto having been made
6 by any trustee or attorney in fact in his individual capacity
7 instead of as such trustee or attorney in fact; but all and
8 every such grant, bargain and sale, feoffment, deed of
9 conveyance, release, assignment, mortgage or other assurance, so
10 made, executed and acknowledged, as aforesaid, shall be as good,
11 valid and effectual in law for transferring, passing and
12 conveying the estate, right, title and interest of such husband
13 and wife of, in and to the lands, tenements and hereditaments
14 mentioned in the same, as if all the requisites and particulars
15 of such acknowledgment had been made according to law, and as if
16 such trustee or attorney in fact had made the acknowledgment
17 thereto in such capacity; and the record of the same duly made
18 in the proper office for recording of deeds in this
19 Commonwealth, and exemplifications of the same duly certified,
20 shall be legal evidence in all cases in which the original would
21 be competent evidence.

22 Section 2. This act shall take effect immediately.