

COURTS, AUTHORIZED TO CONFIRM CERTAIN REAL ESTATE CONVEYANCES
Act of May 11, 1874, P.L. 131, No. 62
AN ACT

Cl. 68

To authorize courts to confirm titles of parties to real estate sold or conveyed by trustees of married women without leave of court.

Section 1. Confirmation of title to real estate sold by trustees of married women

In all cases wherein any real estate has been granted by any deed or deeds, to any trustee or trustees, for the sole and separate use of any married woman, and wherein the deed or deeds to any such trustee or trustees for any such real estate so granted to him or them, vested in his or their cestui que trust the full beneficial estate in fee simple without restriction or control imposed by the grantor or grantors in the terms of the deed or deeds, or an estate vested in another to be impaired or effected, and any such trustee or trustees have, prior to the first day of January, 1870, in good faith, and at the request or direction of his or their cestui que trust, sold or conveyed any such real estate by him or them so held without the leave of the proper court, for a valuable and full consideration at the time thereof, and such consideration has been paid to his or their cestui que trust in good faith, and the purchaser or purchasers under any such sale or conveyance have in good faith entered into possession and enjoyment of any real estate so sold or conveyed, and have erected valuable and permanent buildings thereon, and have sold or conveyed the same, or any part thereof, to any other person or persons, it shall be competent for the Courts of Common Pleas of this Commonwealth, and any such court having Jurisdiction in any County of this Commonwealth in which any such real estate so sold or conveyed is situate, is hereby given jurisdiction and authority upon the petition or petitions, and upon proof of such facts by any person or persons interested in any such sale or conveyance, or in the title to any real estate so sold or conveyed, if approving of any such sale or conveyance, to approve, ratify and confirm the same with the same effect, as if the same had been sold or conveyed under the previous authority of such court, and to authorize and direct the proper person or persons to execute and deliver sufficient deed or deeds of release and confirmation to the person or persons, and his, her or their heirs and assigns claiming title to any real estate so sold or conveyed by, through, or under any such sale or conveyance with or without security as the circumstances of the case may require in the judgment and discretion of the court: Provided, That notice shall be given to all parties in interest, either personal or by publication, as the court may direct. 1874, May 11, P.L. 131, Sec. 1.