

VALIDATING DEEDS

Act of Jun. 29, 1923, P.L. 933, No. 364

Cl. 68

AN ACT

To validate deeds and conveyances defectively acknowledged prior to the fourth day of April, one thousand nine hundred and one.

Section 1. Be it enacted, &c., That no deed or conveyance of lands, tenements, hereditaments whatsoever, executed within or without this Commonwealth, and delivered by husband and wife prior to the fourth day of April, one thousand nine hundred and one, to bona fide purchasers for valuable consideration, and acknowledged by them before an officer of this Commonwealth, or of any other State of the United States, duly authorized by law to take such acknowledgment, shall be deemed, held, or adjudged invalid, defective, or insufficient in law, by reason of the fact that the acknowledgment of the wife was not separately taken, or does not show that the wife was examined separate and apart from her husband and that the deed or conveyance was read and the full contents thereof made known to her, or that, upon separate examination, she did declare that she did voluntarily and of her own free will and accord seal and, as her act and deed, deliver the said deed or conveyance without any coercion or compulsion of her husband, and notwithstanding the fact that the seal of the officer taking the acknowledgment was not attached to such deed or conveyance; but all and every such deed and conveyance shall be good, valid, and effectual in law for transferring, passing, and conveying the estate, title, and interest of such husband and wife in and to the lands, tenements, and hereditaments mentioned in the same, as if all the requisites and particulars then required by law for such acknowledgments had been fully complied with, and particularly set forth in the acknowledgment thereof; and the record thereof duly made in the proper office for the recording of deeds, and exemplification of the same duly certified, shall be legal evidence in all cases in which the original would be competent evidence: Provided, however, That this act shall not validate deeds and conveyances heretofore declared invalid in any judicial proceeding, nor affect any suit pending and undetermined.