

## THE GENERAL ASSEMBLY OF PENNSYLVANIA

**SENATE BILL**No. **419** Session of  
2013

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INTRODUCED BY GORDNER, VULAKOVICH, SCHWANK, RAFFERTY AND  
BOSCOLA, FEBRUARY 6, 2013

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AS REPORTED FROM COMMITTEE ON JUDICIARY, HOUSE OF  
REPRESENTATIVES, AS AMENDED, JUNE 4, 2013

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## 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 date for  
4 validation of certain conveyances and other instruments.

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 July 5, 2005 (P.L.68, No.27), 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 two thousand [five] thirteen, made, executed  
15 and delivered by husband and wife, or by any person or trustee  
16 or attorney in fact for any other person or persons, to a bona  
17 fide purchaser or purchasers for a valuable consideration, and  
18 acknowledged before any officer duly authorized by law to take

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

22 Section 2. This act shall not apply to lawsuits now pending  
23 and undetermined.

24 Section 3. This act shall take effect ~~in 60 days~~ JANUARY 1, <--  
25 2014, OR IN 60 DAYS, WHICHEVER IS LATER.