

HOUSE No. 406

At the request of Mr. Pratt of Saugus, the petition of Erland B. Cook relative to effect of recording of deeds given by persons who have no title at the time of such recording, was taken from the files of the preceding year. Legal Affairs.

The Commonwealth of Massachusetts

In the Year One Thousand Nine Hundred and Thirty-Three.

An Act to govern the Effect of the Recording of a Deed
Given by a Person who has no Title.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 That General Laws, chapter one hundred and
2 eighty-three, be amended by adding a sentence to
3 section four of said chapter as follows:— But the
4 recording of a deed given by one who has no title,
5 but who afterwards acquires the title by recorded
6 deed, shall not be deemed to be constructive notice
7 to a subsequent purchaser in good faith from the
8 common grantor, nor shall any estoppel which might
9 bind the common grantor bind the subsequent pur-
10 chaser in good faith unless the deed so given by the
11 one not having the title is recorded after the said
12 grantor records the deed whereby he acquired title.

