

HOUSE No. 3137

By Mr. Harris of Marblehead, petition of the Massachusetts Conveyancers Association and Abstract Club and Norris W. Harris to simplify and reduce the cost of examination of the record title of land. The Judiciary.

The Commonwealth of Massachusetts

In the Year One Thousand Nine Hundred and Seventy-Eight.

AN ACT TO SIMPLIFY AND REDUCE THE COST OF EXAMINATION OF THE RECORD TITLE OF LAND.

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

- 1 Chapter 183 of the General Laws is hereby amended by adding
- 2 the following two sections: —
- 3 *Section 4A.* No written instrument recorded in a Registry of
- 4 Deeds shall be valid as provided in Section 4 unless the grantor or
- 5 maker is named (or named in the alternative) exactly as such
- 6 grantor or maker is named in the written instruments or public
- 7 records by which such maker or grantor acquired title.
- 8 *Section 4B.* No written instrument required to be recorded in a
- 9 Registry of Deeds which is filed to secure a lien or claim, or to give
- 10 notice of a lien, claim or right in land or real estate, except a notice
- 11 of lien for taxes due the Commonwealth under General Laws,
- 12 chapter 58, section 33 or a tax sale or taking under chapter 60 of the
- 13 General Laws, unless the written instrument names the person (or
- 14 names the person in the alternative) against whom the lien, claim
- 15 or notice is filed exactly as such person is named in the written
- 16 instruments or public records by which such person acquired title.

