

By Mr. Matrango of North Adams, petition of the Massachusetts Conveyancers Association and Frank J. Matrango for legislation 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-Nine.

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 Section 4 of chapter 183 of the General Laws is hereby amended
2 by striking out the first sentence thereof and inserting in place
3 thereof the following sentence:

4 A conveyance of an estate in fee simple, fee tail or for life, or a
5 lease for a term of seven years, or an assignment of rents or profits
6 from an estate or lease, shall not be valid as against any person,
7 except the grantor or lessor, his heirs and devisees and persons
8 having actual notice of it, unless it, or an office copy as provided in
9 section thirteen of chapter thirty-six, or, with respect to such a lease
10 or an assignment of rents or profits, a notice of lease or a notice of
11 assignment of rents or profits, as hereinafter defined, is recorded in
12 the registry of deeds for the county or district in which the land to
13 which it relates lies, and unless the conveyance, lease, assignment
14 or notice gives the name of record of the grantor, lessor, or assignor
15 as the name of record appears, at the time of recording of said
16 instrument, in said registry of deeds or in the will or petition for
17 probate of the will or for the administration of the intestate estate,
18 judgement, decree or order of court, or any written instrument by
19 which the grantor, lessor, or assignor acquired title.

