

[No. 54.]

A FURTHER SUPPLEMENT

To an act entitled "An act for acknowledging and recording of deeds."

SECTION 1. *Be it enacted by the Senate and House of Representatives of the Commonwealth of Pennsylvania in General Assembly met, and it is hereby enacted by the authority of the same,* That it shall be the duty of all persons who claim any lands or tenements in this Commonwealth, under or by virtue of any deeds or conveyances bearing date previously to the act of eighteenth March, Anno Domini one thousand seven hundred and seventy-five, to which this is a supplement, to have the same recorded in the proper county, in the manner now provided by law, within two years from the date hereof.

SECTION 2. No such deed which shall remain unrecorded as aforesaid, for the said term of two years, shall be permitted to be given in evidence in any of the courts of this Commonwealth, unless proven or acknowledged according to the act to which this is a supplement, or unless proven in the manner in which other instruments of writing are proven, by subscribing witnesses or proof of hand writing, or unless the actual possession of the land has accompanied the said deed.

SECTION 3. All such deeds remaining unrecorded for the said term of two years as aforesaid, shall be adjudged fraudulent and void against any subsequent bonafide purchase or mortgage, for valuable consideration, without notice.

WM. A. CRABB,

Speaker of the House of Representatives.

JN. H. EWING,

Speaker of the Senate

APPROVED—The twenty-sixth day of March, one thousand eight hundred and forty-one.

DAVID R. PORTER.

Time for recording deeds &c limited

Unrecorded deeds not admitted as evidence except in certain cases

When unrecorded deeds declared fraudulent