

based thereon has been made the subject of litigation in any court of the Commonwealth prior to the approval of this act.

APPROVED—The 12th day of May, A. D. 1925.

GIFFORD PINCHOT.

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No. 312.

AN ACT

To validate deeds and conveyances defectively executed.

Deeds and conveyances.

Validations.

Section 1. Be it enacted, &c., That no deed or conveyance of lands, tenements, and hereditaments whatsoever executed within or without this Commonwealth and delivered to a bona fide purchaser or purchasers for valuable consideration, and acknowledged by the grantor or grantors before an officer of this Commonwealth or of any other State of the United States duly authorized by law to take such acknowledgment, and recorded in the office for the recording of deeds in the county where such lands, tenements, and hereditaments are situate, shall be deemed, held or adjudged invalid, defective, or insufficient in law by reason of the fact that the signature or signatures of the grantor or grantors were not signed under seal; but all and every such deed and conveyance shall be good, valid, and effectual in law for transferring, passing, and conveying the estate, title, and interest of the grantor or grantors in and to the lands, tenements, and hereditaments mentioned in the deed or conveyance as if all the requisites and particulars required by law had been fully complied with and particularly set forth: Provided, however, That this act shall not validate deeds and conveyances heretofore declared invalid in any judicial proceeding nor affect any suit pending and undetermined.

APPROVED—The 12th day of May, A. D. 1925.

GIFFORD PINCHOT.