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upon record as other municipal claims. Such liens shall state the name of the party claimant, which shall be the corporate name of the borough making the improvement; name of the owner or reputed owner of the property assessed; a reasonable description of the property assessed; the amount or sum claimed to be due, which shall include interest on the assessment from the completion of the improvement; for what improvement the claim is made; the date of its completion; the date of the assessment for which the lien is filed. Such lien, when so filed, shall be prima facie evidence of all matters therein set forth; and of the right of the borough to recover the amount therein claimed to be due, together with interest from the date of the lien or completion of the improvement, costs, and an attorney's commission of five per centum for collecting.

Prima facie evidence.

Interest and costs.

Scire facias.

Section 3. The claim, when so filed, shall be proceeded upon for collection by writ of scire facias: Provided, That this act shall not apply to any proceeding, suit, or lien wherein a final order or judgment of any court of record has already been made or entered.

Proviso.

APPROVED—The 11th day of April, A. D. 1931.

GIFFORD PINCHOT

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No. 25

AN ACT

To validate conveyances and other instruments which have been defectively acknowledged.

Deeds, etc.

Section 1. Be it enacted, &c., That no grant, bargain and sale, feoffment, deed of conveyance, release, assignment, or other assurance of lands, tenements and hereditaments, whatsoever, bearing date prior to the year one thousand nine hundred and thirty-one, made, executed and delivered by husband and wife, or by any person or trustee or attorney in fact for any other person or persons, to a bona fide purchaser or purchasers for a valuable consideration, and acknowledged before any officer duly authorized by law to take such acknowledgment, shall be deemed, held or adjudged invalid or defective or insufficient in law by reason of any informality in such acknowledgment, or by reason of the acknowledgment thereto having been made by any trustee or attorney in fact in his individual capacity instead of as such trustee or attorney in fact; but all and every such grant, bargain and sale, feoffment, deed of conveyance, release, assignment, or other assurance, so made, executed and acknowledged, as aforesaid, shall be as good,

Defective acknowledgment by trustee or attorney in fact.

Validation.

valid and effectual in law for transferring, passing and conveying the estate, right, title and interest of such husband and wife of, in and to the lands, tenements and hereditaments mentioned in the same, as if all the requisites and particulars of such acknowledgment had been made according to law, and as if such trustee or attorney in fact had made the acknowledgment thereto in such capacity; and the record of the same duly made in the proper office for recording of deeds in this Commonwealth, and exemplifications of the same duly certified, shall be legal evidence in all cases in which the original would be competent evidence.

Legal evidence.

Section 2. This act shall not apply to suits now pending and undetermined.

Application of act.

APPROVED—The 11th day of April, A. D. 1931.

GIFFORD PINCHOT

No. 26

AN ACT

Providing that upon the merger or consolidation of a hospital or home to which the General Assembly has made a maintenance appropriation, the appropriation, or the balance thereof, shall be paid to the merged or consolidated institution.

Section 1. Be it enacted, &c., That whenever a hospital or home to which the General Assembly has made an appropriation for maintenance shall merge or consolidate with one or more hospitals or homes, the appropriation, or any balance thereof, which has not been paid to such hospital or home shall be paid to the merged or consolidated institution, upon the same basis and subject to the same approvals as if the merger or consolidation had not occurred.

Institutions.

Appropriation to be paid to those merged or consolidated.

APPROVED—The 11th day of April, A. D. 1931.

GIFFORD PINCHOT

No. 27

AN ACT

To amend section nine of the act, approved the eighteenth day of April, Anno Domini one thousand eight hundred and fifty three (Pamphlet Laws, five hundred and three), entitled "An act relating to the sale and conveyance of real estate," providing for the acceleration of vested remainders to literary, scientific, charitable, or religious corporations or associations in certain cases.

Section 1. Be it enacted, &c., That section nine of the act, approved the eighteenth day of April, Anno Domini

Real property, etc.