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*Senate* BILL NO. 304  
INTRODUCED BY *Kennedy*

A BILL FOR AN ACT ENTITLED: "AN ACT EXTENDING THE VALIDATION OF CONVEYANCES RECORDED AFTER DEFECTIVE EXECUTION; AND AMENDING SECTION 70-21-309, MCA."

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MONTANA:

**Section 1.** Section 70-21-309, MCA, is amended to read:

"70-21-309. Validation of conveyances recorded after defective execution -- notice imparted. (1) Any instrument affecting real property, provided no action is pending as of October 1, ~~1983~~ 1991, to set such instrument aside, which was, previous to January 1, ~~1983~~ 1991, recorded in the office of the county clerk and recorder shall be deemed to impart after that date notice of its contents to subsequent purchasers and encumbrancers, notwithstanding any technical defect, omission, or informality in the execution of the instrument or in the certificate of acknowledgment thereof or the absence of any such certificate; but nothing herein shall be deemed to affect the rights of purchasers or encumbrancers previous to January 1, ~~1983~~ 1991.

(2) Duly certified copies of the record of any such instrument may be read in evidence with like effect as copies of an instrument duly acknowledged and recorded."

-End-



INTRODUCED BILL  
**SB 304**

APPROVED BY COMMITTEE  
ON JUDICIARY

1 *Senate* BILL NO. *304*  
2 INTRODUCED BY *Keenan*

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22 **encumbrancers previous to January 1, ~~1983~~ 1991.**

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24 instrument may be read in evidence with like effect as  
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-End-



SECOND READING

SB 304

1 *Senate* BILL NO. *304*  
2 INTRODUCED BY *[Signature]*

3  
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-End-



THIRD READING

SB 304

1 SENATE BILL NO. 304  
2 INTRODUCED BY STIMATZ

3  
4 A BILL FOR AN ACT ENTITLED: "AN ACT EXTENDING THE  
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-End-



REFERENCE BILL  
SB 304