

STANDARD NO. 310

PROBLEM:

Should an acknowledgment be regarded as valid if it does not comply with the forms of acknowledgment set forth in the Appendix to the Short Forms Deeds Act (33 M.R.S. § 775)?

RECOMMENDATION:

Yes, provided that the acknowledgment meets the requirements of the Revised Uniform Law on Notarial Acts (4 M.R.S. §§ 1901, et seq)

DISCUSSION:

An acknowledgment should be regarded as valid if it complies either with the form acknowledgement set forth in the Appendix to the Short Forms Deeds Act or with the Revised Uniform Law on Notarial Acts. In particular, a certificate of notarial act is considered sufficient pursuant to the Revised Uniform Law on Notarial Acts if it meets the requirements set forth in 4 M.R.S. § 1916.

For acknowledgements made prior to July 1, 2023, see the Uniform Recognition of Acknowledgements Act (4 M.R.S. § 1011, et seq).