



## Ohio Revised Code

### Section 5301.07 Delivery and acceptance of real property instrument; presumptions.

Effective: January 9, 1961

Legislation: House Bill 1 - 104th General Assembly

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When any instrument conveying real estate, or any interest therein, is of record for more than twenty-one years in the office of the county recorder of the county within this state in which such real estate is situated, and the record shows that there is a defect in such instrument, such instrument and the record thereof shall be cured of such defect and be effective in all respects as if such instrument had been legally made, executed, and acknowledged, if such defect is due to any one or more of the following:

- (A) Such instrument was not properly witnessed.
- (B) Such instrument contained no certificate of acknowledgment.
- (C) The certificate of acknowledgment was defective in any respect.

Any person claiming adversely to such instrument, if not already barred by limitation or otherwise, may, at any time within twenty-one years after the time of recording such instrument, bring proceedings to contest the effect of such instrument.

This section does not affect any suit brought prior to November 9, 1959 in which the validity of the acknowledgment of any such instrument is drawn in question.

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