

installed to pay the reasonable cost of and charge for installing such meter at such times and in such amounts as the said authorities shall prescribe. Such cost and charge shall be a lien upon the property upon and for which the water-meter shall have been installed.

Section 3. Liens for cost of and charges for installing water-meters shall have the same priority and shall be enforceable in the same manner as municipal claims are now entitled to have and to be enforced by law.

Priority of such liens.

Section 4. All acts and parts of acts inconsistent herewith are hereby repealed.

Repeal.

Section 5. If any part of this act shall be declared to be invalid or unconstitutional the remaining parts hereof shall be and remain the valid act of the Legislature.

Severability of parts of act.

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

GIFFORD PINCHOT.

No. 327.

AN ACT

Regulating the recording of certain deeds, conveyances, and other instruments of writing, and fixing the effect thereof as to subsequent purchasers, mortgagees, and judgment creditors.

Section 1. Be it enacted, &c., That all deeds, conveyances, contracts, and other instruments of writing wherein it shall be the intention of the parties executing the same to grant, bargain, sell, and convey any lands, tenements, or hereditaments situate in this Commonwealth, upon being acknowledged by the parties executing the same or proved in the manner provided by the laws of this Commonwealth, shall be recorded in the office for the recording of deeds in the county where such lands, tenements, and hereditaments are situate. Every such deed, conveyance, contract, or other instrument of writing which shall not be acknowledged or proved and recorded as aforesaid shall be adjudged fraudulent and void as to any subsequent bona fide purchaser or mortgagee without actual or constructive notice unless such deed, conveyance, contract, or instrument of writing shall be recorded as aforesaid before the recording of the deed or conveyance under which such subsequent purchaser or mortgagee shall claim.

Recording deeds, conveyances, etc., for sale of land.

Effect of unrecorded instrument as to subsequent purchaser or mortgagee.

Section 2. This act shall take effect the first day of January, one thousand nine hundred and twenty-six.

Effective date.

Repeal.

Section 3. All acts or parts of acts, general, special, or local, inconsistent herewith are hereby repealed.

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

GIFFORD PINCHOT.

No. 328.

AN ACT

Authorizing and empowering cities of the first class in this Commonwealth to acquire by lease, purchase, or condemnation proceedings any land within or, with the consent of the local authorities where such land is situated, without the limits of said cities, for the purpose of establishing and maintaining municipal airdromes or aviation landing fields; providing for the procedure in cases of condemnation and the extent of title acquired; authorizing the lease by the cities of portions thereof to individuals or corporations upon such terms as may be fixed, and the lease thereof to the Government of the United States upon nominal or other rental or without consideration.

Cities of first class.

Acquisition of land for municipal airdromes or landing fields.

Proceedings for condemnation of lands.

Section 1. Be it enacted, &c., That all cities of the first class within this Commonwealth are hereby authorized and empowered to acquire by lease, purchase, or condemnation proceedings any land lying either within or, with the consent of the local authorities where such land is situated without the limitations of said city which, in the judgment of the corporate authorities thereof, may be necessary and desirable for the purpose of establishing and maintaining municipal airdromes or aviation landing fields.

Section 2. The proceedings for the condemnation of lands under the provisions of this act and for the assessment of damages for property taken, injured, or destroyed shall be conducted in the manner provided by an act, entitled "An act authorizing and empowering the several cities of this Commonwealth to purchase, or acquire by condemnation proceedings, such real estate, within the city limits, as they may need, upon which to erect or construct municipal buildings, fire engine houses, gas and electric light works, and, within or without the city limits, upon which to erect hospitals, water-works, and poorhouses, and for the purpose of a poorfarm," approved the twenty-sixth day of March, one thousand nine hundred and three (Pamphlet Laws, sixty-three), as amended by the act, approved the fourteenth day of March, one thousand nine hundred and seven (Pamphlet Laws, twelve). The title acquired by the city exercising the power of condemnation shall be a title in fee simple.

Land may be leased for aviation purposes.

Section 3. Any city acquiring land under the provisions of this act may lease the same or part thereof to any individual or corporation desiring to use the