

in the said Adam Simon Kuhn, his heirs and assigns, forever, as aforesaid, as they or any of them, had before the passing of this act, or could or might have had or enjoyed in case this act had never been made.

Passed March 21, 1772. Referred for consideration by the King in Council, January 15, 1773, and allowed to become a law by lapse of time in accordance with the proprietary charter. See Appendix XXX.

CHAPTER DCLXIX.

AN ACT FOR PREVENTION OF FRAUDS AND PERJURIES.

For prevention of fraudulent practices, perjuries and subornation of perjuries:

[Section I.] Be it enacted by the Honorable Richard Penn, Esquire, Lieutenant-Governor under the Honorable Thomas Penn and John Penn, Esquires, true and absolute Proprietaries of the Province of Pennsylvania, by and with the advice and consent of the representatives of the freemen of the said Province in General Assembly met, and by the authority of the same, That from and after the tenth day of April, one thousand seven hundred and seventy-two, all leases, estates, interests of freehold or term of years, or any uncertain interest of, in or out of any messuages, manors, lands, tenements or hereditaments made or created by livery and seisin only, or by parol and not put in writing and signed by the parties so making or creating the same or their agents thereunto lawfully authorized by writing, shall have the force and effect of leases or estates at will only, and shall not, either in law or equity, be deemed or taken to have any other or greater force or effect, any consideration for making any such parol leases or estates or any former law or usage to the contrary notwithstanding, except nevertheless all leases not exceeding the term of three years from the making thereof. And moreover, that no leases,

estates or interests either of freehold or terms of years, or any uncertain interest of, in, to or out of any messuages, manors, lands, tenements or hereditaments, shall at any time after the said tenth day of April, one thousand seven hundred and seventy-two, be assigned, granted or surrendered unless it be by deed or note in writing, signed by the party so assigning, granting or surrendering the same, or their agents thereto lawfully authorized by writing, or by act and operation of law.

[Section II.] And be it further enacted by the authority aforesaid, That from and after the said tenth day of April any judge or officer of any of the courts of record within this province that shall sign any judgments shall at the signing the same, without fee for doing the same, set down the day of the month and year of his so doing upon the paper, book, docket or record which he shall sign, which day of the month and year shall be also entered upon the margin of the record where the said judgment shall be entered.

[Section III.] And be it further enacted by the authority aforesaid, That such judgments as against purchasers *bona fide* for valuable consideration of lands, tenements or hereditaments to be charged thereby shall, in consideration of law, be judgments only from such time as they shall be so signed, and shall not relate to the first day of the term whereof they are entered or the day of the return of the original or filing the bail, any law, usage or course of any court to the contrary notwithstanding.

[Section IV.] And be it further enacted by the authority aforesaid, That from and after the said tenth day of April no writ of fieri facias or other writ of execution shall bind the property of the goods of the person against whom such writ of execution is sued forth, but from the time that such writ shall be delivered to the sheriff, under-sheriff or coroners to be executed, and for the better manifestation of the said time, the sheriff, under-sheriff and coroners, their deputies and agents, shall upon the receipt of any such writ (without fee for doing the same) indorse on the back thereof the day of the month and year whereon he or they received the same.

[Section V.] And be it further enacted by the authority aforesaid, That the act, entitled "An act for better settling of

intestates' estates,"¹ passed in the fourth year of the reign of the late Queen Anne, or anything therein contained, shall not be construed to extend to the estates of feme covert that shall die intestate, but that their husbands may demand and have administration of their rights, credits and other personal estates and recover and enjoy the same as they might have done before the making of the said act.

Passed March 21, 1772. Referred for consideration by the King in Council, January 15, 1773, and allowed to become a law by lapse of time in accordance with the proprietary charter. See Appendix XXX.

As to Section I, see the Act of Assembly passed April 22, 1856, P. L. 532.

As to Sections II and III, see the note to the Act of Assembly passed November 27, 1700, Chapter 48; and the Acts of Assembly passed April 4, 1797, Chapter 1949; April 4, 1798, Chapter 2009; March 20, 1810, P. L. 208; March 26, 1827, P. L. 129; March 23, 1829, P. L. 107; February 24, 1834, P. L. 70; August 2, 1842, P. L. 458; March 23, 1877, P. L. 34; June 18, 1895, P. L. 197.

As to Section IV, see the Act of Assembly passed June 16, 1836, P. L. 755.

As to Section V, see the notes to the Acts of Assembly passed November 27, 1700, Chapter 31; January 12, 1705-6, Chapter 135; and the Acts of Assembly passed April 19, 1794, Chapter 1751; April 4, 1797, Chapter 1949; January 21, 1819, P. L. 25; March 15, 1832, P. L. 135; April 6, 1833, P. L. 207; April 8, 1833, P. L. 315; April 11, 1848, P. L. 536; May 4, 1855, P. L. 430; April 17, 1869, P. L. 71; May 2, 1889, P. L. 66.

CHAPTER DCLXX.

AN ACT FOR THE SUPPORT OF THE GOVERNMENT OF THIS PROVINCE AND PAYMENT OF THE PUBLIC DEBTS.

Whereas in and by an act of general assembly passed in the ninth year of His present Majesty's reign, entitled "An act for raising the sum of sixteen thousand pounds for the support of the government of this province and payment of the public

¹ Passed January 12, 1705-6, Chapter 135.