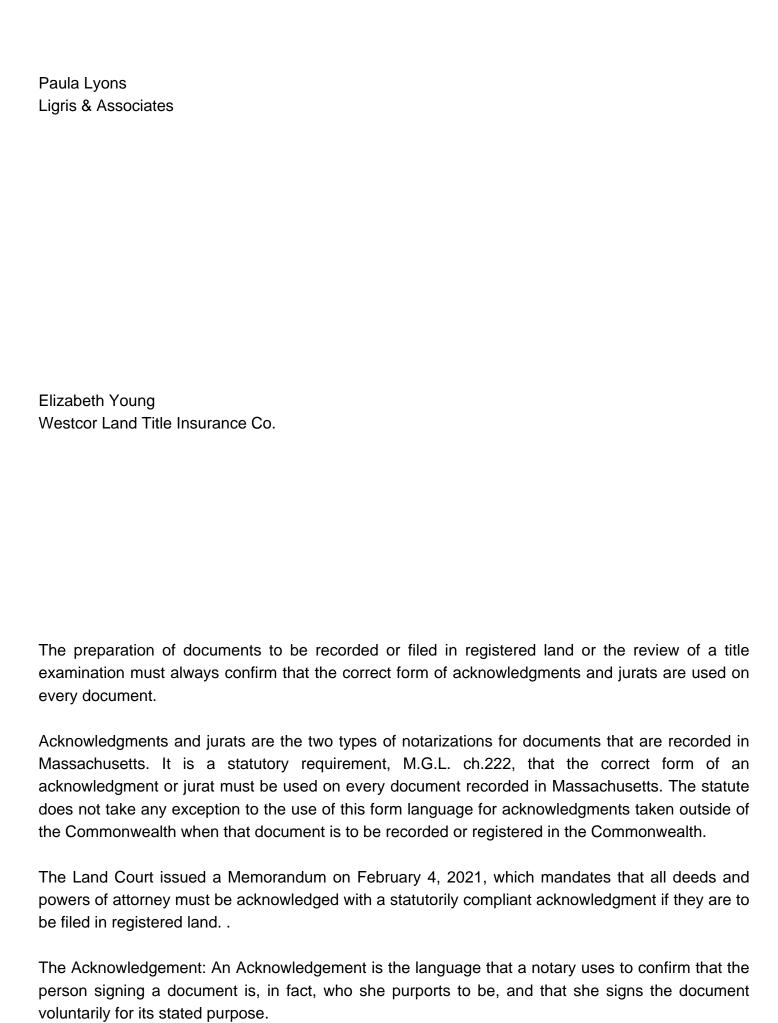


Acknowledgments and jurats for title to real property - by Lyons and Young

October 22, 2021 - Spotlights





M.G.L. Ch. 222 section 15(b): A notary public shall take the acknowledgment of the signature or mark of persons acknowledging for themselves or in any representative capacity by using substantially the following form:
"On this day of, 20, before me, the undersigned notary public,
(name of document signer) personally appeared, proved to me through satisfactory evidence of identification, which were, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.
(as partner for, a partnership)
(as for, a corporation or other entity)
(as attorney in fact for, the principal)
(as, (a) (the))
as the voluntary act of the (partnership) (corporation or other entity) (principal) ().
(official signature and seal of notary public)."
The Jurat: A Jurat is the language that is used when the person signing the document swears to the truthfulness of a statement. The reader of the document is relying on the validity and truthfulness of the statement being made in the document.
Documents for which a Jurat must be used are affidavits, certificates and Trustee certificates, or any other "sworn to" written document.
M.G.L. Ch. 222 section 15(c) A notary public shall use a jurat certificate in substantially the following form in notarizing a signature or mark on an affidavit or other sworn or affirmed written declaration:
"On this day of, 20, before me, the undersigned notary public, (name of document signer) personally appeared, proved to me
through satisfactory evidence of identification, which were, to be the person who signed the preceding or attached document in my presence and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of (his) (her) knowledge and belief.

Documents that are acknowledged include but are not limited to: Deeds, Powers of Attorney, Discharges and Partial releases, Homesteads, Declarations of Trust and Resignations of Trustees.

official signature and	seal of notar	У	public)	١.,

Deeds are never acknowledged with a jurat, even if there are "sworn statements" within the deed: e.g. "under pains and penalties of perjury..."

An acknowledge may be used instead of a jurat if the document is signed "under the penalties of perjury" or "pursuant to the pains and penalties of perjury."

The Real Estate Bar Association (REBA) of Massachusetts' website has these forms available on its website. The comments on the form for a Jurat, REBA Form No. 37, clarifies that this guideline: An affidavit, certificate or other document signed "under the penalties of perjury" is effective without any notarization, but one may find it difficult to record in the absence of an attached acknowledgment or jurat certificate of a notary public. Use of a notary certificate is thus recommended if the document may need to be recorded. If the document itself is sworn to or affirmed, or signed under the penalties of perjury, either a jurat or acknowledgment may be used.

The contents of a document to be recorded must be accurate and compliant with statutes, regulations and title standards in every detail, including the acknowledge clause. Seller and buyer beware!

Paula Lyons, Esquire, is chief title counsel for Ligris & Associates and Elizabeth Young, Esquire, is vice president and senior underwriting counsel at Westcor Land Title Insurance Company, Norton, Mass.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540