

IC 32-21-3

Chapter 3. Effect of Recording

IC 32-21-3-1

"Conveyance" defined

Sec. 1. As used in this chapter, "conveyance" means:

- (1) an instrument of writing concerning land or an interest in land, except a last will and testament;
- (2) a lease for a term not exceeding three (3) years; or
- (3) an executory contract for the sale and purchase of land;

for purposes of the acknowledgment or proof of the instrument, lease, or contract, the recording of the instrument, lease, or contract, and the force and effect of that recording.

As added by P.L.2-2002, SEC.6.

IC 32-21-3-2

"Grantor" defined

Sec. 2. As used in this chapter, "grantor" has the meaning set forth in IC 32-17-1-1.

As added by P.L.2-2002, SEC.6.

IC 32-21-3-3

Conveyances requiring recording

Sec. 3. A conveyance of any real estate in fee simple or for life, a conveyance of any future estate, or a lease for more than three (3) years after the making of the lease is not valid and effectual against any person other than:

- (1) the grantor;
- (2) the grantor's heirs and devisees; and
- (3) persons having notice of the conveyance or lease;

unless the conveyance or lease is made by a deed recorded within the time and in the manner provided in this chapter.

As added by P.L.2-2002, SEC.6.

IC 32-21-3-4

Letters of attorney; executory contracts for sale or purchase of land; recording

Sec. 4. The following may be recorded in the county where the land to which the letter or contract relates is situated:

- (1) Letters of attorney containing a power to a person to:
 - (A) sell or convey land; or
 - (B) sell and convey land as the agent of the owner of the land.
- (2) An executory contract for the sale or purchase of land when proved or acknowledged in the manner prescribed in this chapter for the proof or acknowledgment of conveyances.

The record when recorded and the certified transcript of the record may be read in evidence in the same manner and with the same effect as a conveyance.

As added by P.L.2-2002, SEC.6.