

# Acknowledgement Required for Deeds

The statutory requirements for acknowledgements are as follows:

Deeds executed in the state (KRS 382.130)

Deeds executed in this state may be admitted to record:

1. On the acknowledgment, before the proper clerk, by the party making the deed;
2. By the proof of two subscribing witnesses, or by the proof of one subscribing witness, who also proves the attestation of the other;
3. By the proof of two witnesses that the subscribing witnesses are both dead; and also like proof of the signature of one of them and of the grantor;
4. By like proof that both of the subscribing witnesses are out of state, or that one is so absent and the other is dead; and also like proof of the signature of one of the witnesses and of the grantor;
5. On the certificate of a county clerk of this state, or any notary public, that the deed has been acknowledged before him by the party making the deed or proved before him in the manner required by subsection (2), (3) or (4).

EXAMPLE: Acknowledgement by person physically unable to sign:

In Testimony Whereof, \_\_\_\_\_ (unable to sign) gave his Visual Approval of his acknowledgement this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

WITNESS SIGNATURE \_\_\_\_\_

WITNESS FULL LEGAL NAME \_\_\_\_\_

WITNESS SIGNATURE \_\_\_\_\_

WITNESS FULL LEGAL NAME \_\_\_\_\_

And followed by sworn, notarized statements from two subscribing witnesses. Just having two witnesses sign a document is not sufficient for recording.

**KRS 423.160 Short forms of acknowledgment.**

The forms of acknowledgment set forth in this section may be used and are sufficient for their respective purposes under any law of this state. The forms shall be known as "Statutory Short Forms of Acknowledgment" and may be referred to by that name. The authorization of the forms in this section does not preclude the use of other forms.

(1) For an individual acting in his own right:

State of \_\_\_\_\_

County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this (date) by (name of person acknowledged).

(Signature of person taking acknowledgment)

(Title or rank)

(Serial number, if any)

(2) For a corporation:

State of \_\_\_\_\_

County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this (date) by (name of officer or agent, title of officer or agent) of (name of corporation acknowledging) a (state or place of incorporation) corporation, on behalf of the corporation.

(Signature of person taking acknowledgment)

(Title or rank)

(Serial number, if any)

(3) For a partnership:

State of \_\_\_\_\_

County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this (date) by (name of acknowledging partner or agent), partner (or agent) on behalf of (name of partnership), a partnership.

(Signature of person taking acknowledgment)

(Title or rank)

(Serial number, if any)

(4) For an individual acting as principal by an attorney-in-fact:

State of \_\_\_\_\_

County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this (date) by (name of attorney-in-fact) as attorney-in-fact on behalf of (name of principal).

(Signature of person taking acknowledgment)

(Title or rank)

(Serial number, if any)

(5) By any public officer, trustee, or personal representative:

State of \_\_\_\_\_

County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this (date) by (name and title of position).

(Signature of person taking acknowledgment)

(Title or rank)

(Serial number, if any)