

years from the effective date of the instrument creating the possibility of reverter or right of entry.

(b) Subsection (a) shall become effective on July 1, 1969, with respect to inter vivos instruments taking effect on or after that date, to the wills of persons who die on or after that date and to appointments made on or after that date, including appointments by inter vivos instruments or wills under powers created before such date.

144.

Limitation on the Duration of Possibilities of Reverter and Rights of Entry Existing Before the Effective Date of the Act If Notice of Intention to Preserve Not Filed.—A special limitation or a condition subsequent, which restricts a fee simple estate in land, and the possibility of reverter or right of entry for condition broken thereby created, shall be unenforceable and shall be extinguished and cease to be valid, unless within the time specified in subsection (c) hereof, a notice of intention to preserve such possibility of reverter or right of entry is recorded as hereinafter provided. Such extinguishment shall occur at the end of the period in which the notice or renewal notice may be recorded and any fee simple determinable or estate of fee simple subject to a condition subsequent shall become a fee simple absolute. No disability or lack of knowledge of any kind shall prevent the extinguishment of such interests in the event no notice of intention to preserve is filed within the times specified in subsection (c) hereof.

(a) *Who May Record Notice to Preserve.*—Any person having a possibility of reverter or right of entry may record among the land records of the City or County in which the land is situated a notice of intention to preserve ~~his interest~~ **THE ENTIRE POSSIBILITY OF REVERTER OR RIGHT OF ENTRY**, if duly acknowledged by such person. Such notice may be filed for record by the person claiming to be the owner of such interest, or by any other person acting on his behalf if such claimant is under a disability, or otherwise unable to assert a claim on his own behalf.

(b) *Contents of Notice; Recording; Indexing.*—To be effective and to be entitled to be recorded, such notice shall contain an accurate and full description of all land affected by such notice, which description shall be set forth in particular terms and not by general inclusions; but if such claim is founded upon a recorded instrument, then the description in such notice may be the same as that contained in the recorded instrument. Such notice shall also contain the name of any record owner of the land at the time the notice is filed and the terms of the special limitation or condition subsequent from which the possibility of reverter or right of entry arises. All such notices which are duly acknowledged shall be accepted for recording among the land records upon payment of the same fees as are charged for the recording of deeds. Such notices shall be indexed as "Notice of Reverter or Right of Entry" under the grantee indices of deeds under the names of persons on whose behalf such notices are executed and filed, under the grantor indices of deeds under the names of the record owners of the possessory estates in the land to be affected against whom the claim is to be preserved at the time of the filing, and in any block or property location index in any county which maintains such an index.