

No. 14 An additional Supplementary Act to the Act Entituled an Act for Quietting Possessions Enrolling Conveyances and securing the Estates of Purchasers Liber H. S.  
No. 1

Whereas the Act entituled an Act for quieting Possessions enrolling Conveyances and securing the Estates of Purchasers in Ascertaining a way and method for Conveying of Manors Lands Tenements and Hereditaments extends to and regards only such Conveyances as Operate by way of Bargain and sale and the good ends and purposes of the said Act are now in great measure eluded by the frequent use of Conveyances by ffeoffment Lease and Release Confirmation Release Limitation and Declaration of uses and other modes of Conveying [Preamble]

And Whereas a general registry of all Deeds and Conveyances of land would very much tend to the Security of Creditors and purchasers the preservation of titles and thereby to the advancement of the Value of real Estates and particularly to prevent abuses and deceits by Mortgages and the purchase of pretended Titles p. 625

Be it therefore Enacted by the Right Honourable the Lord Proprietary by and with the Advice and Consent of his Lordships Governor and the upper and Lower Houses of Assembly and the Authority of the same that after the first day of May next no Estate of Inheritance or Freehold or any Declaration or Limitation of use or any Estate for above seven years shall pass or take Effect except the Deed or Conveyance by which the same shall be intended to pass or take effect shall be Acknowledged in the Provincial Court or before one of the Justices thereof in the County Court or before two Justices of the same County where the Lands Tenements or Hereditaments conveyed by such Deed or Conveyance do lie and be also enrolled in the Records of the same County or the Provincial Court as the case may be within six Months after the date of such Deed or Conveyance And for the taking which Acknowledgment there shall be paid to the party or parties taking the same the sum of one shilling and no more and the Clerk of the Provincial or County Court shall immediately upon the receipt of such Deed or Conveyance endorse thereon the time of his receiving the same and shall well and truly in a fair full and legible hand writing enroll such Deed or Conveyance in a good sufficient Book in folio to be regularly alphabetted in the names of all and every of the parties to the same and the name of the Land and quantity of Acres which Book shall remain in the Custody of the said Clerk of the said Provincial or County Court and the Clerk aforesaid shall on the back of every such Deed or Conveyance in a full legible hand make a Certificate of such enrollment and the time of making it and also of the folio of the Book in which the same shall be enrolled and shall to such Certificate set his hand [No Estate of Inheritance, or Freehold, &c. for above 7 years, to take Effect, unless Acknowledg'd in the Provincial or County Courts, &c]

[and recorded in 6 months]

[Magistrate's Fee The Clerk's Duty.]