

of the same county being endorsed thereon, that the said acknowledgment was made in open court, if made in court, or if before two justices, that they were, at the time of making the said acknowledgment, justices of the said court, duly commissioned and sworn, such deed or conveyance shall be taken, deemed and reputed, and shall be as good and valid as if the same had been acknowledged in manner first herein mentioned; and such certificate shall be a sufficient warrant for the clerk of such county, where the lands, tenements and hereditaments aforesaid do lie, to enrol such deed or conveyance, and the endorsements thereon.

Non-resident may acknowledge, &c.

SEC. 4. *And*, if any person or persons conveying, limiting or declaring as aforesaid, shall not be a resident of this province at the time of the execution of such deed or conveyance, so as the same cannot be acknowledged as is before directed, or enrolled within the time for that purpose herein before limited, then and in every such case the deed or conveyance shall be acknowledged by letter of attorney, well and sufficiently proved, either in the provincial court, or county court where the land intended to be conveyed, or the use thereof limited or declared, doth lie, or before one justice of the provincial, or two justices of the county court as aforesaid, and be enrolled as aforesaid within six months from the time of such acknowledgment, any thing herein contained to the contrary notwithstanding.

See 1798, ch. 103.

Deeds, when to take effect.

SEC. 5. *And be it further enacted, by the authority aforesaid*, That every such writing, to be acknowledged and enrolled as aforesaid, and every deed of bargain and sale of any lands, tenements or hereditaments whatsoever, hereafter to be made, executed, acknowledged and enrolled, shall have relation as to the passing and conveying the premises, and the estate thereby intended to be passed or conveyed, by and from the day of the date thereof, any thing contained in this present act, or any other act or acts to the contrary notwithstanding.

Feme covert acknowledging to be barred, &c.

SEC. 6. *And be it further enacted*, That any feme covert, not being a minor, joining with her husband in any of the several kinds of conveyances herein before mentioned, and acknowledging them, or any of them, upon private examination, according to the directions of the said recited act, where such femes covert have the right, title or interest of the lands, tenements or hereditaments, or any part thereof, by such conveyances intended to be given, granted, released, surrendered, declared, settled, or otherwise disposed of, shall by such execution of the said conveyance or conveyances, examination, acknowledgment and enrolment, be barred and foreclosed to all intents and purposes whatsoever, and that such examination, and acknowledgment and enrolment, without her joining