

creditors deprived of the funds on which the credit was given, it having been obviously the meaning and intention of the parties to such deeds, that the property should be conveyed as expressed therein, and sound policy and justice dictate that all such defective deeds should be aided by law; therefore,

SEC. 2. *Be it enacted by the General Assembly of Maryland,* That all deeds heretofore made for conveying or passing any estate of inheritance or freehold, or declaring or limiting any use or uses, trust or trusts, or for conveying any estates for above seven years, and all acknowledgments of a release or relinquishment of a right of dower in lands, tenements or hereditaments, which have been acknowledged by *femes covert*, in which acknowledgments the precise form prescribed by law has not been observed, and all deeds for conveying any estate as aforesaid, heretofore made and acknowledged in virtue of a power of attorney, in which the acknowledgment is made by the attorney, in his own name, and not in the name of his principal, and all deeds for conveying any estate as aforesaid, heretofore made and acknowledged before two justices of the peace of any county in this state in which the acknowledgment is made, and all deeds of bargain and sale for conveying any estate as aforesaid, heretofore made and not indented, shall be, and the same are hereby declared to be, of the same effect and validity, to pass the property and estate limited and expressed therein, as if such deeds had been, by such *femes covert*, acknowledged in the precise form heretofore prescribed by law, as if such deeds had been acknowledged by the attorney in the name of the principal, as if such deeds had been acknowledged before any judge of the late general court, or before a judge of the county court, and as if such deeds had been duly indented; *Provided* it shall appear, by the acknowledgment of such *femes covert*, that the same was made willingly, and out of the presence and hearing of the husband, or privately and *willing** out of the hearing of the husband, or words to that effect; *And provided also*, that in every other respect the aforesaid deeds have been executed, acknowledged and recorded, agreeably to the laws heretofore made on the subject.

SEC. 3. *And be it enacted,* That any two justices of the peace, within their own county, shall have the same power and authority to take the acknowledgments of deeds for conveying property as aforesaid, as the judges of the county courts respectively have.

SEC. 4. *And be it enacted,* That all deeds *heretofore** made by any *feme covert* for conveying property as aforesaid, and all acknowledgments of release or relinquishment of a right of dower, shall be good and effectual to pass the estate, or bar the said right of dower therein limited or expressed, provided it

Certain deeds heretofore made to have effect.

Proviso.

(*willingly)

Acknowledgment of deeds conveying property may be taken by two justices of the peace

Deeds by *feme covert*

X