

convey and transfer, the right, title, interest and estate, of any feme covert, residing or being without the limits of this state, of, in and to, any lands, tenements or hereditaments, lying and being within this state, hath been or shall be acknowledged by the husband of such feme covert before a judge or justice of a court of any one of the former provinces, or of the present United States, or of the territories thereof, or before any other person or persons authorized by law to take the acknowledgment of a non-resident feme covert, and such deed, conveyance, or instrument of writing, hath been or shall be acknowledged by such feme covert in the form prescribed by law, then and in such case, every such deed, conveyance, or instrument of writing, shall be of the same force and effect, to pass, convey and transfer, to the bargainee or bargainees, grantee or grantees, or donee or donees, therein named, the right, title, interest and estate, thereby intended to be passed, conveyed and transferred, of, in and to, the lands, tenements or hereditaments, therein mentioned, in the same manner as if such deed, conveyance, or instrument of writing, had been acknowledged by the husband and feme covert in the manner required by law, provided such deed, conveyance or instrument of writing, hath been or shall be recorded within the time and in the manner required by law.

Copies of
the same to
be evidences.

SEC. 2. *And be it enacted*, That a copy of any such deed, conveyance, or instrument of writing, acknowledged and recorded in the manner provided by this act, and of the acknowledgment thereof, and the endorsement thereon certified, under the seal of office, where the same is or shall be recorded, shall be evidence of the said deed, conveyance, or instrument of writing, and of the execution, acknowledgment, and recording thereof, as fully for all purposes as copies so certified are evidence in case of deeds, conveyances or instruments of writing, acknowledged and duly recorded in the manner provided by law.

Not to extend to cases where lands have been recovered in opposition to any deed which was defective, &c.

SEC. 3. *Provided always, and be it enacted*, That nothing in this act contained shall affect or be construed to extend, to any case where any land may have been actually recovered, and possession received by due course of law in opposition to any deed or conveyance which, before the passing of this act, was defective, or where the person or persons claiming independent of, and in opposition to, any such defective deed or conveyance, and in the actual possession of the property so claimed, shall have sold such property to a bona fide purchaser for a valuable consideration, and without actual notice of such deed or conveyance; *And provided also*, that this act shall not be construed to affect any compromise or agreement made between any person or persons claiming under such defective deed or conveyance, and the person or persons claiming in opposition to it.

Proviso.