

CHAP. 304.

Contracts hereaf-
ter.

Sec. 2. And be it enacted, That annually at every session hereafter, the joint committee on printing, shall contract for the printing of the next ensuing session.

CHAPTER 304.

Passed Mar. 12, 1832

*An act relating to recording deeds.*Deeds may at any
time be recorded.

Be it enacted by the General Assembly of Maryland, That if at the time of the passage of this act, or at any time hereafter, any deeds or conveyances except deeds or conveyances by way of mortgage, of or relating to land, duly acknowledged and required by law to be recorded, shall not have been recorded within the time prescribed by law, such deeds or conveyances may, notwithstanding such omission, be recorded; and when recorded, shall have as against the grantors, their heirs, executors, or administrators, the same validity and effect as if recorded within the time aforesaid; and shall in like manner have such effect and validity as against all purchasers with notice of such deeds or conveyances; and as against all creditors becoming so with notice aforesaid, and as against all creditors of such grantors, and of their heirs, who shall become so after the recording aforesaid of said deeds or conveyances, but as against all creditors aforesaid having become so, without notice aforesaid, antecedently to the time of the recording aforesaid, the said deeds or conveyances shall be deemed, and have validity and effect only as contracts for conveyances or assurance of the estate, interest, or use purported by such deed or conveyance to be conveyed or assured; *Provided however,* that in all cases where the grantees, their heirs, executors, or administrators, in such deeds or conveyances, shall take possession of the lands or tenements purported to be conveyed or in any wise assured by such deeds or conveyances, the said deeds or conveyances shall, after being recorded as aforesaid, have against all persons whomsoever as from and after the taking of the possession aforesaid, the same effect and validity to all intents and purposes, as if they had been recorded within the proper time as aforesaid; it being however understood, that nothing in this act contained, shall be construed to repeal or in any wise affect the preferences and priorities, and provisions in that behalf declared and made, in and by the first section of the act, passed at December session, in the year eighteen hundred and twenty-five, chapter two hundred and three, entitled, an act con-

Shall be valid a-
gainst the grantor.And all persons ha-
ving notice; but
not without noticePossession gives
validity.

Exception.