

ance has not been witnessed to or sealed as required by law, shall be and the same are hereby made valid, to all intents and purposes, as if the conveyance had been acknowledged, certified to, witnessed and sealed according to law; provided the said deeds, mortgages, bonds of conveyance, bills of sale and other conveyances are in other respects in conformity with the laws: provided further, that nothing in this section shall effect the interest of bona fide purchasers or creditors, without notice, who may have become so previous to the passage of this act.

SEC. 1 A. *And be it further enacted*, That any assignment of any mortgage, which assignment has been heretofore executed and recorded, but which has not been sealed and in which no mention of any seal has been made or in which either of such defects exists, shall be and they are hereby made valid to all intents and purposes, as if said assignment had been in such matters in full conformity with the law in force at the time of such execution; provided, that any such assignment is in other respects legal and valid; and provided further, that nothing in this act shall affect the rights of any bona fide purchaser or creditor without notice, who becomes so prior to the passage of this act.

SEC. 2. *And be it enacted*, That this act shall take effect from the date of its passage.

Approved April 4, 1912.

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## CHAPTER 86.

AN ACT to amend the charter of the Annapolis Water Company as said charter was enacted by Chapter 123 of the Acts of the General Assembly of Maryland of 1865 by extending the powers of the said company to hold real and personal estate, providing for the management of said company by a board of directors and making other changes in said charter.

SECTION 1. *Be it enacted by the General Assembly of Maryland*, That the Annapolis Water Company shall not possess or hold at any one time real and personal estate together above the value of five hundred thousand dollars without the consent of the General Assembly of Maryland.

SEC. 2. *And be it enacted*, That immediately after the passage of this act a general meeting of the stockholders of the said company shall be called for the purpose of electing directors of