

Attorneys in Fact.

1904, art. 10, sec. 27. 1888, art. 10, sec. 25. 1860, art. 11, sec. 24. 1836, ch. 270.

28. All payments of money, transfers of property or other dealings made or had to or with any person acting under a power of attorney, or other agency duly executed or created by any person within this State, which would be binding upon the party giving such power of attorney or agency if the same was in full force and unrevoked at the time of such payment, transfer, or other dealings, shall be equally binding and obligatory upon the representatives or other assignees of such party, although at the time aforesaid said party may be dead, or may have assigned his interest in such money, property or dealings; provided, that the person paying, transferring or having such dealings with the person acting under such power of attorney or agency had not at the time notice of the death of the party giving such power or creating such agency, or of the fact of the assignment aforesaid.

Ibid. sec. 28. 1888, art. 10, sec. 26. 1860, art. 11, sec. 25. 1838, ch. 49.

29. A power of attorney to transfer stock standing on the books of any corporation chartered by this State in the name of a partnership or firm, signed with the name of such partnership or firm, and sealed by one of the members thereof, acknowledged as directed in the next succeeding section, shall be as valid and effectual as if signed and sealed by all the members of such partnership or firm.

Ibid. sec. 29. 1888, art. 10, sec. 27. 1860, art. 11, sec. 26. 1838, ch. 49.

30. The member signing and sealing such power of attorney shall acknowledge the same before a justice of the peace of this State, or before a notary public, mayor of a corporation, or judge of a court of record, and shall have such acknowledgment, if made before a notary public, certified under his notarial seal, or if made before a mayor of a corporation, certified under the seal of such corporation, or if made before a judge of a court of record, certified by the clerk of the court under the seal of the court, or if it be made before a justice of the peace in any other county than that in which the transfer of stock is proposed to be made, the clerk of the circuit court for the county or the superior court of the city of Baltimore, where the justice resides shall certify under the seal of the said court that the said justice, at the time of said acknowledgment, was duly commissioned and sworn.

Ibid. sec. 30. 1888, art. 10, sec. 28. 1860, art. 11, sec. 27.
1856, ch. 154, sec. 21.

31. A power of attorney to execute a deed shall be executed, acknowledged and certified as required in section 27 of article 21, title "Conveyancing."

Unless the power of attorney is executed, acknowledged and recorded, as required, the deed is of no validity. *Citizens' Fire Ins. Co., v. Doll*. 35 Md. 103.

The power of attorney may be recorded either at or before the recording of the deed. *Rosenthal v. Ruffin*. 60 Md. 326. (See article 21, section 25).

As to powers of attorney authorizing the execution of releases to guardians, etc., see art. 79, sections 4 and 5.