

property, or of any interest therein which may have been executed, acknowledged or recorded in the State subsequent to the passage of the Act of the General Assembly of Maryland passed at its January Session, 1858, Chapter 208, which may not have been acknowledged according to the laws existing at the time of said acknowledgment, or which may not have been acknowledged before a proper officer, or when the certificate of acknowledgment is not in the prescribed form or when the official character of the officer taking the acknowledgment has not been certified to as required by law, or where the conveyance 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 conveyances 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 April 10, 1914.

88.

The words "duly recorded" in this section do not apply alone to deeds recorded within the six months' period, since such a construction would strip a curative act of all its meaning. A deed, though not giving the day of its execution and the day and month of its acknowledgment, upheld under this section and section 85. *Eden St. Bldg. Assn. v. Lusby*, 116 Md. 177.

1908, ch. 259. 1910, ch. 588 (p. 64). 1912, ch. 85. 1914, ch. 259.

89. 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 made 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 section shall affect the rights of any *bona fide* purchaser or creditor without notice, who becomes so prior to April 1, 1914.

This section is a duplicate of article 66, section 30.

See notes to this section (as it stood in 1911) in volume 1 of the Annotated Code.

1914, ch. 421.

89A. 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, or any mortgage or assignment of mortgage defectively sworn to or not sworn to at all, shall be and they are hereby made valid to all intents and purposes, as if said mortgage or assignment of mortgage had been in such matters in full conformity with the law in force