

ARTICLE XXI.

CONVEYANCING.

Conveyances in General.

5. Acknowledgment without the United States.
- 21A. Time within which creditor must proceed against property; provisos.

Conditional Contracts of Sale.

- 53A. Must be recorded; acknowledgment and affidavit unnecessary.

Defective Conveyances.

85. Defectively acknowledged conveyance subsequent to 1858 made valid; provisos.
- 85A. Repealed.
89. Assignment of mortgages without seal or proper affidavit, made valid; provisos.
- 89A. Repealed.

Miscellaneous.

98. Cost of internal revenue stamps; how borne.

Conveyances in General.

1.

A lease for five years with an agreement of renewal for twenty years is not within this section, the term under the "renewal" being different from that provided in the original lease and attended by different legal consequences and at a different rent. Meaning of "renewal." Specific performance; decree modified. *King v. Kaiser*, 126 Md. 220.

Where the owner of a large tract of land sells one lot and in the deed covenants that houses to be erected on the remaining lots will cost at least \$3,500, the language indicating an intent to bind not only the grantor but his heirs and assigns, such covenant is within the scope of this section and section 28. Hence a person who takes title to one of the remaining lots subsequent to such covenant is charged with notice thereof. This section is applicable to grants of or covenants for easements in land. *Lowes v. Carter*, 124 Md. 684.

1904, art. 21, sec. 5. 1888, art. 21, sec. 5. 1860, art. 24, sec. 5. 1856, ch. 154, sec. 86. 1882, ch. 63. 1916, ch. 174.

5. (1) All deeds or other instruments requiring acknowledgment, if acknowledged without the United States, shall be acknowledged before an ambassador, minister, envoy or chargé d' affaires of the United States, in the country to which he is accredited, or before one of the following officers commissioned or accredited to act at the place where the acknowledgment is taken, and having an official seal, viz: any consular officer of the United States; a notary public; or a commissioner or other agent of this State having power to take acknowledgments to deeds.

(2) Every certificate of acknowledgment, made without the United States, shall contain the name or names of the person or persons mak-