

This section does not impair the rights of parties claiming under a trust, nor equitable rights and liens. *Carson v. Phelps*, 40 Md. 100.

This section has no application to a question of priority between a mortgage and a judgment. Mortgages are especially excepted from its operation. *Knell v. Green St. Bldg. Assn.*, 34 Md. 72.

This section does not affect the rule established by previous sections, that title does not pass until the deed is recorded. *Nickel v. Brown*, 75 Md. 187.

This section referred to in construing secs. 87 and 90—see notes to sec. 90. *Eden St. Bldg. Assn. v. Lusby*, 116 Md. 177.

Cited but not construed in *Coombs v. Jordan*, 3 Bl. 325.

See notes to sec. 19.

An. Code, sec. 21A. 1916, ch. 618.

22. Whenever by reason of the failure to record any deed or other conveyance within six months from its date, any creditors of the grantor in such deed or other conveyance become, under the statutes of Maryland, entitled to assert their claims against the property conveyed by such deed or other conveyance or any interest therein, such creditors shall proceed in a court of equity (without the necessity of prior proceedings at law) to obtain a decree for the sale of such property or any interest therein within six months after the recording of such deed or other conveyance, or be thereafter absolutely barred from asserting their claims against such property or any interest therein. In the case of deeds or other conveyances now on record, which have been recorded after six months from their date, such proceedings shall be taken within six months from June 1, 1916. For the purpose of this section, the true date of a deed or other conveyance of real or leasehold property or any interest therein, from which date the six months period must be counted, shall be deemed to be the date of the acknowledgment of the same; and in case of several acknowledgments made at different times, the true date shall be the date of the acknowledgment which is last in point of time. For the purpose of asserting their rights under this Article, the claims of creditors of the grantor not due at the date of the recording of the deed shall be considered as due and enforceable at such date. This section shall not affect the rights of creditors to assert their claims against the grantor *in personam*, and nothing herein contained shall change the legal effect of the taking of possession of the property by the grantee as provided in Section 20 of this Article. This section shall not apply to mortgages.

An. Code, sec. 22. 1904, sec. 22. 1888, sec. 22. 1860, ch. 133, sec. 2.

23. When any deed has been acknowledged before a commissioner appointed to take the acknowledgment of deeds out of the State, whether the commissioner had qualified or not by taking the oath and transmitting his signature and the impression of his seal to the secretary of State, as required by law, the same shall be as valid as if said commissioner had been duly qualified and was duly authorized to take acknowledgments of deeds; and when any commissioner to take acknowledgments of deeds out of this State had duly qualified and was acting as such previous to the passage of the act of eighteen hundred and fifty-two, chapter one hundred and six, and continued so to act, without having qualified as required by the said act, and as such commissioner took the acknowledgment of any deed or mortgage,