

the seal of the notary public before whom the acknowledgment was taken, having been first attached, when the grantor resided in another State, and the acknowledgment was made in that State, shall be valid to all intents and purposes as if such defect and omission did not exist; provided, that the execution and acknowledgment of such deeds in all other respects conformed to the laws of this State, in such cases made and provided; saving, nevertheless, the rights of *bona fide* purchasers and incumbrancers without notice; also, excepting such as were in suit pending in the courts of law or equity of this state on March 27, 1878.

This is a curative statute. The power to pass such laws has been frequently sustained by the court of appeals. *Wingert v. Zeigler*, 91 Md. 326.

An. Code, sec. 85. 1904, sec. 83. 1888, sec. 82. 1888, ch. 485. 1890, ch. 120. 1900, ch. 3. 1904, chs. 123 and 258. 1906, chs. 1, 342, 516 and 783. 1908, ch. 259. 1910, ch. 588 (p. 64). 1912, ch. 85. 1914, ch. 259. 1916, ch. 151, sec. 1. 1918, ch. 396, sec. 1. 1920, ch. 554, sec. 1. 1922, ch. 544, sec. 1. 1924, ch. 431, sec. 85.

87. All deeds, mortgages, releases, bonds of conveyance, bills of sale, chattel mortgages and all other conveyances of real and personal property, or of any interest therein or agreements relating thereto 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 is not set out in the body of the certificate, or has not been certified to as required by law, or where the conveyance has not been witnessed to or sealed as required by law, or when any deed heretofore made to or from a corporation prior to the payment of bonus tax which was afterwards paid, shall be and the same are hereby made valid, to all intent and purposes as if the conveyances and agreements had been acknowledged, certified to, witnessed and sealed according to law; providing the said deeds, mortgages, bonds or conveyances, bills of sale and other conveyances and agreements are in other respects in conformity with the laws; provided, further, that nothing in this section shall affect the interest of bona fide purchasers or creditors, without notice, who may have become so previous to June 1, 1924.

This is a curative statute. The power to pass such laws has been frequently sustained by the court of appeals. *Wingert v. Zeigler*, 91 Md. 326.

Cited but not construed in *Erb v. Grimes*, 94 Md. 106.

See notes to sec. 90.

An. Code, sec. 86. 1904, sec. 84. 1898, ch. 49.

88. All mortgages and assignments of mortgages defectively sworn to between the 27th day of March, 1896, and the 14th day of March, 1898, before any officer authorized by the laws of this State to administer oaths and take affidavits, shall be as valid as if the same had been made in conformity with law.

See art. 66, sec. 29.