

Clerk's certificate, if in substantial compliance with this section, authorizes the deed to be recorded, but in no wise determines the validity of the deed; that depends on whether it was executed, acknowledged and recorded as required. *Johns v. Reardon*, 3 Md. Ch. 60. And see *Beall v. Lynn*, 6 H. & J. 336.

Clerk's certificate under this section, held sufficient. *Warner v. Hardy*, 6 Md. 537; *Hall v. Gittings*, 2 H. & J. 380. See also *Johns v. Reardon*, 3 Md. Ch. 62.

For acknowledgments held defective, see *Sitler v. McComas*, 66 Md. 139; *Gittings v. Hall*, 1 H. & J. 14; *Johns v. Reardon*, 3 Md. Ch. 58.

See notes to secs. 1 and 3.

An. Code, 1924, sec. 4. 1912, sec. 4. 1904, sec. 4. 1888, sec. 4. 1856, ch. 154, sec. 85.

5. If acknowledged without this State, but within the United States, the acknowledgment may be made before:

1st. A notary public.

2d. A judge of any court of the United States.

3d. A judge of any court of any State or territory having a seal.

4th. A commissioner of this State to take acknowledgments of deeds.

For a form of acknowledgment, see sec. 88; note also sec. 89.

See also notes to secs. 3 and 4.

An. Code, 1924, sec. 5. 1912, sec. 5. 1904, sec. 5. 1888, sec. 5. 1856, ch. 154, sec. 86. 1882, ch. 63. 1916, ch. 174.

6. (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 making the acknowledgment, the date when and place where made, a statement of the fact that the person or persons making the acknowledgment knew the contents of the instrument, and acknowledged the same to be his, her or their act; the certificate shall also contain the name of the person before whom made, his official title, and be sealed with his official seal and may be substantially in the following form:

..... (name of county).
 (Name of city, province or other
 political subdivision).
 Before the undersigned
 (naming the officer and designating his official title) duly commissioned
 (or appointed) and qualified, this day personally appeared at the place
 above named
 (naming the person or persons acknowledging who declared) that he
 (she or they) knew the contents of the foregoing instrument, and ac-
 knowledged the same to be his (her or their) act.
 Witness my hand and official seal this
 day of, 19....
 (name of officer).
 (official title).
 (seal)