

edged according to the laws existing at the time of said acknowledgment, or which may not have been acknowledged before a proper officer, or in which the certificate of acknowledgment is not in the prescribed form, or in which 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 in which the conveyance has not been witnessed to or sealed as required by law, or 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 intents 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 of 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 1st, 1939.

This section applied when acknowledgment was defective. *McDivit v. McDivit*, 148 Md. 273.

This section referred to in construing sec. 50—see notes thereto. *Tyler Co. v. O'Ferrall*, 153 Md. 355.

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.

Cited in *In Re Universal Storage & Transfer Co.*, 4 F. Supp. 425.

See notes to sec. 106.

An. Code, 1924, sec. 88. 1912, sec. 86. 1904, sec. 84. 1898, ch. 49.

104. 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. 30.

An. Code, 1924, sec. 89. 1912, sec. 87. 1904, sec. 85. 1900, ch. 656. 1902, ch. 102. 1904, ch. 78.

105. All mortgages and assignments of mortgages defectively sworn to and recorded in this State between the 14th day of March, 1898, and the 15th day of March, 1904, before any officer authorized by the laws of this State to administer oaths or to take affidavits, shall be as valid to all intents and purposes as if the said mortgages or assignments of mortgages had been sworn to in conformity with law.

See art. 66, sec. 30.

An. Code, 1924, sec. 90. 1912, sec. 88. 1908, ch. 105.

106. All instruments, to wit, deeds, mortgages, releases, bonds of conveyance, bills of sale, chattel mortgages, assignments of mortgages and all conveyances of real or personal property, or of any interest therein, which have been heretofore executed and acknowledged which have not been sealed, acknowledged, witnessed or certified to according to the law then existing, shall be and they are hereby made valid to all intent and purposes as if the same had been in such matter in full conformity with the law then in force; provided, that such instruments are in other respects legal and valid and are duly recorded; and provided further, that nothing in this section shall affect the rights of *bona fide* purchasers or credits¹ without notice, who became so prior to March 19, 1908.

¹ Evidently a typographical error.