

## ARTICLE XXIV.

**Conveyancing.**

19. Recording of deeds.  
 28. Bonds of conveyance to be executed,  
 acknowledged and recorded.  
 72 Covenants.  
 73. General warranty.  
 74. Special warranty.

75. Seizin  
 76. Right to convey.  
 77. Quiet possession.  
 78 Perfect title.  
 79. Further assurances.  
 80. Deeds made valid.

1867, c. 58 repeals section 19, and re-enacts the same amended as follows :

1867, c. 58.  
 Recording of  
 deeds.

**SEC. 19.** Any deed or conveyance of or relating to land duly acknowledged and required by law to be recorded, except deeds or conveyances by way of mortgages may be recorded after the time herein prescribed, and when so recorded shall have, as against the grantor, his heirs or executors, and against all purchasers, with notice of such deed or conveyance, and against all creditors of such grantor and his heirs, who shall become so after the recording of such deed or conveyance, the same validity and effect as if recorded within the time hereinbefore prescribed, this section to apply to all deeds executed and acknowledged according to law, whether before or after the adoption of this act.

In force from February 25, 1867.

1865, c. 47 adds the following section, to take place after section 27 :

1865, c. 47  
 Bonds of con-  
 veyance to be  
 executed, ac-  
 knowledged  
 and recorded

**28.** Every bond, writing obligatory or contract for the conveyance of real estate or any interest or estate of, in, or relating to real estate, and every bond, writing obligatory or contract for the leasing and demising for any term of years of real estate, may be executed, acknowledged and recorded in the same manner as deeds of real estate are required by this article to be executed, acknowledged and recorded, and as if such bonds, writings obligatory and contracts, were deeds as aforesaid ; and a certified copy of the record