

12. Every officer, before whom any acknowledgment shall be made, shall give a certificate thereof, and indorse on or annex to the deed such certificate, and the certificate shall be recorded with the deed.

Id s 6
1856, c 154, s 87
Certificate of
officer taking
acknowledg-
ment
3 H. & McH 430

13. To every certificate of acknowledgment, taken without this State, before the judge of any court having a seal, the seal of such court shall be affixed.

Id s 7
1856, c 154, s 88
Seal of court to
be affixed
6 H. & J. 355

14. The certificate of acknowledgment shall contain :

1st. The name of the person making the acknowledgment.

2d. The official style of the officer taking the acknowledgment.

3d. The time when it was taken.

Id s 8
1856, c 154, s 89
What certificate
of acknowledgment
taken, to con-
tain
45 Md 389.

4th. A statement that the grantor acknowledged the deed to be his act, or made an acknowledgment to the like effect.

15. 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, such deed or mortgage shall be as valid as if the said commissioner had been duly qualified to act at the time of the taking such acknowledgment, or doing any other official act.

Id s 22
1860, c 133, s 2
Validity of
deeds, where
commissioner
before whom
acknowledg-
ment taken, has
not qualified as
required by law

RECORDING.

16. Every deed of any of the interests or estates mentioned in the first section of this article shall be recorded within six months from its date in the county or city in which the land affected by such deed lies, and where it lies in more than one county, or in the city of Baltimore and a county, it shall be recorded in all the counties and the said city in which such land lies.

Id s 13
1856, c 154, ss
96, 97.
When and
where to be
recorded
11 Md 469; 31
Md 550, 41 Md
514

17. Every deed of real property, when acknowledged and recorded as herein directed, shall take effect as between the parties thereto from its date.

Id s 14
1856, c 154, s 100
When deed to
take effect.

29 Md 144, 32 Md 186, 34 Md 67, 40 Md 97

18. No deed of real property shall be valid for the purpose of passing title unless acknowledged and recorded as herein directed.

Id s 15
1856, c 154, s 102
When valid to
pass title

29 Md 50, 32 Md 225

19. Where there are two or more deeds conveying the same lands or chattels real, the deed or deeds which shall be first recorded according to law shall be preferred, if made *bonâ fide* and upon good and valuable consideration. This section to apply to all deeds of mortgage, and to all other deeds or conveyances to the validity of which recording is necessary.

Id s 16.
1825, c 203, s. 1
Priority of
deeds
16 Md 207, 217,
22 Md 206, 27
Md 51, 30 Md.
367, 34 Md 67,
35 Md 215, 38
Md 264, 521, 40
Md 446, 590.