

certifying to the official character and signature of the justice of the peace taking the same, and all deeds of conveyance of property in this State which may have been recorded without 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, are hereby declared to 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 *bonâ fide* purchasers and incumbrancers without notice, also accepting such as are now in suit pending in courts of law or equity.

notarial seal,
made valid

Proviso.

Purchasers, etc.,
without notice

26. All deeds of conveyance heretofore or hereafter duly executed, acknowledged, and recorded, according to law, among the land records in any county in this State by executors of the last will and testament, executed with the formalities required for the passing of real estate, by the laws of this State, and proved according to law, of any non-resident testator conveying lands lying in said county, shall be as valid and effectual in law and equity as if made by executors under last will and testament, duly executed, proved, and recorded in the office of register of wills in this State, for lands lying therein, and whose sales of real estate under the authority of said will were duly made and reported to, and ratified by an Orphans' Court in this State; *provided*, that an authenticated copy of the said last will and testament shall have been filed and recorded in a register's office of this State, in the county where the lands lie; and *provided, further*, that full authority was given by the said last will and testament to the executors to sell and convey the said real estate.

1872, c 451
Deeds by non-
resident execu-
tors
44 Md 112

Copy of will to
be recorded.

BONDS OF CONVEYANCE

27. 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 of any such bond, writing obligatory, or contract, shall be received as evidence of such bond, writing obligatory, or contract, as fully as a like copy of the record of any such deed duly executed, acknowledged, and recorded, in the manner aforesaid, would be evidence of such deed.

1865, c 47
Bonds of con-
veyance to be
executed, ac-
knowledged,
and recorded,
3 Md Chan 381.