

1880, ch. 256, sec. 2.

80. All deeds, mortgages and other conveyances, executed and acknowledged by the grantors since the twenty-second day of March, in the year eighteen hundred and sixty-seven, in the county or city in this State in which the grantors then resided, before any other justice of the peace of any other county or city in this State, duly commissioned and qualified, shall be as valid, to all intents and purposes, as if acknowledged in the county or city where the lands or other property, in whole or in part, are situate, before a justice of the peace of said county or city, or as if acknowledged before a justice of the peace of the county or city in which the grantors resided, saving and reserving the rights of creditors and *bona fide* purchasers without notice; this section, however, not to avail, nor to be pleaded, nor given in evidence, nor in any manner to affect pending litigation.

1870, ch. 346. 1878, ch. 116.

81. All deeds of conveyance of property in this State which may have been recorded without any certificate of the clerk of any of the courts of this State accompanying the acknowledgment thereof, in cases in which such certificates are necessary and proper, 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, shall 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 *bona fide* purchasers and incumbrancers without notice; also, excepting such as are now in suit pending in the courts of law or equity.

1888, ch. 485.

82. All deeds, mortgages, bonds of conveyance and bills of sale which have been executed and acknowledged, and are recorded in this State subsequent to the passage of the act of the