

*fide* purchasers without notice; this section, however, not to avail, nor to be pleaded, nor given in evidence, nor in any manner to affect litigation pending on April 10, 1880.

Wingert v. Zeigler, 91 Md. 326.

1888, art. 21, sec. 81. 1870, ch. 346. 1878, ch. 116.

**82.** 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 were in suit pending in the courts of law or equity of this State on March 27, 1878.

Ibid.

Ibid. sec. 82. 1888, ch. 485. 1890, ch. 120. 1900, ch. 3. 1904, ch. 123.  
1904, ch. 258.\*

**83.** All deeds, mortgages, bonds of conveyance and bills of sale which have been executed and acknowledged subsequent to the passage of the act of the general assembly of Maryland, passed at the January session, 1858, chapter 208, which may not have been acknowledged according to the laws existing at the time of said acknowledgment, or where the certificate of acknowledgment is not in the prescribed form, shall be and the same are hereby made valid to all intents and purposes as if the said acknowledgment and certificate thereof had been made in accordance with the law existing at the time of their making; provided, the said deeds, mortgages, bonds of conveyances and bills of sale in other respects are in conformity with the laws; and, 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 the passage of this act.

Ibid. Erb v. Grimes, 94 Md. 106.

\*1904, ch. 258, having been approved later than 1904, ch. 123, is selected for codification.