

SEC. 1A. *And be it further enacted*, That any assignment of any mortgage, which assignment has been heretofore executed and recorded, but which has not been sealed and in which no mention of any seal has been made or in which either of such defects exists shall be and they are hereby made valid to all intents and purposes as if said assignment had been in such matters in full conformity with the law in force at the time of such execution; provided, that any such assignment is in other respects legal and valid; and provided further, that nothing in this Act shall affect the rights of any bona fide purchaser or creditor without notice who became so prior to the passage of this Act.

SEC. 2. *And be it enacted*, That this Act shall take effect from the date of its passage.

Approved April 1, 1908.

CHAPTER 105.

AN ACT to add an additional section to Article twenty-one (21) of the Code of Public General Laws of Maryland of 1904, title "Conveyancing," to follow Section 85, and to be designated as Section 85A, validating defective conveyances of real or personal property.

Be it enacted by the General Assembly of Maryland, That an additional section be added to Article 21 of the Code of Public General Laws of Maryland of 1904, title "Conveyancing," to follow Section 85 and to be designated as Section 85A, to read as follows:

85A. All instruments, to wit, deeds, mortgages, releases, bonds of conveyance, bills of sale, chattel mortgages, assignments of mortgages and all conveyances of real or personal property, or of any interest therein, which have been heretofore executed and acknowledged which have not been sealed, acknowledged, witnessed or certified to according to the law then existing, shall be and they are hereby made valid to all intent and purposes as if the same had been in such matter in full conformity with the law then in force; provided, that such instruments are in other respects legal and valid and are duly recorded; and provided further, that nothing in this section shall affect the rights of bona fide purchasers or credits without notice, who became so prior to the passage of this Act.

SEC. 2. *And be it further enacted*, That this Act shall take effect from the date of its passage.

Approved March 19, 1908.